



Pumpherstons Farm Phase 1 Development Framework Report

October 2014

Pumpherston Farm Phase 1

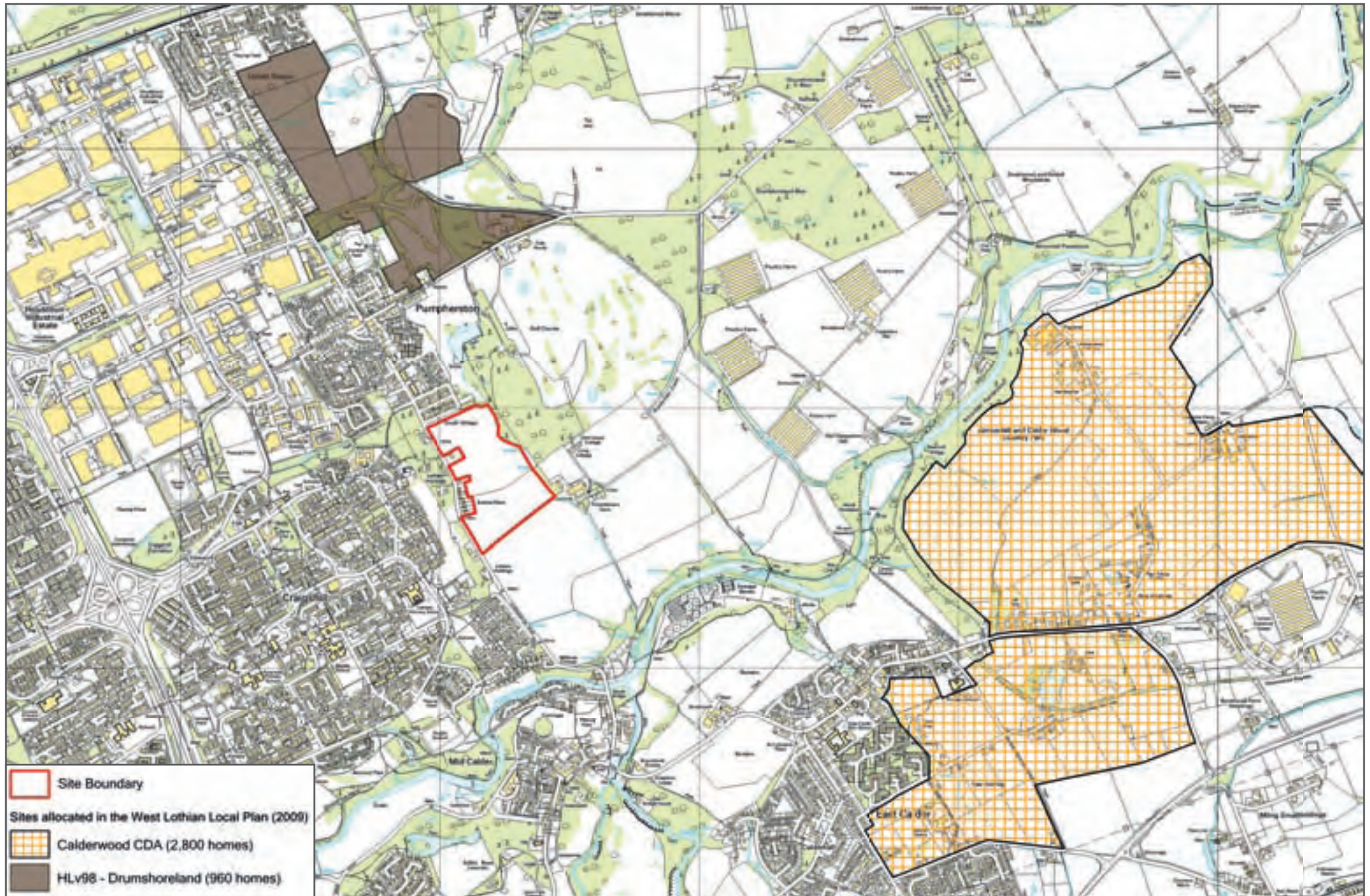
Development Framework Report





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Introduction

Wallace Land Investment & Management (Wallace Land) controls 90ha of land at Pumpherston Farm (EOI-0035). This site was promoted at the Expression of Interest stage of the emerging LDP.

There are existing commitments in the approved development strategy to the north and the east of Pumpherston. These are Drumshoreland (HLv98) and the Calderwood CDA. Drumshoreland is now determined (Ref: 0050/P/08) for 625 homes. This is a reduced capacity from 960 homes in the Local Plan. The Calderwood CDA lies further to the east with a capacity of 2,800 homes. It is likely that this capacity will be reduced (see plan opposite).

In response to the reduction in housing capacity from these allocated sites and the housing supply target identified in SESplan Wallace Land is promoting a two phase release of its site to meet the housing land requirement to 2024.

Pumpherston Farm Phase 1 (13 ha) can accommodate around 230 homes. Pumpherston Farm Phase 2 is subject to a separate Representation. This Development Framework Report is supported by a *Statement of Site Effectiveness*.

House builders are actively seeking additional sites to maintain sales in primary market areas such as Pumpherston.

The release of additional housing in primary market locations will not threaten established sites already under construction.

The site is within the West Lothian Strategic Development Area (SDA), the preferred location to meet the housing land target to 2024 set by SESplan.

An *Assessment of the Housing Supply* has been prepared to assess the Preferred Strategy, set out in *Main Issue 3*. This Assessment confirms that the Preferred Strategy does not meet its housing land requirement in full. The development strategy in the MIR requires modification to deliver the requirements set by SESplan and Scottish Ministers.

The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times.

This Development Framework Report also reassesses the Council's Site Assessment. This reassessment demonstrates that the sustainability of the proposal is more acceptable than that set out in Appendix 2B of the Council's *Environmental Report*.

All of these appraisals confirm that Pumpherston Farm Phase 1 can accommodate up to 230 homes and can assist the Council deliver its development strategy.

This Report supports the case why this site should be allocated for the following reasons:

- development at this location is sustainable; fronts onto a bus route with frequent services and is well connected by paths to local amenities;
- the site has the landscape capacity to accommodate further development;
- the development of the site does not adversely impact on the character of the local area and settlement; and
- there is infrastructure capacity to accommodate the proposed scale of development or additional capacity can be provided through planning obligations.

Around 50 homes will be built and sold annually. This will support over 190 direct and indirect jobs over a 5 year period.

Wallace Land therefore recommends that this site is allocated for up to 230 homes in the Proposed Plan.



1. Sustainability of Location

The sustainability of this location has been assessed with regard to:

- Connections to the surrounding area
- Accessibility to transport routes
- Accessibility to public transport
- Proximity to services and amenities

Connections to the Surrounding Area

There are no Core Paths which cross the site. The nearest Core Path is along the south side of the River Almond, approximately 600m south of the site.

West Lothian Core Paths Plan also indicates a number of other paths which are described as *...a mixture of asserted and vindicated rights of way, established and signposted paths, some rural roadside pavements and some quiet roads...*

The B8046 (Uphall Station Road), a track approximately 500m east of the site and path on the northern side of the River Almond are indicated on the Core Paths Plan as *..other paths*.

Access to Route 75 of the National Cycle Network, which connects Leith with Portavadie via Edinburgh and Glasgow, is 600m south of the site.

The site is therefore well placed in terms of accessibility to routes connecting the wider countryside.

Accessibility to Transport Routes

Uphall Station Road runs along the western boundary of the site, providing connections to routes into Livingston to the west, East Calder to the south and Uphall to the north.

Access into the site will be from Uphall Station Road.

Public Transport

There is a bus service along Uphall Station Road to the north and south of the site. This service (No. 24) is operated by Horsburgh Coaches. The service is approximately every two hours between Livingston and Juniper Green.

The majority of the site is within 400m of existing bus stops.

A number of bus services are also available from Almond Road, approximately 250m west of the site. These services are operated by First Group as follows:

- Service X14: Livingston and Glasgow approximately every two hours.
- Service 22: Harthill and Broxburn approximately half hourly, and hourly to Edinburgh
- Service 27: Edinburgh and Bathgate approximately half hourly
- Service X27: Bathgate, half hourly at peak times

Access to these stops is available via a footpath link close to Almond Road South, south of the site.

The site is well connected to existing bus services.

Proximity to Services and Amenities

There is a small foodstore and post office located on Drumshoreland Road approximately 500m north of the site.

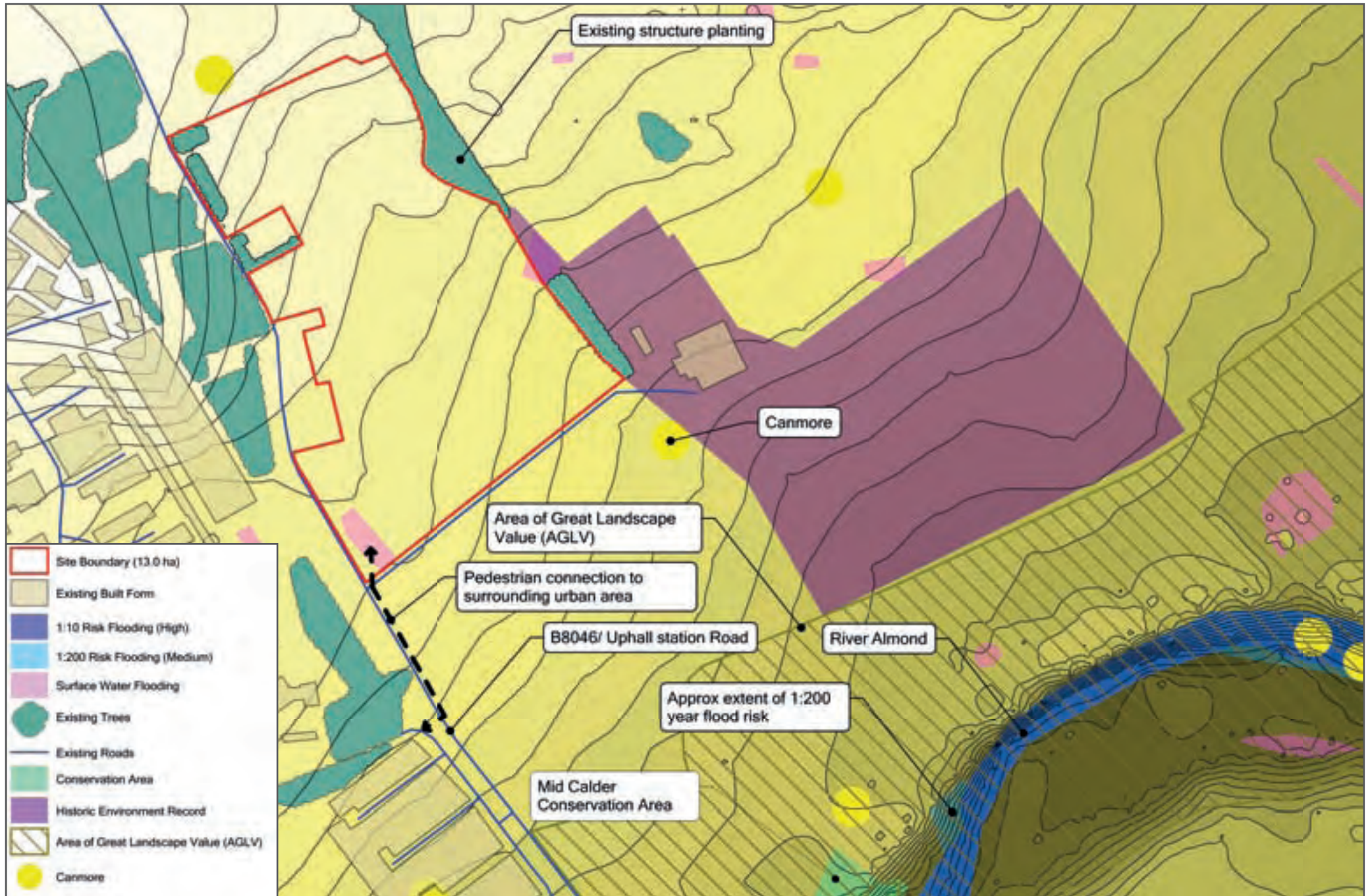
There is a library, health centre and small supermarket located less than a 10 minute walk (800m) west of the site.

The site is within the catchment area for Pumpherston and Uphall Station Community Primary School, which is located off Drumshoreland Road approximately 600m north of the site.

The site is within the catchment area for Broxburn Academy.

For denominational schooling, the site is within the catchment areas for St. Paul's Roman Catholic (RC) Primary School and St. Margaret's RC Secondary School.

The site is within walking distance of a number of local services and amenities.



2. Site Appraisal

The site has been assessed with regard to the following aspects:

- Physical on site assets and characteristics
- Topography
- Access
- Land Quality
- Flooding
- Cultural Heritage
- Landscape Designations

Physical Assets and Characteristics

The site is bounded to the west by Uphall Station Road (B8046). There are a few existing residential properties located along the western boundary. To the west of the road is an existing tree belt, beyond which there is existing residential development.

The site is immediately adjacent to the existing settlement of Pumpherston and Livingston to the west. Directly adjacent to the site are garages and areas of garden ground, as well as a few houses which front directly onto the site.

Much of the eastern boundary is bounded by trees, which are on the Ancient Woodland Inventory. Beyond the tree belt is Pumpherston Golf Course. A farm track leading to Pumpherston Farm forms the southern site boundary.

Topography

The site falls gently from the north west corner of the site towards the south east. There are no topographical constraints to the development of this site.

Access

The site can be accessed from Uphall Station Road at several points and it is proposed to adopt a new priority junction and a new roundabout.

Pedestrian access is also available onto Uphall Station Road and to the surrounding urban areas beyond.

Land Quality

The site is currently in agricultural use. The land is classed as prime quality land (Category 2 and 3₁) as defined by the Macaulay Land Capability for Agriculture Mapping.

There are extensive areas of prime quality land on the eastern edge of Livingston. Some greenfield housing allocations are located on prime quality land. This includes the Calderwood Core Development Area (CDA) allocation, Broompark Farm (HEc6) and Millbank Depot (HEc4).

Flooding

A minor watercourse runs down the eastern boundary of the site, discharging to the River Almond which lies approximately 600m south of the site. The SEPA 1:200 year flood map indicates that the site is not at risk of fluvial flooding.

Cultural Heritage

Located approximately 600m south of the site is the Mid Calder Conservation Area. The proposed development will have no impact on this area..

There are a number of Canmore (RCAHMS) listings surrounding the site but none within the proposed site boundary. There is an Historic Environment Record listing for Pumpherston Farm located to the east of the proposed site.

These designations are displayed on the plan opposite. There are no other cultural heritage designations within or close to the site.

Landscape Designations

The site is located within the Countryside Belt.

Approximately 300m south east of the site is Almond and Linhouse Valleys AGLV. Development of this site will not effect the setting of this AGLV. There are no other landscape designations which affect the site.

With regards to landscape fit, the proposal has been arranged to supplement and replicate the existing landscape character bounding the site.

Views north to the site from Pumpherston Road are mitigated and fragmented by boundary hedgerow and tree planting along the southern boundary. This is supplemented by the inclusion of a landscape buffer along the western boundary which increases the distance between built form and the road.

A similar landscape buffer upon the eastern boundary between the development and the stand of mature trees helps to reduce visual intrusion.

SEA Site assessment – Pumpherston Farm

Site Ref	Site Name	Promoter	Air			Biodiversity			Climatic Factors		Cultural Heritage					Landscape & Townscape			Material Assets			P&H	Soil	Water		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
EOI-0035	Pumpherston Farm	Wallace Land	✓	X	X	✓	✓	✓	X	X	✓	✓	✓	✓	✓	X	X	X	X	/	X	✓	X	/	?	WLC Assessment
EOI-0035	Pumpherston Farm	Wallace Land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	X	✓	X	✓	✓	Geddes Consulting Reassessment

Scoring Justification for Pumpherston Farm against SEA Factors

Air	Biodiversity	Climatic Factors	Cultural Heritage	Landscape & Townscape	Material Assets	Population and Health	Soil	Water
<p>1. <i>Avoid AQMA</i>s: The site is not located within an Air Quality Management Area</p> <p>2. <i>Good proximity to jobs / services</i>: The site is located within a 10 minute walk (800m) of a number of local services and amenities including a health centre, library, local shops and a primary school. All new homes will be within reasonable walking distance (1600m) of these amenities.</p> <p>3. <i>Good access to existing or proposed public transport</i>: The majority of the site is located within 400m of existing bus stops located on Uphall Station Road.</p> <p>A new pedestrian crossing on Uphall Station Road will improve access to additional bus services operating along Almond Road.</p>	<p>4. <i>Avoid adverse affect on designated international nature conservation sites</i>: There are no designated international nature conservation sites on or near the site.</p> <p>5. <i>Avoid significant effect on designated national/ regional / local biodiversity sites & ancient woodland</i>: There is an area of ancient woodland located along the eastern boundary of the site. The proposed development is set back from this woodland.</p> <p>6. <i>Avoid adverse direct impact on species / habitats or makes positive contribution to emerging green network</i>: The proposed SUDS and open space strategy will improve and enhance the biodiversity of the site linking in with the existing greenspace network to east of the site. Garden areas will enhance biodiversity within the site</p>	<p>7. <i>Occupy a relatively efficient location in terms of energy consumption</i>: The site is located close to existing bus services and within reasonable walking distance of services and amenities, reducing the need for car journeys.</p> <p>8. <i>Occupy a location at risk of increased flooding or instability due to climate change</i>: The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding.</p>	<p>9. <i>Avoid adverse effects on listed buildings</i>: There are no listed buildings within the site or close to the site.</p> <p>10. <i>Avoid adverse impacts on Scheduled Ancient Monuments</i>: There are no SAMs within the site or close to the site.</p> <p>11. <i>Avoid adverse impact on locally important archaeological sites</i>: There are no cultural heritage listings on the site.</p> <p>12. <i>Avoid adverse effects on Gardens and Designed Landscapes</i>: There are no Gardens or Designed Landscapes within the vicinity of the site.</p> <p>13. <i>Avoid adverse effects on Conservation Areas & or other areas of architectural historic or townscape interest</i>: The site is not located within a Conservation Area.</p>	<p>14. <i>Avoid AGLVs / Areas of Special Landscape Control / Areas of Special Control</i>: Almond and Linhouse Valleys AGLV is approx 300m south east of the site. The proposed development will not impact on this AGLV.</p> <p>15. <i>Avoid conspicuous locations that require extensive landscape / structural planting</i>: The site is contained by existing trees along the eastern boundary of the site. An existing farm track runs along the southern boundary. New tree planting is proposed to create an appropriate edge to the countryside.</p> <p>16. <i>Avoid loss of / adverse effects on public open space/ improve open space provision (quantity / quality)</i>: The proposal includes public open space along the eastern boundary of the site, increasing the quantity of publicly accessible open space in the area.</p>	<p>17. <i>Avoid loss of land important to avoidance of coalescence / preservation of settlement identity</i>: The site is located within the Countryside Belt.</p> <p>There are existing residential areas to the west and north of the site and a golf course to the east. To the south of site is a farm track, beyond which is agricultural land.</p> <p>Development of this land will not result in coalescence with Mid Calder, which is 600m south of the site.</p> <p>18. <i>Safeguard mineral resources from sterilisation</i>: The site is not within an Area of Search for opencasting as currently identified in the WLLP.</p> <p>19. <i>Minimise use of Greenfield Land</i>: The site is currently used for agriculture and is greenfield land.</p>	<p>20. <i>Avoid co-location of sensitive development with industrial facilities / economic allocations</i>: Houston industrial site is approximately 400m from the site. There are no proposed industrial or economic allocations in the MIR close to the site.</p> <p>There are no issues with regard to proximity to industrial facilities or economic allocations.</p>	<p>21. <i>Avoid loss of prime quality agricultural land and peatland</i>: The site is located on prime agricultural land as confirmed in the Macaulay Land Capability for Agriculture Mapping.</p> <p>A Soil Management Plan will be prepared to ensure that good quality soil is utilised appropriately, such as in garden areas or areas of greenspace.</p>	<p>22. <i>Maintain status of baseline water bodies</i>: SUDS will be incorporated as part of the overall greenspace framework for the site.</p> <p>The SUDS strategy will ensure that there is no degradation of the existing water quality.</p> <p>23. <i>Minimise flood risk (on site or elsewhere)</i>: The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding.</p> <p>The SUDS strategy for the site will ensure that surface water runoff is maintained at greenfield levels.</p>

Note: Assessment informed by scoring by Council for similar greenfield sites in West Lothian Local Development Plan Strategic Environmental Assessment Environmental Report

3. SEA Site Assessment

Pumpherstons Farm was discounted by the Council following the Expression of Interest stage of the emerging LDP. The Council presented a Site Assessment based on the entirety of land holdings at Pumpherstons Farm. The Council's Site Assessment set out in Appendix 2B of the *Environmental Report*. It is noted that the Council considers that there is *...scope for building on the northern part of the site*.

A reassessment of the land to the north of the site (Pumpherstons Farm Phase 1) has been undertaken, which is informed by a comprehensive site appraisal, further technical appraisals and applying sound place making principles which can be implemented on site.

This reassessment of the proposal against the criteria indicates that the site scores more favourably in a number of areas when compared with the Council's assessment.

This appraisal is set out on the opposite page along with justification. There are ten criteria where this reassessment differs from the Council's Site Assessment.

Air

All new homes will be within reasonable walking distance of local services and amenities, including a library, health centre, primary school and shops. The inclusion of a new pedestrian crossing point on Uphall Station Road improves access to the existing facilities to the west of the site. The site has good proximity to jobs and services. Accordingly, the proposal has no significant adverse effects.

Although the majority of the site is within 400m of the existing bus service along Uphall Station Road, the frequency of this service is poor. The inclusion of a pedestrian crossing on Uphall Station Road will improve access to the bus services operating along Almond Road which are within a 10 minute walk (800m). The site has good access to existing or proposed public transport. Accordingly, the proposal has no significant adverse effects.

Climatic Factors

The site is located close to existing bus services and within reasonable walking distance of services and amenities. Its location reduces the need for car journeys. Accordingly, the proposal has no significant adverse effects.

The SEPA flood risk map indicates that the site is not located in an area at risk of fluvial flooding or instability due to climate change. Accordingly, the proposal has no significant adverse effects.

Landscape & Townscape

The proposal preserves the settlement identity of Pumpherstons and maintains the Council's development strategy in this location. The site has the landscape capacity to accommodate the scale of development proposed. A comprehensive greenspace framework is proposed, improving local provision.

In terms of Landscape & Townscape, the proposal has no significant adverse effects.

Material Assets

The proposal will not result in coalescence with Mid Calder, which is 600m south of the site and will preserve the settlement identity of Pumpherstons. Accordingly, the proposal has no significant adverse effects.

Water

The proposal includes a SUDS strategy that will ensure no degradation of the existing water quality and surface water runoff is maintained at greenfield levels. Accordingly, the proposal has no significant adverse effects.

Conclusion

It is evident that this development opportunity is in a sustainable location which will not create an unacceptable adverse impact in terms of environmental or land use considerations.



4. Education Impact

The education impact from the development of 230 homes can be accommodated within the existing school infrastructure or through financial contributions in accord with Council Supplementary Planning Guidance (SPG).

Non-denominational Education Infrastructure

The site is within the new Pumpherston and Uphall Station Community Primary School catchment area. All of the land under control of Wallace Land is within the catchment area of this primary school.

A proposed development at Drumshoreland is within the same primary school catchment area. Drumshoreland was originally envisaged to have a capacity of 960 homes. It is minded to grant (determined May 2012) subject to Section 75 Agreement.

Housing Land Audit 2013 includes only 625 homes at Drumshoreland. There is now at least capacity for an additional 335 homes. The proposal by Wallace Land at Pumpherston Farm Phase 1 is only for 230 homes.

The start of session roll for 2013/14 was 183 pupils. If Drumshoreland does not progress as programmed, then this is an equivalent nominal capacity at this time of circa 150 homes. This cannot be reserved for Drumshoreland.

The new school building and the site are designed to allow for an extension at a later date which would bring it up to a two stream primary school, accommodating 462 pupils.

The extension to the school is subject to SPG. The SPG establishes an average developer contribution of £3,873 per residential unit.

This SPG confirms that the Council intends to extend the school in at least three phases, subject to funding being available and residential development progressing as forecast.

When complete, the school extensions will allow an additional 730 new houses to be provided within the catchment area.

Pumpherston Farm Phase 1 can be accommodated in the school by making financial contributions in accord with the SPG.

The site lies within the catchment area for Broxburn Academy. Broxburn Academy is projected to remain under capacity to the end of the Council's 2012 Base School Forecast projection period and can accommodate the proposal.

Denominational Education Infrastructure

The denominational schools for the whole of the site are St. Paul's Roman Catholic (RC) Primary School and St. Margaret's RC Academy. St. Paul's Primary School is located in East Calder.

The catchment area for St. Paul's Primary School also includes proposed housing development at Drumshoreland and Calderwood Core Development Area.

St. Paul's Primary School has a capacity for 198 pupils. The Council's view on capacity is that only 150 pupils can be accommodated due to Scottish Government requirements for class size reductions, dining, and sports/play requirements.

The Council has approved SPG setting out the developer contributions to fund an extension to St Paul's Primary School to meet the projected increase in the pupil roll.

This SPG identifies an average developer contribution cost of £1,419 per home.

The Council has approved SPG for developer contributions to assist with funding an extension to St. Margaret's Academy to 1,320 pupil capacity.

Wallace Land is willing to make the financial contributions as required by all of the above SPGs.



5. Proposal

This proposal forms an attractive and logical extension to the south of Pumpherston for around 230 homes.

All of the new homes will be within a walkable distance (1,600m) of existing services and amenities including a library, health centre, shops and a primary school.

There is also easy access to existing public transport services reducing the need for car journeys.

The proposal will meet local housing need and demand, and 25% of the development (58 homes) will be affordable housing.

The site will be accessed from two access points on Uphall Station Road (B8046).

New homes will be set in an attractive new streetscape incorporating guidance promoted in Scottish Government's *Designing Streets* and *Designing Places*.

The urban form provides a permeable and logical layout of streets and spaces. It includes shared-surface lanes to promote priority pedestrian and cycle movement over the car.

Pedestrian access will be provided to Uphall Station Road, with its existing bus services. Paths along this Road will be upgraded.

A pedestrian crossing will also be provided, improving access to existing services and amenities located to the west of the site.

All routes and areas of open space and areas of equipped play within the development will be overlooked, ensuring that passive surveillance from adjacent homes provides a safe environment.

New open space will connect into the existing greenspace network to the east of the site. The provision of open space will be in accordance with the Council's requirements.

New tree planting will be provided along the southern boundary of the site, creating an appropriate edge to the countryside. This will also enable filtered views to the south from the proposed development.

Further tree planting will be provided along the northern boundary of the site to maintain residential amenity to existing properties and extend the network of wildlife corridors in the locality.

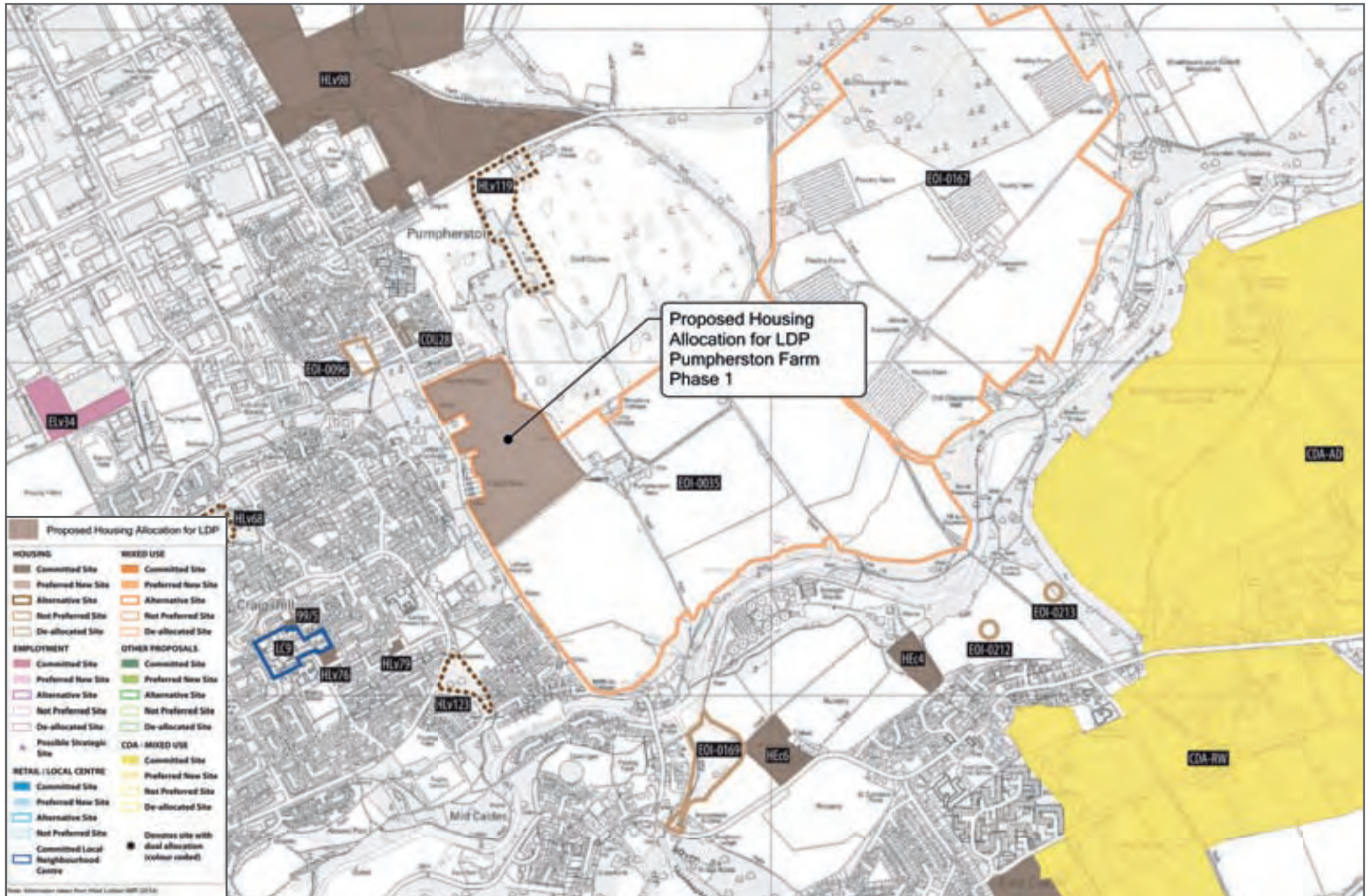
SUDS will be provided within the greenspace network. All surface water drainage will be in accordance with sustainable drainage techniques to be approved by Scottish Water and the local authority.

Existing established residential areas are located to the north and west of the site. The scale and design of the development will ensure it can be integrated into and in keeping with the character of the local area.

The provision of a mixture of house types, streetscape, parking solutions and the integration of greenspaces will create an attractive residential development.

This site is immediately effective. This site would be developed over a 5 year period with sales at 50 homes per annum, together with the building of affordable homes.

The construction of these homes will support up to 190 direct and indirect jobs annually over this 5 year period.



6. Recommendation for Proposed Plan

Recommendation for Proposed Plan

Wallace Land recommends that the Council allocates Pumpherston Farm Phase 1 for around 230 houses.

The site is immediately effective and all of the homes can be built during the initial 5 year LDP period to 2019. This is demonstrated in the *Statement of Site Effectiveness*.

The Council presented a Site Assessment based on the entirety of land holdings at Pumpherston Farm. It is noted that the Council considers that there is *...scope for building on the northern part of the site*. This proposal is located on the northern part of the site assessed by the Council (EOI-0035).

The site can fund developer contributions to augment infrastructure needs such as education.

This proposal will add up to 230 completions to help meet the housing land requirement over the plan period and assist the Council maintain a 5 year effective housing land supply at all times.

Allocation of this site in the Proposed Plan for up to 230 homes is in accord with the development strategy set out in the MIR as well as requirements of SESplan and SPP.

This site is Phase 1 of a proposed larger development by Wallace Land. The development of Phase 1 is not dependent on any infrastructure requirements to be provided by Phase 2 at Pumpherston Farm.

Pumpherston Farm Phase 2 is subject to a separate Representation.

Benefits of the Proposal

The proposal delivers the following:

- 230 homes including 58 affordable homes;
- Enhances local biodiversity;
- Extends Pumpherston in a location which is sustainable, delivering a sustainable development; and
- Supports up to 190 direct and indirect jobs annually over its 5 year development period.

The allocation of this site will be in keeping with the character of the surrounding urban and local area.

Revision	Status	Prepared	Approved	Date
1.0	Draft for Comment	Jonathan Renton	Bob Salter	09/10/2014
2.0	Final	Stuart Salter	Bob Salter	17/10/2014

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Recommendations to West Lothian Local Development Plan

Wallace Land recommends that the Council allocates Pumpherston Farm Phase 2 for a mixed use development – housing with neighbourhood centre and country park in the Proposed Plan.

This phase of development is effective with its construction expected in the later plan period – 2019 to 2024.

The site can fund developer contributions to augment infrastructure needs such as education.

This proposal will add a further 250 completions to help meet the housing shortfall over the plan period to 2024 and a further 750 completions thereafter. This will assist the Council maintain a 5 year effective housing land supply at all times during this LDP and the next.

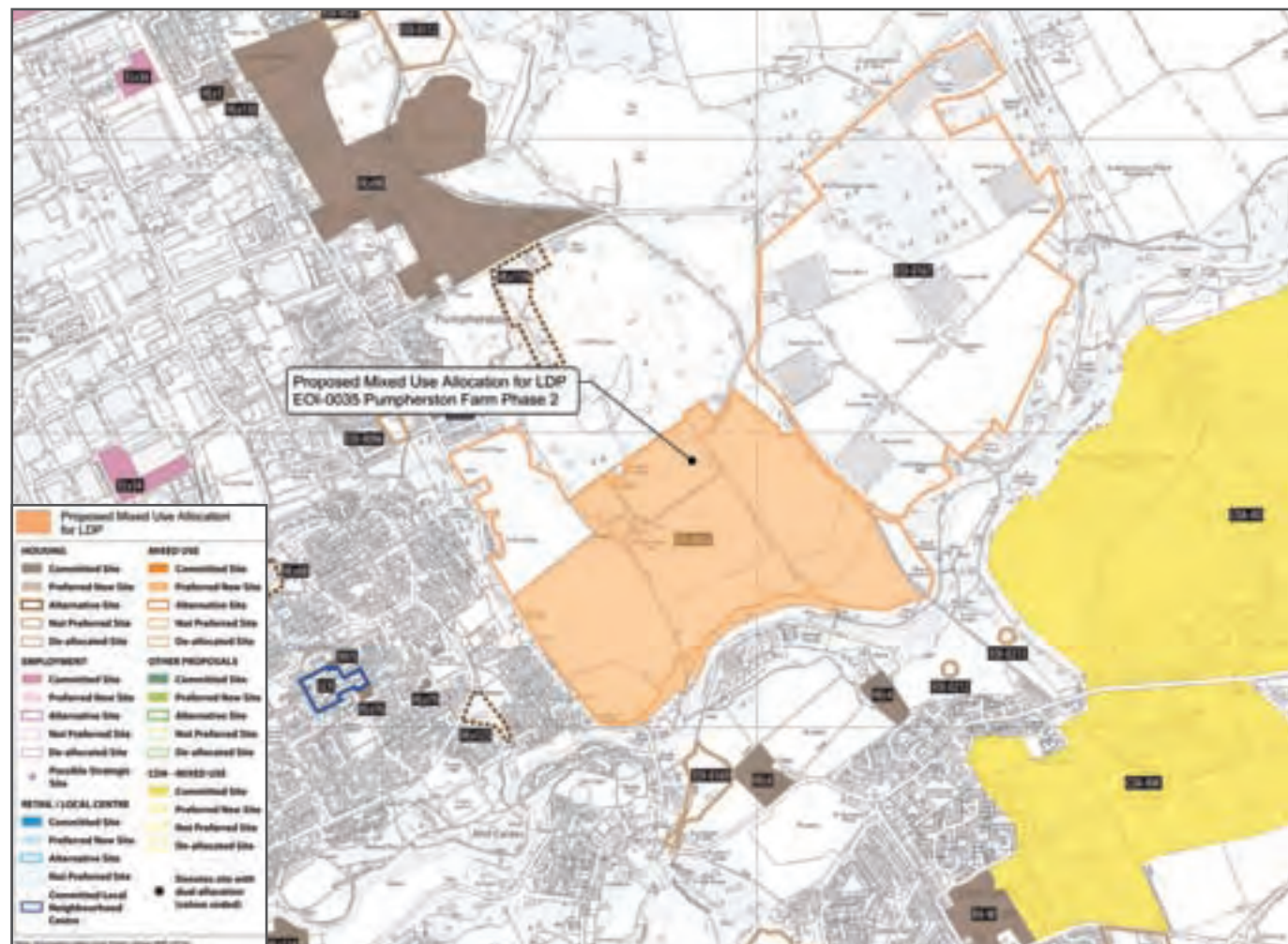
Allocation of this site in the Proposed Plan is in accord with the requirements of SESplan and Scottish Planning Policy.

Benefits of the Proposal

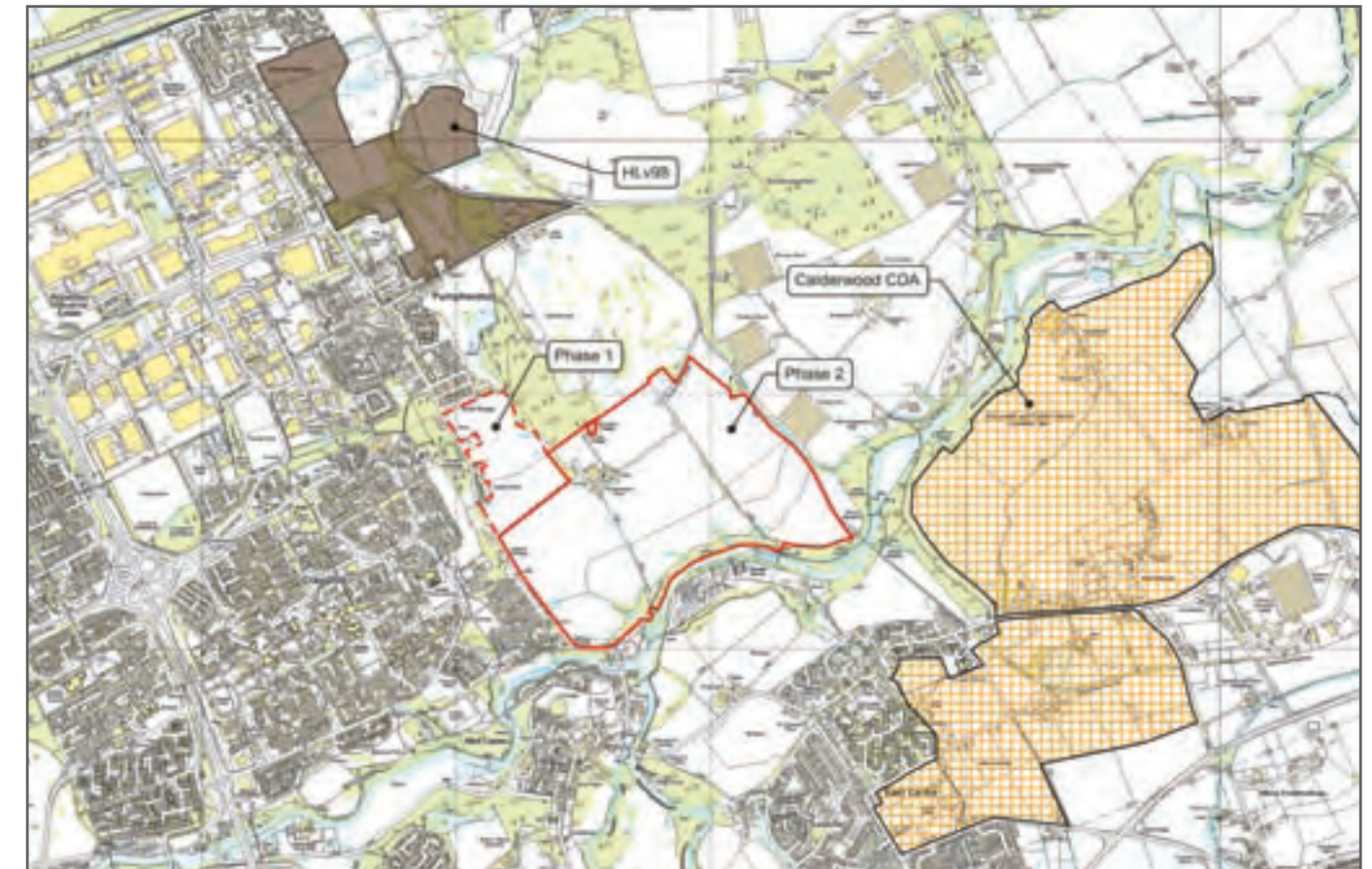
The proposal delivers the following:

- Around 1,000 homes including 250 affordable homes;
- Neighbourhood centre, including a primary school;
- Enhances local biodiversity through the extension of Almondell and Calderwood Country Park;
- The development of Phase 2 is not dependant on any infrastructure requirements to be provided in Phase 1;
- Extends Pumpherston in a location which is sustainable, delivering a proposal which is a sustainable development; and
- Supports up to 190 direct and indirect jobs annually over a 20 year development period.

The allocation of this site will be in keeping with the character of the surrounding urban and local area.



Pumpherston Farm Phase 2 Representation to West Lothian Main Issues Report



Introduction

There are existing commitments in the approved development strategy to the north and the east of Pumpherston. These are Proposal HLv98-Drumshoreland and the Calderwood CDA. Drumshoreland is now determined (Ref: 0050/P/08) for 625 homes. This is a reduced capacity from 960 homes in the Local Plan. The Calderwood CDA lies to the east with a capacity of 2,800 homes and it is likely that this capacity will be reduced.

Wallace Land Investment & Management (Wallace Land) supports the ongoing delivery of development of these sites in the approved development plan but recognises that the scale of housing expected to be delivered will now be much lower.

Wallace Land has control over nearly 90ha of land at Pumpherston Farm which is being promoted in two phases. In response to the reduction in housing from these allocated sites and the housing supply target identified in SESplan, Wallace Land is promoting a two phase release of this site to meet the housing land requirement to 2024 and beyond.

Phase 1 of this development (12.9ha) can accommodate around 230 homes. 50 homes will be sold annually and this will support 190 direct and indirect jobs over a 5 year period. This is the subject of a separate representation to the West Lothian Main Issues Report (MIR).

Phase 2 (the subject of this Representation) accommodates around 1,000 homes including a country park extending to 27ha, together with a neighbourhood centre incorporating a new primary school. Phase 2 is effective and can contribute to West Lothian’s sustainable growth, starting in the later plan period - 2019 to 2024.

Phase 2 is in a sustainable location on the urban edge of both Livingston and Pumpherston, with convenient access onto the M8, A71 and the Bathgate - Airdrie Railway. Development in sustainable locations such as Pumpherston is supported by SESplan.

Pumpherston is within the West Lothian Strategic Development Area (SDA).

Wallace Land's promotional strategy supports the ongoing development of the Local Plan's existing commitments by seeking a phased allocation in the Proposed Plan. In this way, Wallace Land can dovetail into the existing development strategy and in due course, become part of the Council's emerging development strategy.

Effective housing land is required to meet the ongoing demand for family and affordable homes. House builders are actively seeking additional sites to maintain sales in primary market areas, such as Pumpherston. The release of additional sites in these primary market locations will not threaten established sites already under construction.

The adopted Local Plan designates the site as Countryside Belt and a strip along the southern edge as an Area of Great Landscape Value (AVLG). The Countryside Belt is an area where opportunities to protect and enhance the landscape is sought and encouraged (Policy ENV 22).

SESplan provides a strategic vision and policies for land use planning in the region. SESplan's Spatial Strategy proposes that future development is focussed in areas designated as SDAs. In these SDAs, development should be directed to promote sustainable growth patterns, taking advantage of existing transport and service infrastructure.

Phase 2 is located in the West Lothian SDA. It is well located in terms of accessibility and proximity to services to achieve this strategic policy aim.



Site & Settlement Appraisal

The site is bounded to the west by Pumpherston Road (B8046). The site is south of the existing settlement of Pumpherston and Livingston lies to the west.

The eastern boundary is bounded by the Bank Burn and a Core Path. Located to the north of the site is Pumpherston Golf Course and agricultural land.

A mature belt of trees form the southern site boundary with the River Almond beyond.

The site falls gently from the north west corner of the site towards the south east. There are no topographical constraints to the development of this site.

The site is currently in agricultural use. The land is classed as prime quality land (Category 2) as defined by the Macaulay Land Capability for Agriculture Mapping.

There are extensive areas of prime quality land on the eastern edge of Livingston. Some greenfield housing allocations are located on prime quality land.

This includes the Calderwood CDA allocation, Broompark Farm (HEc6) and Millbank Depot (HEc4).

The Bank Burn runs down the eastern boundary of the site, discharging to the River Almond which lies to the south of the site. The SEPA flood map indicates that only

a very small part of the site is subject to flooding from the River Almond. No development is proposed within this area.

The southern part of the site is within The Almond and Linhouse Valleys AGLV.



Description of the Proposal

This proposal forms an attractive and logical extension to the south of Pumpherston for around 1000 homes. A neighbourhood centre would also be created, incorporating a new primary school.

All of the new homes will be within a 10 minute walk (800m) the new neighbourhood centre.

Access will be provided to Pumpherston Road, close to existing bus stops, and the paths along this road will be upgraded. This will provide easy access to existing public transport services on this road, reducing the need for car journeys.

A pedestrian crossing will also be provided, improving access to existing services and amenities located to the west of the site.

The proposal will meet local housing need and demand, and 25% of the development (250 homes) will be affordable housing.

New homes will be set in an attractive new streetscape incorporating guidance promoted in Scottish Government's *Designing Streets* and *Designing Places*.

All routes and areas of open space and areas of equipped play within the development will be overlooked, ensuring that passive surveillance from adjacent homes provides a safe environment.

The location and existing landscape has the capacity to accommodate development without impinging on the Area of Great Landscape Value along the River Almond.

The proximity of Almondell & Calderwood Country Park has been considered as an opportunity with the potential for the Country Park to expand into the existing AGLV on the site and to be used as an open space amenity for the local community. This will also ensure there is no coalescence with Mid Calder to the south.

SUDS will be provided within the greenspace network. All surface water drainage will be in accordance with sustainable drainage requirements to be approved by Scottish Water and the local authority.

The provision of a mixture of house types, streetscape, parking solutions and the integration of greenspaces will create an attractive residential development.

Pumpherston Farm Phase 1

Statement of Site Effectiveness

Introduction

Scottish Government now specifically requires local authorities to ensure that sites allocated in local development plans are effective and can contribute completions during the development plan period. An effective housing site can finance necessary infrastructure costs. An effective housing land supply delivers a viable Local Development Plan (LDP).

The overall level of programmed annual completions from all sites in the effective land supply need to be sufficient to maintain a 5 year effective land supply at all times and so meet the identified housing requirement in the approved Local Development Plan, as well as meeting the shortfall identified by the assessment of housing need and demand in the Local Housing Strategy.

These policy requirements are set by Scottish Government in Scottish Planning Policy (SPP). A council now needs to be satisfied through its own appraisal that an allocated site is effective in order to comply with the Strategic Development Plan, following the guidelines set out by Scottish Government in PAN 2/2010 *Affordable Housing and Housing Land Audits*.

There is an expectation that all sites to be allocated in the LDP will be subject to testing by the Council and a conclusion reached as to the overall construction period (taking account of the developer's or house builder's lead-in period). This construction timeframe would then define the annual rate of completions expected. Currently, most house builders expect to deliver a house sale rate of 2 homes per month or 24 sales per annum. Affordable housing requirements would be in addition to this but certainly provided before the development is completed.

PAN 2/2010 includes a series of criteria to test the effectiveness of individual sites. This guidance is used to assess whether a site or portion of a site is effective. By applying the tests of effectiveness in this guidance, it can be demonstrated that within the 10 year period of LDP under consideration, the site is capable of development for housing, being free of potential site constraints as set out in PAN 2/2010.

Conclusion

We conclude that the proposed development at **Pumpherston Farm Phase 1** by **Wallace Land for around 230 homes** is an effective site. This Statement highlights how it meets the tests of effectiveness in PAN 2/2010. Phase 1 would be completed by 2019. Phase 1 is a self-contained proposal in terms of infrastructure provision.

Appraisal

This conclusion is based on the following analysis.

Criteria	Response	Comment
<p>Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.</p>	<p>The site is under the control of Wallace Land Investment & Management (Wallace Land). It is immediately available for development.</p>	<p>Complies</p>
<p>Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.</p>	<p>Adverse development factors give rise to abnormal development costs which can affect the viability of a site and hence its effectiveness.</p> <p>Appraisals of the site have been carried out to establish whether there any constraints to development and what measures are necessary to enable development on the site. These appraisals also determine whether the site is viable for future development.</p> <p>These appraisals confirm the following:</p> <ul style="list-style-type: none"> • A preliminary Phase 1 Geo-environmental Site Assessment was carried out in 2004 on Pumpherston Farm. The site has been used for agricultural purposes and woodland since the earliest mapping record in 1853. • There are no major constraints within the subject site. • Those that are identified are limited to a risk of some potential contamination conveyed via groundwater flows from the Oil Shale refinery which is outwith the site boundary to the north and a 300mm diameter sewer to the west of Pumpherston Farm buildings, which can be taken into account within any emerging masterplan for the site. 	<p>Complies</p>

	<ul style="list-style-type: none"> • Access to the site can be delivered directly off Uphall Station Road (B8046), allowing the site to come forward on the proposed phased basis. • No major infrastructure constraints affect the site. No major forward funding will be required to service the site as it is self-financing. • There are no third party land constraints to delivering the site. <p>It is anticipated that there will be no infrastructure barriers to the delivery of the development at Pumpherston Farm Phase 1</p> <p>There are no physical constraints on this site to prevent the development of the proposed homes.</p>	
<p>Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.</p>	<p>The site is arable agricultural use and is a greenfield site. Given the history of the site, it is not anticipated that the site is contaminated.</p> <p>A minor risk has been identified of some contamination to the north outwith the site boundary from the Oil Shale refinery which may have been conveyed to the site via groundwater flows. This has yet to be established.</p> <p>The risk attached to this is not of a level that would inhibit development going ahead.</p> <p>There are no known contamination issues on site.</p>	<p>Complies</p>

<p>Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;</p>	<p>Wallace Land is promoting the development of this site for new homes. The development principles are in accord with the Council’s master planning requirements.</p> <p>No funding from the public sector is required to make the development viable, except for the provision of subsidy for affordable housing. Wallace Land is committed to providing 25% affordable housing in accord with the Council’s policy.</p> <p>Wallace Land is also willing to provide affordable (low cost home ownership) housing without subsidy to augment the supply of subsidised affordable housing to achieve the agreed overall requirement as necessary.</p> <p>Pumpherstons Farm Phase 1 will be a self- financing development.</p> <p>Wallace Land notes that future contributions will be required to the new primary school and this has been taken into account.</p>	<p>Complies</p>
<p>Marketability: the site, or a relevant part of it, can be developed in the period under consideration;</p>	<p>There continues to be demand to live in the Livingston housing market area, within which Pumpherston is located.</p> <p>Proximity to employment and retail opportunities in Livingston and the accessibility of Uphall Train Station are drivers for housing and other demand in this location.</p> <p>At the West Lothian Housing Recovery Conference, it was highlighted that housing should only be allocated in marketable areas. It was considered that Livingston, including Pumpherston, were two such areas in West Lothian.</p> <p>Wallace Land knows that there is market demand for homes in this location and interest is being expressed by house builders.</p> <p>Across the period to 2019, Pumpherston Farm Phase 1 is anticipated up to deliver 50 homes per annum with affordable homes in addition. This development would be completed by the end of the LDP period (2024).</p>	<p>Complies</p>

<p>Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development;</p>	<p>Preliminary investigations confirm the following:</p> <ul style="list-style-type: none"> • Gas, electricity and telecoms can be provided; • Foul drainage from the site can be accommodated; and • Water supply to the site can be provided. <p>Infrastructure of the required capacity can be made available.</p> <p>The education impact from the development of 230 homes can be accommodated within the existing school infrastructure or through financial contributions in accord with Council Supplementary Planning Guidance (SPG).</p>	<p>Complies</p>
<p>Land Use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.</p>	<p>The proposal for Pumpherstons Farm Phase 1 provides a full range of housing to create a socially inclusive development.</p>	<p>Complies</p>