

WLC REF: MIRQ0218

**From:** [REDACTED]  
**Sent:** 17 October 20 [REDACTED]  
**To:** wlldp  
**Subject:** MIR Expression of Interest site EOI-0040, Easter Breich Farm

Dear Sir/Madam,

I am writing to make the following comments on the proposal of development for the site EOI-0040, at Easter Breich Farm. In the expression of interest statement, the developer proposes to develop 13.16 ha of greenfield land for 150 units of residential land.

The statement claims that with the development of this site the cost of major infrastructure can be spread over more units within the West Calder Core Development Area. Firstly, the site (EOI-0040) is not contiguous with the West Calder Core Development Area (CDA-MO), being considerably closer to the South Livingston Core Development area (CDA-GF). Secondly, if development of the site were to proceed the site would remain separated from the South Livingston Core Development Area by the Central Scotland Forest Trust owned site located east of the Breich Water, a tributary to the River Almond. Due to this natural barrier any development would inherently be separate from any of the CDAs.

Within the Spatial Strategy laid out within the West Lothian Local Development Plan Main Issues Report (MIR), page fourteen point 2.12, stipulates that outwith the growth areas of the CDA, major new housing developments should be limited to specific regeneration aims or meet other specific local planning objectives in accordance with Policy 7 of the Strategic Development Plan. The supporting statement provided by the developer does not satisfy all of the criteria laid out in Policy 7, specifically, development of the site would not be in keeping with the local area as it is a green field site adjacent to the Easter Breich Farm Steading.

Furthermore, the section of the MIR relating to the Development of the Countryside, page 57 point 3.180 referring to the Spatial Development policy ENV31-33 Development in the Countryside, states that development in the countryside is only permitted where it, " Is needed in connection with a rural economic activity; makes an exceptional contribution to the countryside and provides for the rehabilitation of brownfield land; involves the conversion or rehabilitation of existing rural buildings;

or involves development of an infill site within an existing group of rural dwellings; or is supported by the council's Lowland Crofting policy". As a green field site with no existing buildings or connection to a rural economic activity, development of housing on the site would not make an exceptional contribution to the surrounding countryside or be infilling a site within an existing settlement.

Additionally, adjacent to the proposed site (EOI-0040) and between it and the South Livingston CDA (CDA-GF) is the Central Scotland Forest Trust owned woodland walk, running parallel to the Briech Water. As stated in Point 3.186 of the MIR, the Central Scotland Forest (CSF) Strategy is a key focus for the LDP and involves undertaking woodland creation, habitat and landscape enhancements, along with outdoor access opportunities and improvement. This is a main objective of the LDP but the development EOI-0040 would be directly contrary to these goals. Taking into consideration the already confirmed development of CDA-GF and the possible inclusion of site EOI-0038 in Seafield, this woodland area will already be under significantly more pressure from urban areas, which the further development proposed for site EOI-0040 would add to.

The developer's consideration of the key issues concerning the LDP display a purely economic perspective without any regard to the bequest value for local people and the sustainability goals in the LDP. I am encouraged by the fact that the site's MIR status is already listed as 'not preferred'.

I hope that further consideration will be taken over whether the site EOI-0040 is appropriate for development.

Yours faithfully,

