
















**Legend**

-  Existing remnant woodland
-  Existing young shelterbelt planting
-  Burn
-  Proposed structure planting
-  Proposed trees
-  Proposed hedgerow with trees
-  Proposed public open space
-  Proposed SUDS
-  Proposed play area
-  Proposed entrance feature
-  Proposed areas of development
-  Housing fronting onto and overlooking open spaces and footpaths
-  Views over open space and SUDS feature
-  Overhead power line wayleave
-  Footpaths
-  Emergency access

Aerial photography extracted from Google Earth

site: Land at Blackburn, West Lothian	client: Hallam Land Management Ltd
drawing title: Landscape Strategy	
scale: NTS	date: 02 / 10 / 12
drawing number: Figure 14	
drawn by: S Cochran	checked by: J Dobson
axwel house east mains industrial estate broxburn west lothian EH52 5AU t: 01506 858 757 f: 01506 855 635 www.brindleyassociates.co.uk © Brindley Associates Ltd.	 brindley associates landscape architects & environmental planners design   assessment   ecology





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Mr G Smith  
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9<sup>th</sup> July 2013

Dear Gary

**Seafield Road, Blackburn, West Lothian**

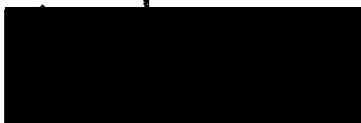
Further to our meeting and previous discussion I can confirm that Persimmon Homes East Scotland (PHES) would be interested in developing this site if it were to secure planning consent.

PHES is currently active elsewhere in West Lothian and we believe that there is sufficient activity in the housing market in Blackburn for us to consider investing in this location.

Based on housing densities we are delivering elsewhere in West Lothian we believe that a site of this size would be capable of delivering, in the region of, 120 to 150 houses.

I hope this information is sufficient for now and look forward to continuing dialogue with you in the future.

Yours Sincerely



Gordon Johnson  
Strategic Land Manager

9 October 2014

Development Planning  
West Lothian Council  
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Dear Sirs,

**West Lothian Local Development Plan  
Main Issues Report (2014) – Response to Questions 12, 15, 19, 38 & 48**

**Proposed Residential Allocation on Part of Site Ref: EOI – 0136  
Land at Seafield Road, Blackburn**

**Submission on behalf of: Hallam Land Management Limited**

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We refer to your recent invitation to submit comments on the West Lothian Local Development Plan Main Issues Report (2014).

On behalf of our client, Hallam Land Management Limited, we enclose a completed MIR Questionnaire setting out our responses to Questions 12, 15, 19, 38 & 48 as they relate to our client's interests at Seafield Road, Blackburn.

As set out in the Questionnaire, and the accompanying Supporting Planning Statement, this submission expands upon earlier submissions made by Hallam Land Management at the EOI stage, and requests that the Council reconsiders the particular merits of part of Site EOI-0136 at Redhouse, Blackburn.

The site assessed in the MIR extended to 54.0 hectares and had capacity for 700 units. On behalf of our clients, we would request that the Council reconsiders a small part (6.5 ha) of this larger site as a suitable housing opportunity for the new WLLDP.

This smaller site is well known to the Council and was the subject of a planning application in 2012 (Ref: 0704/P/12) and a subsequent planning appeal in 2013 (Ref: PPA-400-2036).

The smaller site focusses on 6.5 hectare of unused agricultural land which lies immediately adjacent to the existing settlement boundary and falls within the built-up area of Blackburn.

This smaller site is also the subject of an on-going planning appeal which is currently being reviewed in the Court of Session. The outcome of this appeal will be significant and should be reflected in the emerging LDP.

During the application and appeal process, both West Lothian Council and the Scottish Government Reporter accepted that the proposed housing development of this smaller site would be in keeping with the scale and character of the settlement and the local area; would not undermine green belt objectives; would not be sporadic development or lead to coalescence; and could be accepted as an extension to the built-up area.

The Appeal Reporter also confirmed that the proposed development of this smaller site accords with the SESplan spatial strategy; and apart from a perceived lack of short term education capacity, meets the requirements of SESplan Policy 7.

The primary reason for the refusal of planning permission and the dismissal of the subsequent appeal (which is currently being challenged in the Court of Session) was a concern over prematurity in the context of uncertainties in the precise extent of the effective housing land supply within West Lothian.

This matter has now been resolved through the publication of new Supplementary Guidance and the publication of the WLLDP Main Issues Report which confirms the scale of new housing land that is required throughout West Lothian. Prematurity is no longer a relevant reason to reject the proposed housing development on this site.

On behalf of Hallam Land Management Limited, we would therefore request that the merits and advantages of this smaller site are reconsidered in light of this new information, and the site is removed from its current countryside designation and allocated as a specific housing development opportunity with capacity for around 120 units in the new LDP.

Further details on the background to this site; its recent planning history; its consideration as part of the MIR process; and its range of benefits and advantages are set out in the attached Supporting Planning Statement.

A detailed package of supporting information has also been submitted in support of this request, and this is summarised in the Supporting Planning Statement.

The full set of documents submitted in support of this representation is set out below:

- Completed MIR Questionnaire;
- Supporting Planning Statement (John Handley Associates Ltd);
- Site Location Plan;
- Indicative Masterplan (Addergrove);
- Design & Access Statement (Addergrove);
- Education Capacity Assessment (John Handley Associates Ltd)
- Education Impact Analysis (TPS Planning);
- Pre-Application Consultation Report (John Handley Associates Ltd);
- Landscape & Visual Appraisal (Brindley Associates);
- Landscape Masterplan (Brindley Associates);
- Ecological Report (Brindley Associates);
- Bat Inspection Note (Brindley Associates);
- Noise Assessment (JMP);
- Transport Assessment (JMP);
- Flooding & Drainage Assessment (JMP);
- Phase 1 Environmental Site Assessment (A2 Environmental Consultants);
- Coal Mining Risk Assessment (A2 Environmental Consultants);
- Housing Market Report (Rettie & Co);
- Letter from Persimmon Homes confirming interest in site; and
- Appeal Decision Notice Ref: PPA-400-2036; dated 30 October 2013.

We trust this additional information in support of this particular site will be of assistance to West Lothian Council as part of the preparation of the Proposed Local Development Plan, and would respectfully request that this site is allocated for housing development in the Proposed Local Development Plan when it is issued for further public consultation next year.

We would also welcome the opportunity to meet with the Council and its Planning Officers to review our client's proposals prior to the publication of the LDP Proposed Plan.

Yours faithfully



**John Handley**  
Director  
John Handley Associates Ltd  
**On behalf of Hallam Land Management Ltd**

Enc: 1 hard copy & 1 CD of documents listed above.

cc: Gary Smith, Hallam Land Management Ltd



Land off Seafield Road  
Blackburn

Preliminary Noise Assessment





## Land off Seafield Road Blackburn

### Preliminary Noise Assessment

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Job No. SCT3497

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Report No. R.001

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Prepared by MD

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Verified PJB

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Approved by CB

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Status DRAFT

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Issue No. 1

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Date 17 October 2012

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## Land off Seafield Road Blackburn

Preliminary Noise Assessment

Contents Amendments Record

This document has been issued and amended as follows:

Status/Revision	Revision description	Issue Number	Approved By	Date
DRAFT	-	0	CB	17/07/2012
DRAFT	Updates to address project team comments. Content relating to the Application Site added.	1	TD	17/10/2012



## Contents

1	INTRODUCTION .....	8
	General .....	8
2	NOISE AND PLANNING CONTEXT .....	10
	Planning Advice Note 1/2011 <i>Planning and Noise</i> .....	10
	Technical Advice Note: <i>Assessment of Noise</i> .....	10
	BS8233 .....	10
	World Health Organisation Guidelines for Community Noise .....	11
3	METHODOLOGY .....	12
	Noise Modelling .....	12
	TAN Noise Maps .....	13
	BS8223 Noise Maps .....	13
	Off-Site Assessments .....	14
4	ASSESSMENT RESULTS .....	15
	TAN External Noise Levels.....	15
	BS8233 Internal Noise Levels .....	17
	Mitigation .....	23
5	CONCLUSIONS & RECOMMENDATIONS .....	25
	Conclusions .....	25
	Recommendations.....	26

## Tables and Figures

Table 2.1	BS8233:1999 Recommended noise levels .....	11
Table 2.2	World Health Organisation recommended noise levels .....	11
Table 3.1	$L_{A10-18hr}$ conversion calculations .....	13
Figure 1.1	Site location.....	9
Figure 4.1	Daytime $L_{Aeq-16hr}$ noise environment.....	15
Figure 4.2	Night-time $L_{Aeq-8hr}$ noise environment.....	17
Figure 4.3	Day-time $L_{Aeq-16hr}$ internal noise environment with open windows .....	19
Figure 4.4	Daytime $L_{Aeq-16hr}$ internal noise environment with closed windows.....	20
Figure 4.5	Night-time $L_{Aeq-8hr}$ internal noise environment with open windows .....	21
Figure 4.6	Night-time $L_{Aeq-8hr}$ internal noise environment with closed windows .....	22

## Appendices

APPENDIX A	Traffic Data
APPENDIX B	$L_{A10-18hr}$ Noise Map

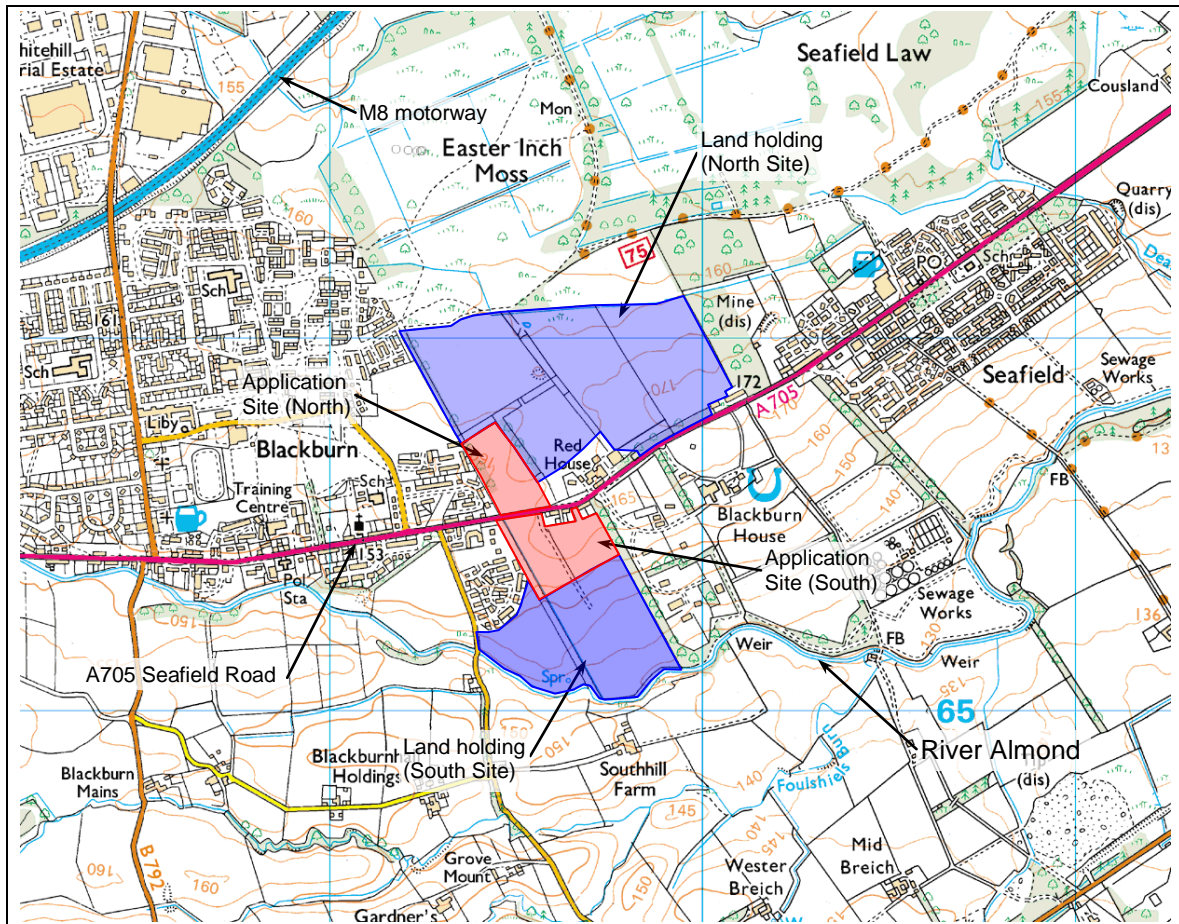


# 1 Introduction

## General

- 1.1 JMP Consultants Ltd. has been commissioned by Hallam Land Management to undertake a Preliminary Noise Assessment for land within their ownership off Seafield Road, Blackburn, West Lothian. This document identifies the noise-related constraints and potential mitigation measures that could affect the planning and design of any future development on this land.
- 1.2 A planning application for the initial phase of development on the site is to be made in the near future. This document specifically addresses the noise issues that will influence the Application Site in addition to those affecting the wider land holding.
- 1.3 The land holding of Hallam Land Management spans the A705 Seafield Road, east of Blackburn. The land to the north of Seafield Road is hereafter referred to as the *North Site* and the site south of Seafield Road is referred to as the *South Site*. The land which is the subject of the forthcoming planning application, the Application Site, also spans the A705. The areas of the Application Site to the north and south of Seafield Road are hereafter referred to as the *Application Site (North)* and the *Application Site (South)* respectively.
- 1.4 The North Site is bounded to the north by Easter Inch Moss, an area of grass and marshland which is designated a Local Nature Reserve. The western boundary of the site is formed by the eastern edge of Blackburn which is primarily residential. The eastern boundary comprises a narrow strip of woodland between the site and Seafield. The southern boundary is formed by the A705 Seafield Road and the buildings of Red House Farm.
- 1.5 The boundaries of the South Site are formed by Seafield Road to the north and adjacent residential properties to the west. To the east are fields and a few isolated residential properties. The southern boundary is formed by the River Almond.
- 1.6 The Application Site (North) is located in the south-western corner of the North Site immediately adjacent to the A705 Seafield Road. The western boundary is formed by a residential area on the eastern edge of Blackburn. The western boundary comprises Red House Farm to the south and field boundaries to the north. A small strip of woodland forms the northern boundary.
- 1.7 The Application Site (South) occupies the full width of the northern end of the South Site, wrapping around the existing properties fronting onto Seafield Road. The southern boundary of Application Site (South) crosses existing farmland and does not follow any existing features
- 1.8 The M8 motorway is located approximately 750m from the northern boundary of the North Site. The land between the land holding and the motorway is grass and marshland.
- 1.9 A site location plan, including with the boundaries of the overall land holding and the Application Site, is shown in Figure 1.1.
- 1.10 The land holding has a total area of approximately 46.5ha. The North Site covers an area of 29.3ha and the South Site 17.2ha. Application Site (North) and (South) have total areas of 3.2ha and 4.6ha respectively within the North and South Sites. Scope of the Report

**Figure 1.1 Site location**



Source: Ordnance Survey Map with the sanction of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

- 1.11 This Preliminary Noise Assessment establishes the existing noise environment across the whole land holding and within the Application Site, and identifies any constraints that this may impose on future development. The current noise environment has been determined by developing a noise model using CADNA-A.
- 1.12 The modelled noise environment has been assessed in accordance with the guidance given in Planning Advice Note (PAN) 1/2011 *Planning and Noise*, and Technical Advice Note (TAN): *Assessment of Noise*. Internal noise levels have been compared against the criteria for *good* and *reasonable* noise levels stated in BS8233:1999 *Sound Insulation and Noise Reduction for Buildings – Code of Practice*.
- 1.13 Due to the early stage in the planning process, a range of potential mitigation measures have been identified. An indication of how these could be applied to the proposed development is provided; however, specific details of their implementation, which are subject to details of the development, are not included at this stage.

## 2 Noise and Planning Context

- 2.1 This section of the report outlines the noise context of the proposed development, with particular regard to relevant guidance documents.

### Planning Advice Note 1/2011 *Planning and Noise*

- 2.2 Planning Advice Note (PAN) 1/2011 *Planning and Noise* states that an application for a noise sensitive development close to an existing noise source should be accompanied by a Noise Impact Assessment. The Noise Impact Assessment should establish the existing noise environment at the site and determine whether or not there are any adverse noise impacts to mitigate. The appropriate methodology for the Noise Impact Assessment is provided in Technical Advice Note (TAN): *Assessment of Noise*.

### Technical Advice Note: *Assessment of Noise*

- 2.3 Technical Advice Note (TAN): *Assessment of Noise*, published by the Scottish Government in 2011, provides technical guidance on noise assessments for both noise generating developments and noise sensitive developments. For each assessment type the TAN recommends that noise sensitive receptors are identified and a quantitative assessment is undertaken. For developments that require planning permission, the TAN makes reference to PAN 1/2011.
- 2.4 The TAN states that a residential development is a *highly* sensitive receptor and therefore the impact of noise from nearby noise sources must be assessed. For the proposed development site, the principal noise sources are road traffic on the A705 and the M8 motorway. Therefore, the maximum recommended free-field external noise levels are as follows:
- $L_{Aeq16hr} = 55dB(A)$ . The  $L_{Aeq16hr}$  is the equivalent continuous sound level over the 16-hour period between 07.00 and 23.00.
  - $L_{Aeq8hr} = 45dB(A)$ . The  $L_{Aeq8hr}$  is the equivalent continuous sound level over the 8-hour period between 23.00 and 07.00.
- 2.5 These maximum noise levels quoted in the TAN are derived from World Health Organisation (WHO) advice. Further details of this are given below.

### BS8233

- 2.6 BS8233:1999 *Sound Insulation and Noise Reduction for Buildings – Code of Practice*, Table 5, recommends internal noise levels for new or refurbished buildings. These internal noise limits are primarily intended to apply to new or refurbished buildings and are not intended to assess changes in the external noise environment. Table 2.1 below summarises the recommended internal noise levels.



**Table 2.1 BS8233:1999 Recommended noise levels**

Criterion	Typical situations	Design range $L_{AeqT}$ dB(A)	
		Good	Reasonable
Reasonable resting/sleeping conditions	Living rooms	30	40
	Bedrooms*	30	35

\*For a reasonable standard in bedrooms at night, individual noise events should not normally exceed 45dB(A)  $L_{Amax}$

Source: BS8233:1999

- 2.7 In order to convert a monitored noise level to an internal noise level, in accordance with BS8233, it is assumed that an open window will provide a decibel reduction of 13dB. Closed double glazed windows are assumed to provide attenuation of 33dB.

## World Health Organisation Guidelines for Community Noise

- 2.8 *Guidelines for Community Noise* (World Health Organisation, 1999) state that, 'to protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise should not exceed 55dB(A)  $L_{Aeq}$  on balconies, terraces, and in outdoor living areas'. Table 2.2 summarises the noise levels recommended in this document.

**Table 2.2 World Health Organisation recommended noise levels**

Specific environment	$L_{Aeq}$ dB(A)	Time base (hours)	$L_{AFmax,fast}$ dB(A)
Outdoor living are	55 (reasonable)	16	-
	50 (good)	16	-
Dwelling indoors	35	16	-
Inside bedroom	30	8	45
Outside bedroom	45	8	60

Source: *Guidelines for Community Noise*, World Health Organisation (1999)

## 3 Methodology

### Noise Modelling

- 3.1 To determine the noise environment of the land holding and the Application Site, a noise model was created using CADNA-A. CADNA-A uses the principal methodology set out in *Calculation of Road Traffic Noise* (CRTN) (1988), for determining the  $L_{A10-18hr}$  noise level; the noise level that is exceeded for 10% of the time over the 18-hour period between 06:00 to 00:00.
- 3.2 The noise model covered an area extending from the M8 to the north to the River Almond to the south. The model also extended into the residential area to the west of the land holding and the land to the east.

#### Input Data

##### Road Traffic Data

- 3.3 Automatic traffic count data for the A705 Seafield Road adjacent to the Application Site was obtained for a continuous one week period. A complete copy of the survey results is shown in **Appendix A**. The data was processed to obtain the 18 hour traffic flow between 06:00 and 00:00 as required by CADNA-A. The maximum weekday values were selected for use in the model and are as follows:

- 18-hour traffic flow: 10,611 vehicles
- HGV percentage: 5.7%

- 3.4 Traffic data for the M8 motorway was obtained from the Transport for Scotland website for a location (site JCT00027) immediately north of the land holding. The most recent data available was for 2010 and is shown in full in **Appendix A**. The maximum 5-day average daily flow data was used for modelling purposes. This is summarised below:

- Total traffic flow: 66,885 vehicles
- HGV percentage: 15.8%

##### Topography

- 3.5 The topography of the Application Site, land holding and the surrounding area has been included in the CADNA-A model to improve the accuracy of the model results. The terrain data used was 5m resolution remotely sensed data (nextMap).

#### Results Processing

- 3.6 The CADNA-A model generates  $L_{A10-18 \text{ hour}}$  noise levels across the modelled area. These are illustrated on a map in **Appendix B**.
- 3.7 For assessment purposes, the modelled  $L_{A10-18hr}$  noise levels were converted to  $L_{AeqT}$ , the equivalent continuous sound level, using the formulae presented in Table 3.1, as recommended in the *Method for Converting the UK Road Traffic Noise Index  $L_{A10-18hr}$  to the EU Noise Indices for Road Noise Mapping* (2006).

**Table 3.1**  $L_{A10-18hr}$  conversion calculations

Time period	Non-motorway conversion	Motorway conversion
07:00 – 21:00	$L_{day} = 0.95 \times L_{A10-18hr} + 1.44$	$L_{day} = 0.98 \times L_{A10-18hr} + 0.09$
21:00 – 23:00	$L_{evening} = 0.97 \times L_{A10-18hr} - 2.87$	$L_{evening} = 0.89 \times L_{A10-18hr} + 5.08$
23:00 – 07:00	$L_{night} = 0.90 \times L_{A10-18hr} - 3.77$	$L_{night} = 0.87 \times L_{A10-18hr} + 4.24$
07:00 – 23:00	$L_{Aeq-16hr} = 10 \log_{10} \left( \left( 12 \times 10^{\frac{L_{day}}{10}} + 4 \times 10^{\frac{L_{evening}}{10}} \right) / 16 \right)$	

Source: DEFRA. Method for Converting the EU road traffic Index  $L_{A10-18hr}$  to EU Noise Indices for Road Mapping (2006)

- 3.8 For this assessment, the non-motorway conversion calculations were applied to the A705 noise results and the motorway conversion calculations applied to the M8. The night-time  $L_{Aeq-8hr}$  and  $L_{Aeq-16hr}$  noise levels for both roads were calculated using the formulae for the 23:00 – 07:00 and 07:00 – 23:00 time periods respectively. The results for the motorway and non-motorway noise environments were logarithmically added together to determine the  $L_{Aeq-8hr}$  and  $L_{Aeq-16hr}$  noise levels associated with road traffic across the whole land holding and Application Site.

## TAN Noise Maps

- 3.9 To enable the external noise environment to be assessed in accordance with TAN, the following noise maps have been created:
- Daytime (07:00 and 23:00)  $L_{Aeq-16hr}$  noise environment
  - Night-time (23:00 and 07:00)  $L_{Aeq-8hr}$  noise environment
- 3.10 The external noise levels have been calculated for ground floor level at points 1.5m above existing ground levels.

## BS8223 Noise Maps

- 3.11 The following internal noise levels have been calculated as part of this assessment:
- Daytime (07:00 and 23:00)  $L_{Aeq-16hr}$  internal noise level
  - Night-time (23:00 and 07:00)  $L_{Aeq-8hr}$  internal noise level
- 3.12 The internal noise levels have been calculated for ground floor level at points 1.5m above existing ground levels. The calculations are based on the following assumptions:
- A +2dB(A) facade reflectance value
  - An open window will reduce external noise levels by 13dB(A)
  - A closed double glazed window will reduce external noise levels by 33dB(A)



## Off-Site Assessments

- 3.13 In accordance with the Design Manual for Roads and Bridges (DMRB) HD 213/11 *Noise & Vibration*, if a development will result in a permanent increase in traffic noise on the surrounding highway of 1dB(A) or more upon completion, an assessment should be undertaken to assess the impact on nearby sensitive receptors. Using CRTN calculations, it can be established that to produce a 1dB(A) increase in traffic noise, traffic flow must increase by at least 25%.
- 3.14 An comparison between the baseline and post-development traffic flows on the A705 based on information presented in the Transport Assessment prepared by JMP Consultants shows a maximum increase of 21.9%; therefore, off-site assessment of noise levels is not required.

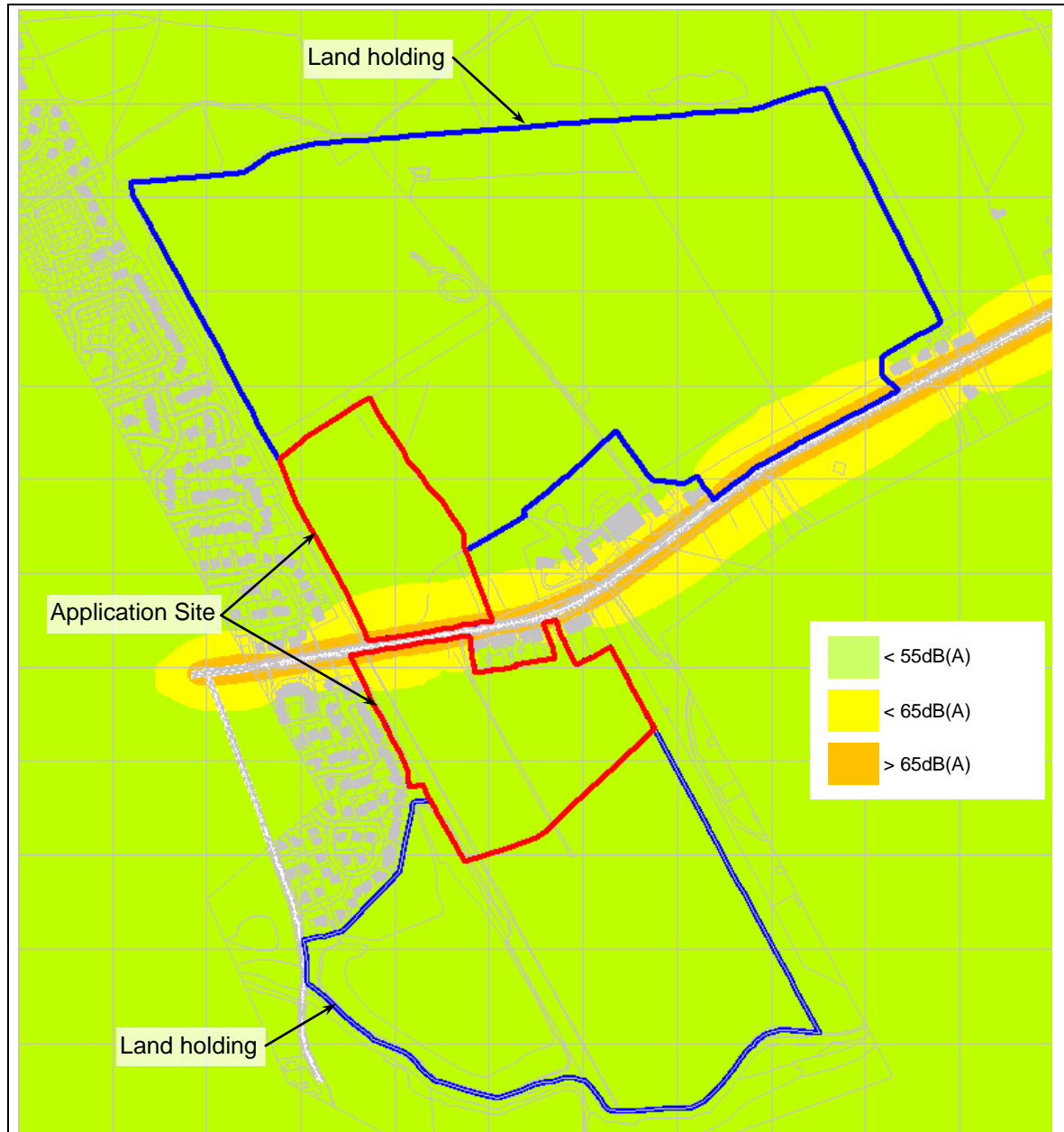
## 4 Assessment Results

### TAN External Noise Levels

#### Daytime

- 4.1 The modelled existing daytime external free-field noise environment across the land holding at ground floor level is shown in Figure 4.1.

**Figure 4.1 Daytime  $L_{Aeq-16hr}$  noise environment**

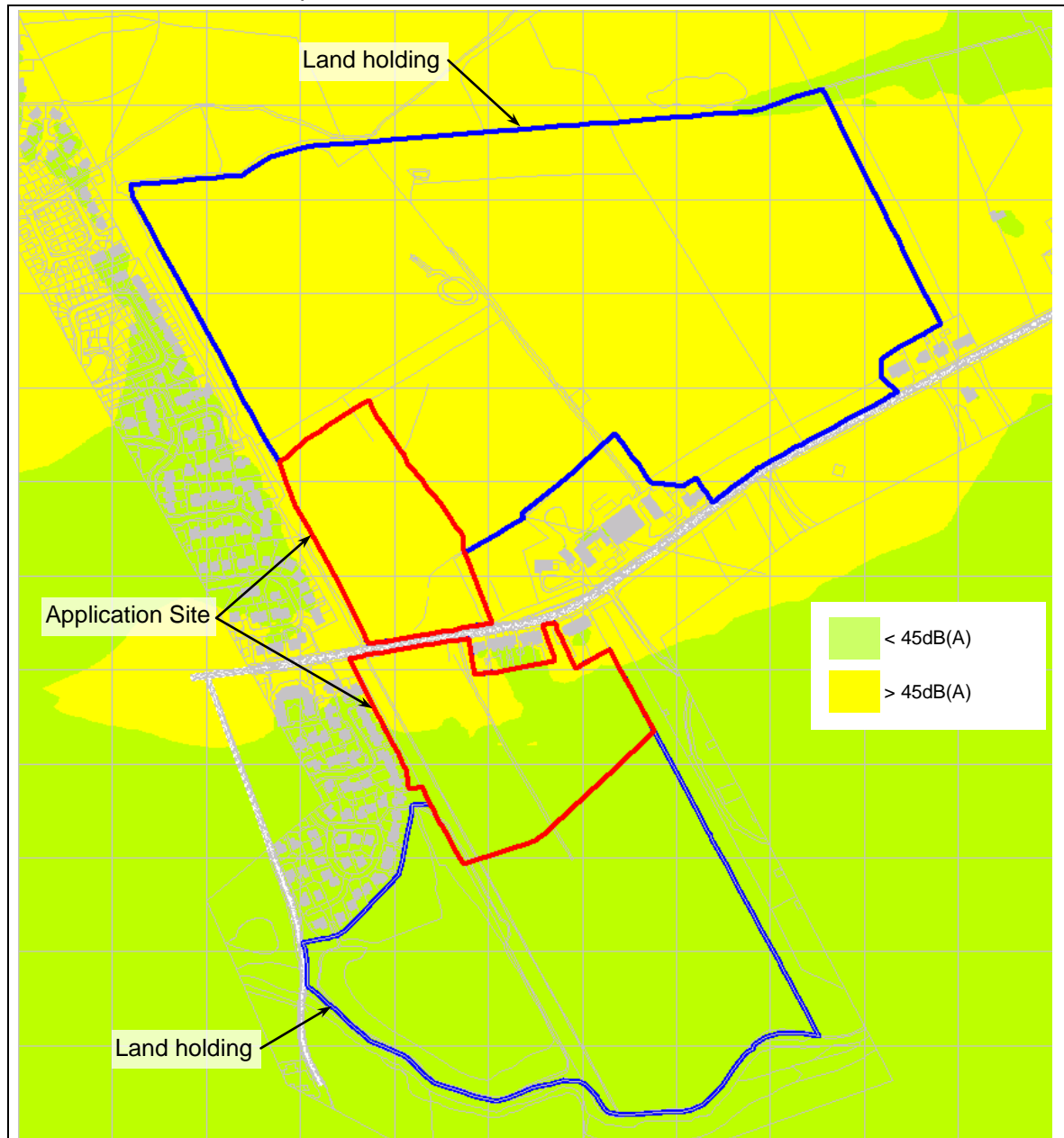


- 4.2 The results show that, during the day, the majority of the Application Site experiences noise levels of 55dB(A) or less (green area), which is in compliance with the TAN. Adjacent to the A705, the noise levels within the site exceed 55dB(A). This affects a zone (yellow/orange) extending approximately 50m into the Application Site on both sides of the road. If this zone is proposed for development, mitigation measures will be required to reduce noise to acceptable levels. Further details of potential measures are provided later in this section.
- 4.3 The North Site, beyond the Application Site (North) primarily experiences noise levels less than 55dB(A); however, there is a small strip adjacent to the A705 Seafield Road to the west of the Application Site where this level is exceeded. As with the Application Site, this extends approximately 50m into the North Site. As stated above, any development within this zone will require mitigation measures to control noise levels.
- 4.4 Beyond the southern boundary of the Application Site (South), the noise levels within the South Site are all below 55dB(A).

### Night-time

- 4.5 The modelled existing night-time external free-field  $L_{Aeq8hr}$  noise environment across the whole land holding at ground level is shown in Figure 4.2.
- 4.6 The model results show that, during the night, the whole of the Application Site (North) and the North Site experience external noise levels exceeding 45dB(A), which exceeds the level specified in the TAN. With the exception of a zone extending approximately 50m into the Application Site (North) and the North Site from the A705, the maximum  $L_{Aeq-8hr}$  noise level within this section of the site is 48dB(A), which demonstrates that the exceedance over the TAN criteria is only small.
- 4.7 The Application Site (South) is shown to experience external noise levels of less than 45dB(A) over the majority of its area (green), in compliance with the TAN. Noise levels exceed 45dB(A) within a zone extending 90m (yellow) from the A705.
- 4.8 The whole of the South Site, beyond the southern boundary of the Application Site (South) complies with the TAN as external night-time noise levels across this area do not exceed 45dB(A).
- 4.9 Mitigation measures will be required to reduce noise levels in the areas identified as exceeding 45dB(A) to enable these to be developed. It should be noted that, while noise levels in this area exceed the TAN criteria, it is reasonable to assume that residents will not be outside during night-time hours; therefore, internal noise levels rather than external levels become important. Provided that appropriate mitigation measures can be used to limit internal levels to acceptable levels, external areas exceeding 45dB(A) at night can be used for development.

Figure 4.2 Night-time  $L_{Aeq-8hr}$  noise environment



## BS8233 Internal Noise Levels

### Daytime

- 4.10 The existing daytime internal noise environment across the land holding is shown in Figure 4.3 and 4.4 for open windows and closed double glazed windows respectively.
- 4.11 The results show that, during the day with open windows, *reasonable* daytime internal noise levels (<40dB(A)) are achieved across the majority of the North Site and on the northern half of the Application Site (North). The internal noise level remainder of these areas, within a zone (orange) extending approximately 110m from the A705, will exceed 40dB(A).

- 4.12 The majority of the Application Site (South) will experience *reasonable* daytime internal noise levels if open windows are assumed. The exception is a zone (orange) extending approximately 70m from the A705 into the Application Site (South) where noise levels will exceed 40dB(A). The very southern edge of the Application Site (South) and the majority of the South Site are shown to experience *good* internal noise levels (<35dB(A)).
- 4.13 If closed double glazed windows are considered, *good* daytime internal noise levels can be achieved across the whole of the Application Site and wider land holding.

#### Night-time

- 4.14 The modelled existing night-time internal noise environment across the whole land holding is shown in Figure 4.5 and 4.6 for open windows and close double glazed windows respectively.
- 4.15 The calculations show that, at night with an open window, *good* internal noise levels (<30dB(A)) are only achieved within the South Site (green) together with some areas of reasonable noise levels adjacent to the boundary with the Application Site (South).
- 4.16 The Application Site (South) primarily experiences *reasonable* noise levels with the exception of a zone (orange) extending approximately 70m from the A705 where noise levels exceed 35dB(A). The situation is similar for the Application Site (North); however, the zone exceeding 35dB(A) extends approximately 150m into the site.
- 4.17 Internal, night-time noise levels across the majority of the North Site are shown to exceed the *reasonable* level of 35dB(A) (orange); however, a detailed examination of the modelling results shows that this exceedance is only slight with internal noise levels of between 36 and 37dB(A) occurring. There is a zone extending approximately 90m from the A705 which experiences higher internal noise levels.
- 4.18 If closed double glazed windows are considered, *good* night-time internal noise levels are achieved across the whole of the Application Site and wider land holding.



Figure 4.3 Day-time  $L_{Aeq-16hr}$  internal noise environment with open windows

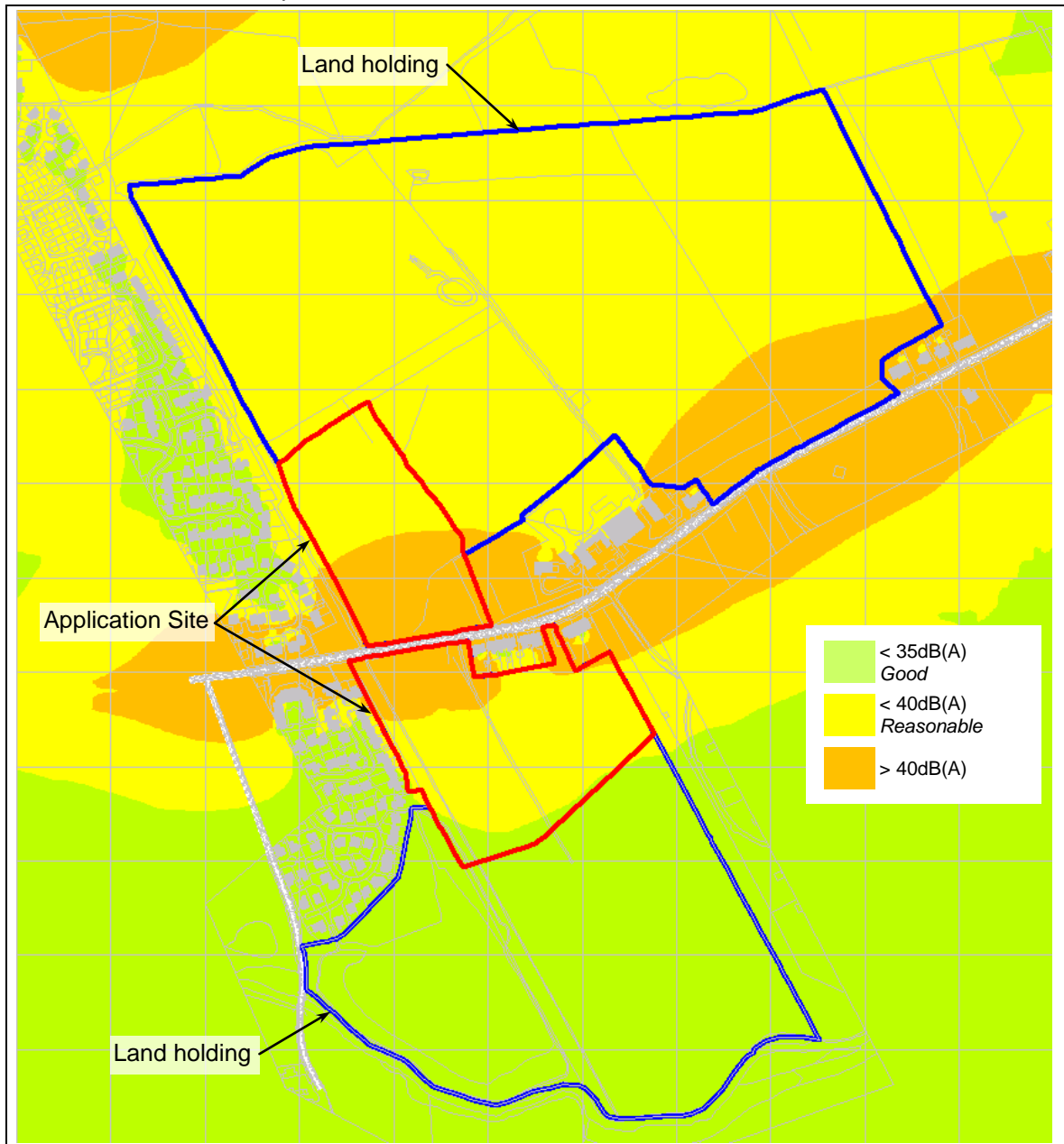


Figure 4.4 Daytime  $L_{Aeq16hr}$  internal noise environment with closed windows

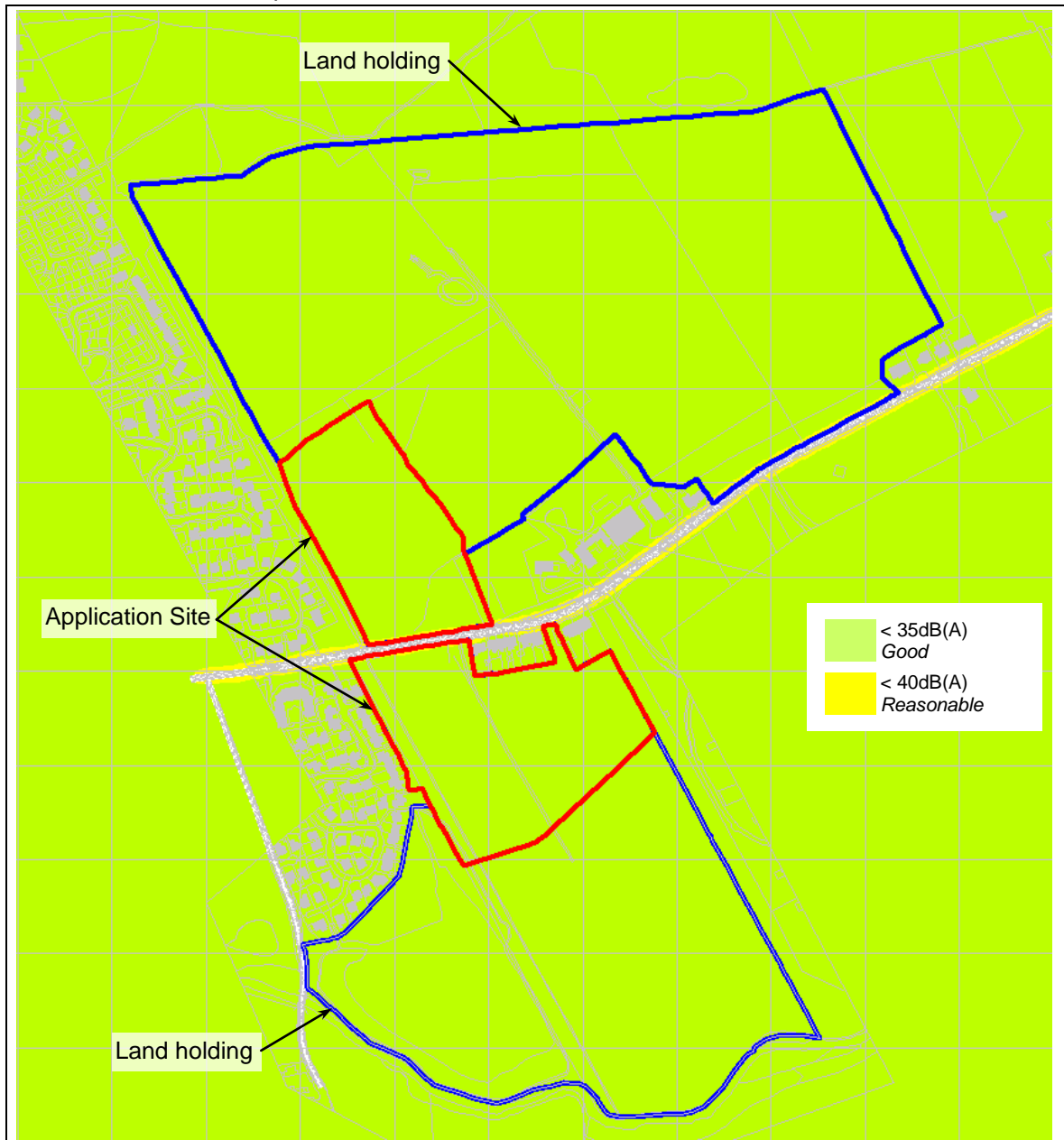


Figure 4.5 Night-time  $L_{Aeq-8hr}$  internal noise environment with open windows

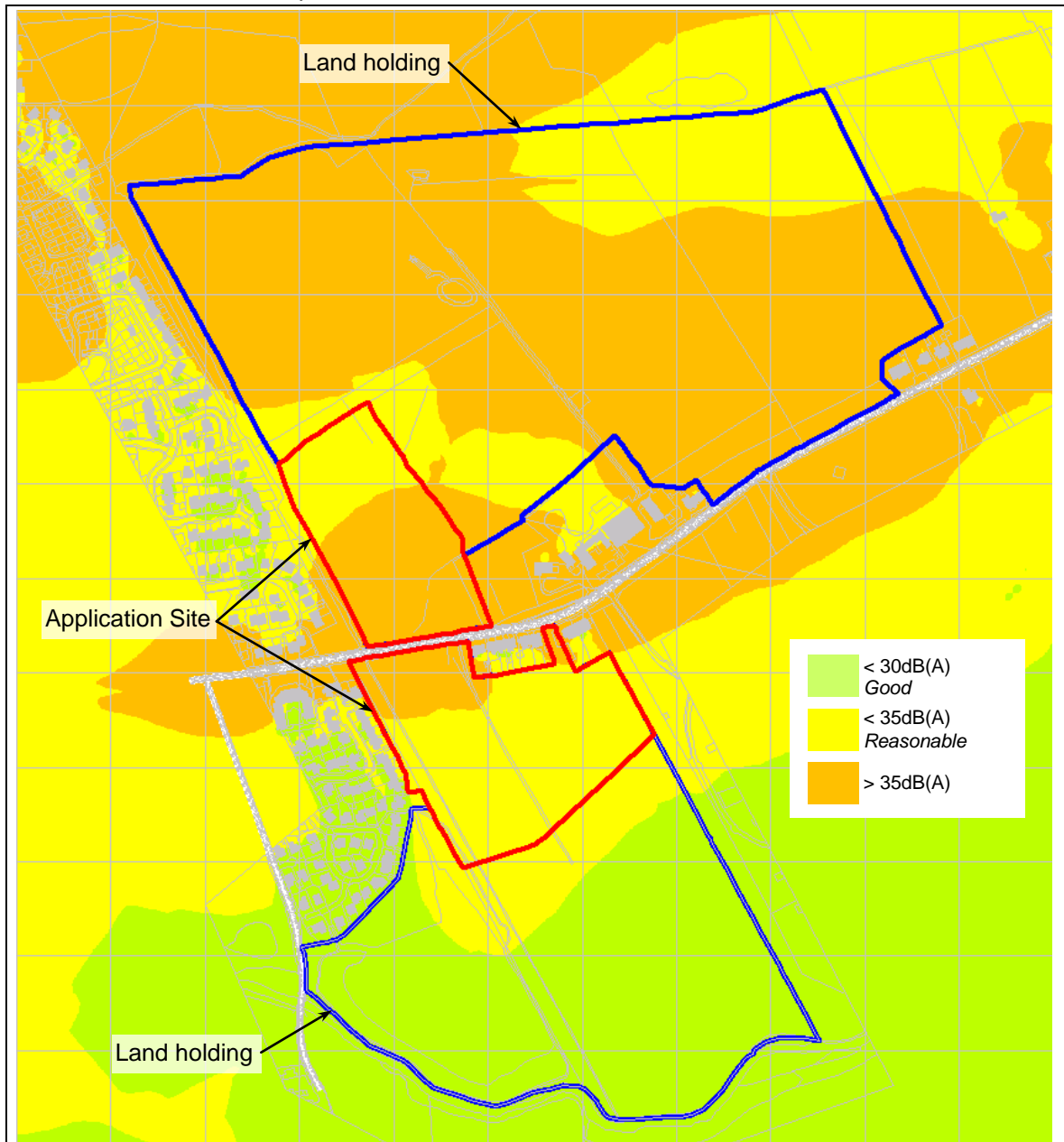
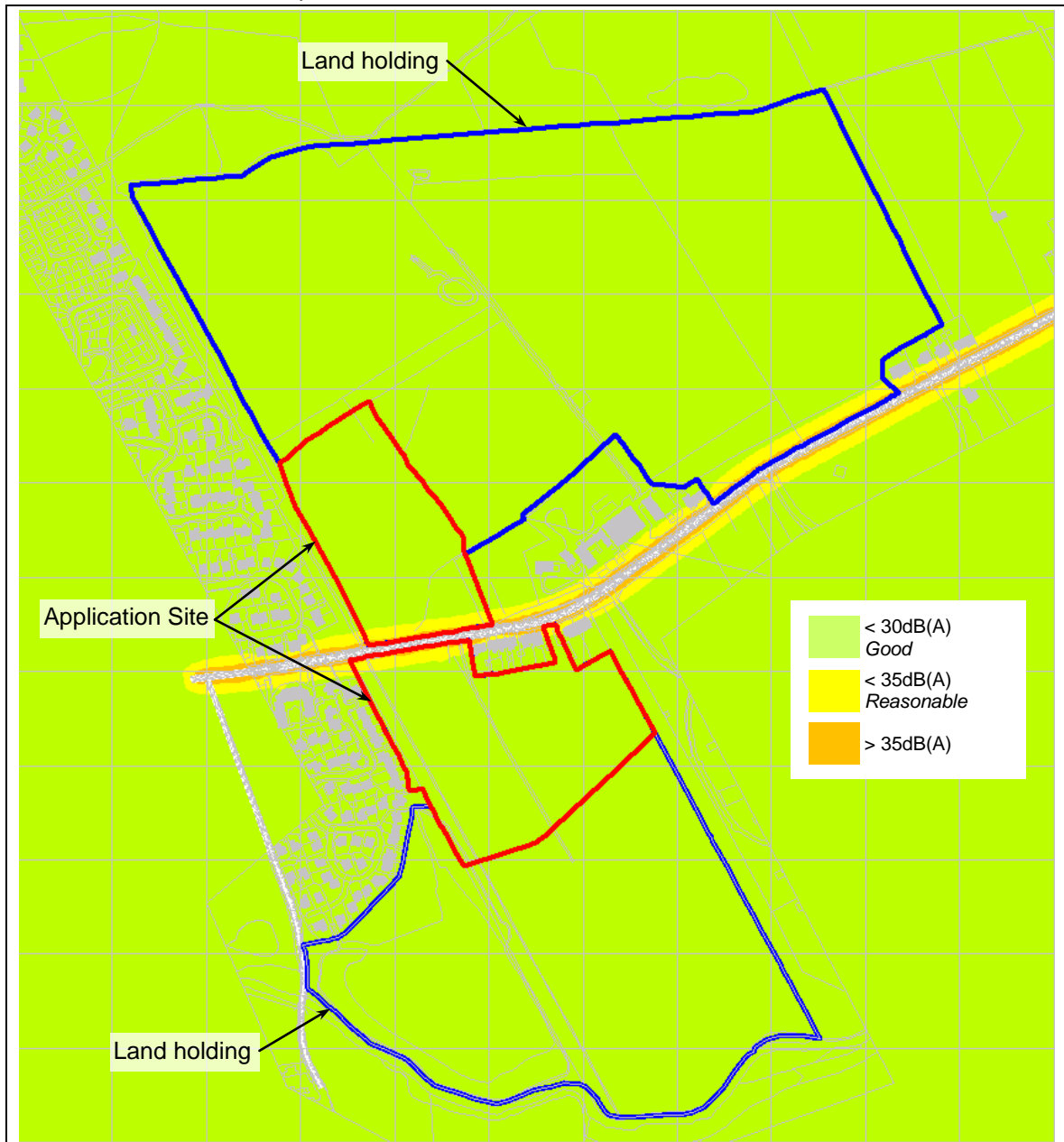


Figure 4.6 Night-time  $L_{Aeq-8hr}$  internal noise environment with closed windows



## Mitigation

- 4.19 The results described above indicate that to achieve acceptable noise levels both internally and externally, mitigation measures will be required in some parts of the Application Site and wider land holding. While the results for internal noise levels have shown that a closed double glazed window provides sufficient attenuation to achieve good internal noise conditions, other mitigation measures may enable the same to be achieved with open windows.
- 4.20 Mitigation measures can be divided into three categories: Barriers/separation, site layout and building features. Barriers/separation and site layout measures are suitable for improving both external and internal noise levels whereas building features only have an effect on internal noise levels. The following section outlines the various methods and indicates how these could be applied to development on the Application Site and the wider land holding. The implementation of the various potential measures is subject to detailed design as it depends on the eventual site layout. The choice of measures is subject to discussion and agreement with the relevant Environmental Health Officer later in the planning and design process.

### Barriers/Separation

- 4.21 Barriers and separation reduce the noise levels experienced by a receptor by increasing the distance the noise must travel from the source to the receptor thereby increasing the amount of attenuation that occurs. The introduction of strips of open space between the adjacent road network and the proposed residential areas will provide separation. The external noise level results presented above indicate that separation distances of 50m to the north of the A705 and 90m to the south will be sufficient for the proposed dwellings to experience noise levels either below or slightly exceeding 45dB(A).
- 4.22 Noise barriers can take the form of either acoustic fences or earthwork bunds. The use of such features may either enable separation distances to be reduced thereby increasing the developable area or, if used in conjunction with separation, allow a greater degree of attenuation to be achieved. Based on the analysis results, it may be viable to utilise a noise barrier along the A705 frontage of the Application Site and wider land holding to reduce the separation distances quoted above. In addition, a barrier along the northern boundary of the land holding may be sufficient to mitigate the small noise contribution from the M8 motorway. The need for this latter barrier is subject to confirmation following more detailed, high resolution modelling of this area.
- 4.23 The actual degree of attenuation that can be provided is dependent on the specific configuration of the noise barrier, which would be determined later in the development planning process. Consideration will need to be given to the visual impact of such structures to ensure that they do not adversely affect the visual amenity of the area or detract from the appearance of the development.

### Site Layout

- 4.24 Noise mitigation through the use of the site layout can be considered at two levels. Firstly the broad arrangement of the proposed dwellings and other buildings and, secondly, the orientation of individual properties. Buildings themselves can act as barriers to the propagation of noise hence any properties behind them will benefit from lower noise levels. This may increase the extents of the areas experiencing lower noise levels beyond those shown on the modelling results above. The effectiveness of this mitigation approach could be demonstrated by including the proposed development layout in the CADNA-A model.



- 4.25 It should be noted that the buildings acting as a barrier could experience higher external noise levels than would be considered acceptable. To mitigate this, these properties will need to incorporate specific building level mitigation measures which are described further below. Alternatively, less noise sensitive development types such as employment could be used to form the barrier. In areas where the modelling has shown that acceptable internal noise levels can be achieved but external noise levels exceed reasonable levels, the site layout can be designed such that garden spaces are shielded from the noise source by the building.
- 4.26 Varying the orientation of individual properties is primarily an internal noise level mitigation approach. By placing buildings such that facades with few or no windows face the noise source, internal noise levels can be controlled. This approach is dependent on the building fabric having a sufficient weighted sound reduction index. On this site, the placement of dwellings such that their gable ends, which typically have few or no windows, face towards the A705 or the M8 could enable buildings to occupy zones closer to these roads.

### **Building Features**

- 4.27 This approach involves incorporating specific noise reduction features into the building design. These are primarily associated with reducing internal noise levels. Potential mitigation measures include:
- Acoustically attenuated glazing and ventilation. According to BS8233, a standard double glazed unit (6-12-6mm), when closed, provides 33dB attenuation. Secondary glazed windows can provide between 35 and 45dB attenuation depending on the thickness of the air space between the panels. To maintain ventilation while ensuring that these levels of noise attenuation are still achieved will necessitate the use of acoustic-grade trickle vents.
  - Building fabric with a sufficient weighted sound reduction index ( $R_w$ ). The acoustic attenuation provided by the building walls and roof should be at least equal to that of the windows
  - Designing the internal layout such that noise sensitive rooms (i.e. bedrooms) can be located on facades facing away from noise sources. This approach works in conjunction with the site layout mitigation measures described above.
- 4.28 The acceptability of each of these mitigation measures will need to be discussed with the relevant Environmental Health Officer as part of a full Noise Assessment for this site.

## 5 Conclusions & Recommendations

### Conclusions

- 5.1 This Preliminary Noise Assessment has been undertaken to establish the noise constraints affecting the proposed development within the Application Site and future development on the wider land holding, and to identify potential mitigation measures to address areas where noise exceeds reasonable levels.
- 5.2 This Assessment is based on the results produced by a CADNA-A model of the land holding and the surrounding area. Traffic on the A705 and M8 motorway is the primary noise source near the site.
- 5.3 The resultant daytime and night-time noise levels have been compared against guidance presented in Planning Advice Note (PAN) 1/2011 *Planning and Noise*, Technical Advice Note (TAN): *Assessment of Noise* and BS8233:1999 *Sound Insulation and Noise Reduction for Buildings – Code of Practice*.
- 5.4 The anticipated increase in traffic flows on the A705 is insufficient to trigger assessment of noise levels experienced by sensitive receptors beyond the boundary of the land holding.
- 5.5 During the daytime, external noise levels over the majority of the Application Site, the whole of the South Site and the majority of the North Site, are less than 55dB(A) in compliance with the TAN. Within a strip measuring approximately 50m from the A705, noise levels exceed 55dB(A).
- 5.6 External noise levels during the night within the South Site and the southern half of the Application Site (South), with the exception of a zone extending approximately 90m from the A705, are less than 45dB(A) in compliance with the TAN. Noise levels over the remainder of the Application Site (South), and the whole of the Application Site (North) and the North Site exceed 45dB(A) hence do not comply with the TAN. North of the A705, beyond 50m from the road, the maximum exceedance of the TAN night-time criteria is 3dB(A).
- 5.7 During the day with closed windows, *good* (<35dB(A)) internal noise levels are achieved across the whole site. If open windows are considered, the Application Site experiences noise levels exceeding 40dB(A) within a zone extending 110m north and 70m south of the A705. The remainder of the Application Site will experience *reasonable* (<40dB(A)) noise levels. The South Site primarily experiences *good* internal noise levels. The North Site, with the exception of a strip extending 110m north from the A705, experiences *reasonable* noise levels.
- 5.8 At night, with closed windows, the whole site achieves *good* internal noise levels. If windows are open, the majority of the South Site to the south of the Application Site (South) will experience either *good* or *reasonable* internal noise levels. The Application Site (South) primarily experiences *reasonable* noise levels with the exception of a zone extending 90m from the A705. The Application Site (North), beyond approximately 150m from the A705, will achieve *reasonable* internal noise levels; however, the remainder of the site experiences internal noise levels exceeding 35dB(A).
- 5.9 Internal night-time noise levels, with an open window, over the majority of the North Site exceed *reasonable* levels although the maximum exceedance beyond 90m from the A705 is 2dB(A).

- 5.10 Subject to detailed masterplanning and site design, mitigation measures are required to address the following external exceedances in order to enable parts of the Application Site and wider land holding to be developed:
- Areas within 50m of the A705 during the day.
  - Areas within 90m to the south of the A705 during the night.
  - Areas across the whole of the northern section of the site during the night.
- 5.11 The use of closed double glazed windows on building within the proposed development has been shown to be sufficient to enable a *good* internal noise level to be achieved across the whole site during both the day and night.
- 5.12 Potential mitigation measures suitable for inclusion within developments on this land include:
- Noise barriers, either fencing or earthwork bunds, between the A705 and/or M8 motorway.
  - Stand-off distances to avoid placing dwellings within the noisiest parts of the site.
  - Designing the site layout such that buildings nearest the noise source form barriers to the propagation of noise further into the development.
  - Placement of less noise-sensitive development types in the noisiest parts of the site.
  - Orientating buildings so they shield garden areas from noise.
  - Orientating buildings to place facades with no or few windows, such as a gable end, towards the noise source.
  - Using standard double glazed windows with acoustic grade trickle vents to ensure adequate ventilation with windows closed.
  - Ensuring the building fabric has a sufficiently high weighted sound reduction index that is at least equal to that of the windows.
  - Designing the internal layout of properties to enable noise sensitive areas to be placed on facades facing away from noise sources.
- 5.13 The mitigation measures for the proposed development will need to be discussed and agreed with the Environmental Health Officer.

## Recommendations

- 5.14 The findings of this report can be used to support a planning submission relating to the Application Site.
- 5.15 Further investigations should be undertaken to establish the scale and potential effectiveness of noise barriers to mitigate traffic noise from the adjacent roads.
- 5.16 The proposed development layout should take into consideration the mitigation measures listed above.

As the development planning process progresses, the noise model should be updated to include details of the development in order to assess update the noise environment within the site and hence the specifications of any mitigation measures that may be necessary.

## Appendix A

### Traffic Data

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Job No	Report No	Issue no	Report Name
SCT3497	R.001	1	Land off Seafield Road Blackburn

## A705 Traffic Data (Automatic Traffic Count)

Time	Thursday 26/04/2012			Friday 27/04/2012			Saturday 28/04/2012			Sunday 29/04/2012			Monday 30/04/2012			Tuesday 01/05/2012			Wednesday 02/05/2012		
	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total
<b>Westbound</b>																					
0000 - 0100	24	0	24	15	0	15	41	3	44	48	1	49	24	0	24	18	0	18	14	0	14
0100 - 0200	9	0	9	10	0	10	22	0	22	38	0	38	8	0	8	8	0	8	13	0	13
0200 - 0300	8	0	8	18	0	18	19	1	20	31	1	32	4	0	4	8	3	11	7	0	7
0300 - 0400	6	0	6	4	1	5	12	3	15	17	3	20	2	0	2	6	0	6	3	0	3
0400 - 0500	8	0	8	8	2	10	18	2	20	20	1	21	9	0	9	5	1	6	5	1	6
0500 - 0600	39	1	40	35	6	41	21	2	23	22	2	24	31	5	36	29	4	33	30	5	35
0600 - 0700	121	2	123	128	9	137	46	11	57	29	3	32	126	11	137	113	15	128	126	11	137
0700 - 0800	216	2	218	200	12	212	82	5	87	53	4	57	209	15	224	215	15	230	254	10	264
0800 - 0900	281	0	281	240	14	254	140	7	147	52	4	56	299	14	313	299	14	313	251	9	260
0900 - 1000	222	0	222	222	17	239	190	12	202	112	9	121	189	16	205	190	8	198	214	13	227
1000 - 1100	209	2	211	188	20	208	236	13	249	179	7	186	193	15	208	231	16	247	202	16	218
1100 - 1200	269	4	273	297	10	307	323	9	332	200	7	207	251	14	265	229	8	237	258	15	273
1200 - 1300	290	1	291	376	15	391	318	9	327	238	6	244	266	13	279	234	15	249	265	11	276
1300 - 1400	281	2	283	382	17	399	330	9	339	250	5	255	279	10	289	284	9	293	257	14	271
1400 - 1500	399	1	400	426	16	442	331	10	341	245	8	253	349	17	366	361	12	373	395	18	413
1500 - 1600	459	8	467	452	20	472	376	9	385	302	9	311	411	22	433	469	19	488	403	20	423
1600 - 1700	592	1	593	498	16	514	357	10	367	314	7	321	538	17	555	579	22	601	588	17	605
1700 - 1800	593	6	599	490	16	506	326	8	334	242	6	248	547	14	561	570	12	582	617	19	636
1800 - 1900	395	3	398	346	9	355	279	8	287	212	7	219	320	11	331	346	13	359	383	10	393
1900 - 2000	290	0	290	249	7	256	246	4	250	139	5	144	232	9	241	237	5	242	238	7	245
2000 - 2100	223	1	224	216	12	228	145	4	149	139	3	142	184	4	188	212	10	222	260	3	263
2100 - 2200	160	1	161	153	10	163	97	3	100	105	4	109	121	5	126	172	6	178	181	4	185
2200 - 2300	100	1	101	112	1	113	79	6	85	54	4	58	92	4	96	96	6	102	114	3	117
2300 - 0000	37	1	38	62	3	65	75	7	82	24	1	25	51	6	57	40	2	42	63	4	67
<b>Eastbound</b>																					
0000 - 0100	9	0	9	9	0	9	43	6	49	42	4	46	17	0	17	13	1	14	8	2	10



Time	Thursday 26/04/2012			Friday 27/04/2012			Saturday 28/04/2012			Sunday 29/04/2012			Monday 30/04/2012			Tuesday 01/05/2012			Wednesday 02/05/2012			
	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	
0100 - 0200	10	0	10	7	2	9	24	1	25	42	8	50	8	0	8	4	0	4	5	1	6	
0200 - 0300	5	3	8	7	0	7	14	0	14	22	0	22	4	0	4	4	0	4	3	0	3	
0300 - 0400	10	1	11	16	0	16	22	0	22	25	2	27	5	0	5	9	0	9	6	0	6	
0400 - 0500	25	0	25	24	5	29	14	2	16	11	2	13	20	4	24	22	3	25	21	4	25	
0500 - 0600	95	10	105	106	17	123	37	10	47	23	4	27	108	8	116	92	11	103	94	11	105	
0600 - 0700	223	30	253	223	15	238	88	8	96	51	3	54	233	17	250	255	12	267	256	18	274	
0700 - 0800	456	47	503	444	38	482	111	11	122	62	6	68	441	39	480	461	47	508	453	45	498	
0800 - 0900	540	62	602	450	31	481	200	21	221	107	9	116	488	46	534	516	46	562	523	40	563	
0900 - 1000	272	31	303	283	30	313	262	15	277	175	15	190	282	28	310	287	23	310	272	28	300	
1000 - 1100	257	26	283	271	32	303	323	19	342	243	18	261	221	18	239	280	26	306	241	28	269	
1100 - 1200	298	29	327	339	27	366	318	28	346	307	21	328	272	19	291	272	23	295	311	24	335	
1200 - 1300	278	29	307	405	24	429	383	22	405	342	21	363	279	19	298	253	11	264	323	27	350	
1300 - 1400	286	25	311	358	25	383	350	16	366	262	16	278	295	26	321	288	22	310	280	15	295	
1400 - 1500	326	19	345	353	27	380	304	24	328	252	11	263	301	28	329	310	17	327	344	23	367	
1500 - 1600	316	29	345	350	23	373	254	17	271	223	17	240	290	21	311	290	15	305	336	10	346	
1600 - 1700	389	28	417	321	24	345	212	9	221	191	11	202	316	25	341	344	13	357	339	15	354	
1700 - 1800	334	23	357	318	25	343	226	11	237	160	13	173	270	16	286	322	20	342	341	22	363	
1800 - 1900	319	22	341	296	11	307	230	15	245	179	14	193	247	8	255	283	11	294	291	16	307	
1900 - 2000	178	20	198	194	19	213	149	10	159	120	11	131	188	13	201	240	8	248	223	14	237	
2000 - 2100	135	20	155	128	9	137	106	17	123	89	5	94	148	7	155	136	12	148	171	15	186	
2100 - 2200	125	13	138	111	5	116	77	15	92	82	5	87	117	1	118	135	7	142	133	15	148	
2200 - 2300	66	7	73	70	11	81	70	15	85	51	3	54	65	3	68	51	2	53	83	10	93	
2300 - 0000	22	2	24	52	8	60	57	6	63	20	2	22	17	1	18	27	5	32	32	5	37	
<b>Total</b>																						
0000 - 0100	33	0	33	24	0	24	84	9	93	90	5	95	41	0	41	31	1	32	22	2	24	
0100 - 0200	19	0	19	17	2	19	46	1	47	80	8	88	16	0	16	12	0	12	18	1	19	
0200 - 0300	13	3	16	25	0	25	33	1	34	53	1	54	8	0	8	12	3	15	10	0	10	
0300 - 0400	16	1	17	20	1	21	34	3	37	42	5	47	7	0	7	15	0	15	9	0	9	
0400 - 0500	33	0	33	32	7	39	32	4	36	31	3	34	29	4	33	27	4	31	26	5	31	

Time	Thursday 26/04/2012			Friday 27/04/2012			Saturday 28/04/2012			Sunday 29/04/2012			Monday 30/04/2012			Tuesday 01/05/2012			Wednesday 02/05/2012		
	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total	Light	HGV	Total
0500 - 0600	134	11	145	141	23	164	58	12	70	45	6	51	139	13	152	121	15	136	124	16	140
0600 - 0700	344	32	376	351	24	375	134	19	153	80	6	86	359	28	387	368	27	395	382	29	411
0700 - 0800	672	49	721	644	50	694	193	16	209	115	10	125	650	54	704	676	62	738	707	55	762
0800 - 0900	821	62	883	690	45	735	340	28	368	159	13	172	787	60	847	815	60	875	774	49	823
0900 - 1000	494	31	525	505	47	552	452	27	479	287	24	311	471	44	515	477	31	508	486	41	527
1000 - 1100	466	28	494	459	52	511	559	32	591	422	25	447	414	33	447	511	42	553	443	44	487
1100 - 1200	567	33	600	636	37	673	641	37	678	507	28	535	523	33	556	501	31	532	569	39	608
1200 - 1300	568	30	598	781	39	820	701	31	732	580	27	607	545	32	577	487	26	513	588	38	626
1300 - 1400	567	27	594	740	42	782	680	25	705	512	21	533	574	36	610	572	31	603	537	29	566
1400 - 1500	725	20	745	779	43	822	635	34	669	497	19	516	650	45	695	671	29	700	739	41	780
1500 - 1600	775	37	812	802	43	845	630	26	656	525	26	551	701	43	744	759	34	793	739	30	769
1600 - 1700	981	29	1010	819	40	859	569	19	588	505	18	523	854	42	896	923	35	958	927	32	959
1700 - 1800	927	29	956	808	41	849	552	19	571	402	19	421	817	30	847	892	32	924	958	41	999
1800 - 1900	714	25	739	642	20	662	509	23	532	391	21	412	567	19	586	629	24	653	674	26	700
1900 - 2000	468	20	488	443	26	469	395	14	409	259	16	275	420	22	442	477	13	490	461	21	482
2000 - 2100	358	21	379	344	21	365	251	21	272	228	8	236	332	11	343	348	22	370	431	18	449
2100 - 2200	285	14	299	264	15	279	174	18	192	187	9	196	238	6	244	307	13	320	314	19	333
2200 - 2300	166	8	174	182	12	194	149	21	170	105	7	112	157	7	164	147	8	155	197	13	210
2300 - 0000	59	3	62	114	11	125	132	13	145	44	3	47	68	7	75	67	7	74	95	9	104
18hr (06:00-00:00)	9957	498	10455	10003	608	10611	7696	423	8119	5805	300	6105	9127	552	9679	9627	527	10154	10021	574	10595
% HGV	4.8%			5.7%			5.2%			4.9%			5.7%			5.2%			5.4%		

## M8 2010 Traffic Data (Transport for Scotland site JCT00027)

Month	Average Daily Traffic			% HGV
	Light	HGV	Total	
January	50850	9313	60163	15.5%
February	52845	9802	62647	15.6%
March	53597	10046	63643	<b>15.8%</b>
April	53543	9830	63373	15.5%
May	55112	9772	64884	15.1%
June	47743	8671	56414	15.4%
July	55311	9460	64771	14.6%
August	57282	9603	<b>66885</b>	14.4%
September	55614	9549	65163	14.7%
October	52934	9138	62072	14.7%
November	45761	7915	53676	14.7%

Source: Transport for Scotland website

Job No  
SCT3497

Report No  
R.001

Issue no  
1

Report Name  
Land off Seafield Road  
Blackburn

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## Appendix B

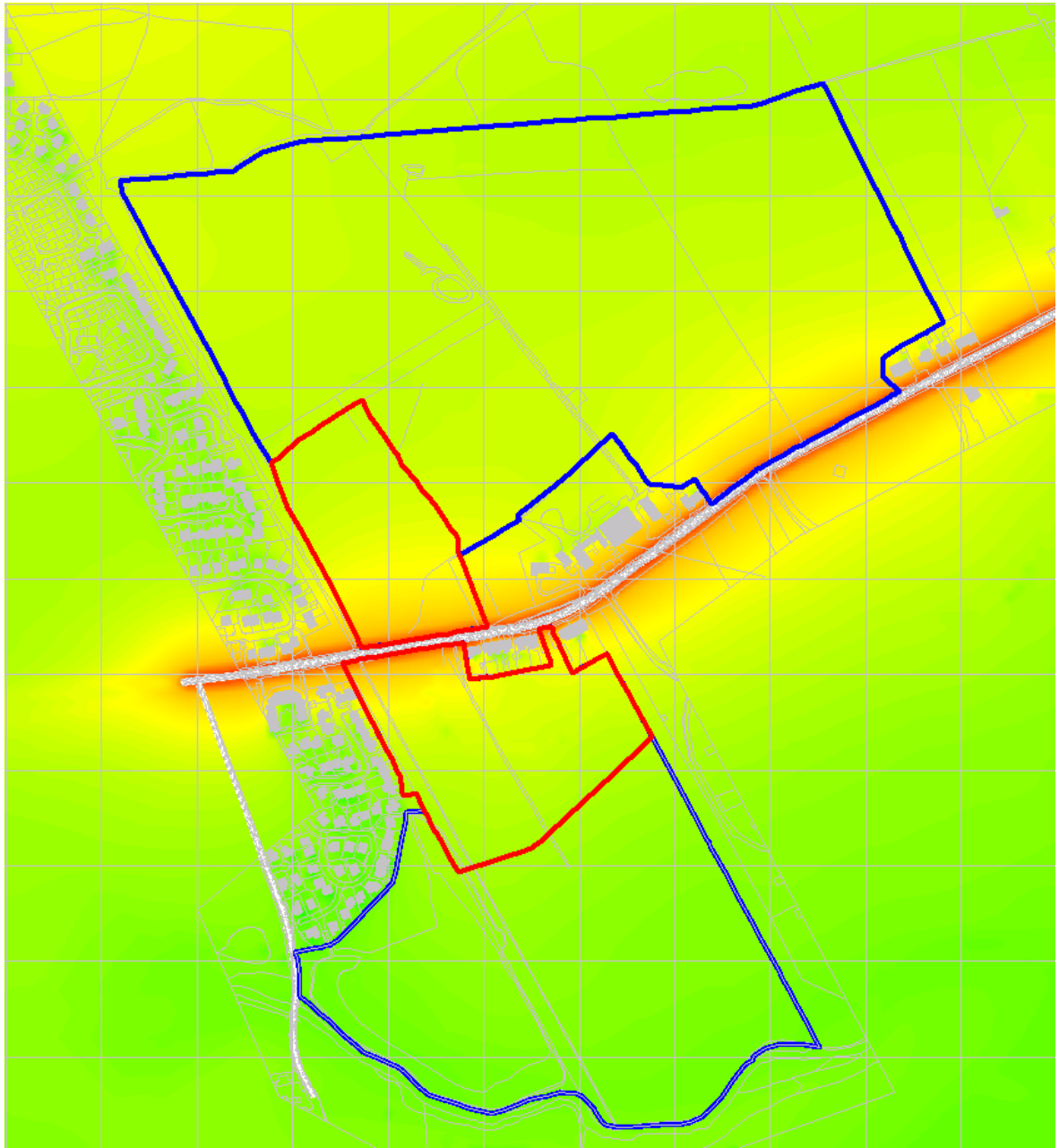
### L<sub>A10-18hr</sub> Noise Map

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Job No	Report No	Issue no	Report Name
SCT3497	R.001	1	Land off Seafield Road Blackburn









# Pre-Application Consultation Report



## Proposed Housing Development Land at Seafield Road, Blackburn



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**October 2012**



# Pre-Application Consultation Report

## Proposed Housing Development Land at Seafield Road, Blackburn

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### Contents

- 1.0 Introduction
- 2.0 Planning Policy Context
- 3.0 Consultation Methods
- 4.0 Issues Raised at Consultation Events
- 5.0 Key Themes Addressed
- 6.0 Conclusions

### Appendices

- Appendix 1: Proposal of Application Notice & Site Location Plan
- Appendix 2: Indicative Masterplan

## Introduction

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by Chartered Town Planning Consultants, John Handley Associates, in support of a planning application submitted on behalf of Hallam Land Management Ltd.
- 1.2 The application seeks planning permission in principle for a new housing development, access roads and landscaping on land at Seafield Road, Blackburn.
- 1.3 This PAC report outlines the extent of community involvement undertaken in accordance with the Planning etc (Scotland) Act 2006 to demonstrate how the Applicant has engaged with the local community to ensure effective engagement in the local area. The report is structured as follows:
- Section 2: Provides a planning policy context.
  - Section 3: Explains the details of consultation methods undertaken.
  - Section 4: Summarises the response from the Consultation Events
  - Section 5: Explains the issues that have been addressed as a result of the local consultation exercise.
  - Section 6: Sets out conclusions.

## 2.0 Planning Policy Context

### Planning etc (Scotland) Act 2006

- 2.1 The implementation of the Planning etc (Scotland) Act 2006 has contributed to widespread reforms within the planning system. A fundamental principle of the Act and implementation of this is the requirement to increase and improve community consultation in Scotland. This is to ensure that those affected by development proposals are presented with an opportunity to engage early in the planning process. This is in line with the Scottish Government's objectives of making the planning system open and transparent.
- 2.2 As the application site area is more than 2 hectares and the proposed scale of development is over 50 units, it is classified as a "major" application under the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.
- 2.3 As this is a major application, there is a requirement to undertake public consultation prior to the submission of any application. This is to ensure that communities are made aware of, and have an opportunity to comment on proposals before an application is submitted to the Council.

### Scottish Planning Policy (SPP)

- 2.4 The SPP aims to promote planning into the wider context of the Scottish Government's aims and policies and details that a proper functioning planning system is essential in achieving its central purpose by increasing sustainable economic growth.
- 2.5 The SPP highlights the importance of the involvement of the wider public and communities in achieving this goal. It states *'the system should operate and engage all interests as early and as fully as possible to inform decisions'* and *'successful reform of the planning system will only be achieved if all those involved in planning communities, representatives, public bodies and the general public commit themselves to engaging as constructively as possible'*. In addition, the SPP outlines the importance of pre-application discussions to *'ensure all parties have a shared understanding of the prospects for a proposed development'*.

## **Circular 4/2009 Development Management Procedures**

- 2.6 This demonstrates that the Government is seeking to encourage improved trust and more open, positive relationships from the earliest stages in the planning process and to provide, where possible, an early opportunity for community views to be reflected.
- 2.7 It sets out that pre-application consultation with the community is intended to add value at the start of the development management process by improving the quality of the proposal and allowing applicants the opportunity to amend their emerging proposals to accommodate community opinion.

## **PAN 3/2010 Community Engagement**

- 2.8 PAN 3/2010 sets out the Scottish Government's objectives on how planning authorities, councillors, statutory consultees and other key agencies should operate to ensure effective consultation takes place with community councils, community groups and members of the public.
- 2.9 It acknowledges the complexity of the planning system – that it is highly technical and often results in confusion amongst people who feel their views are not significantly taken into account. This can lead to a lack of trust between parties, while there is a lack of awareness of the relevance of planning, meaning that people only become involved when a planning proposal directly involves them.
- 2.10 The PAN defines consultation as the dynamic process of dialogue between individuals or groups, based on a genuine exchange of views and normally with the objective of influencing decisions, policies or programmes of action.
- 2.11 PAN 3/2010 recommends that all section of the community should engage in planning the future of their area if decisions are to be improved and seeks to provide guidance on how to improve community engagement and to raise awareness of planning. It states that effective community engagement requires the following:
- People are made aware of proposals that affect them early in the process.
  - They have all the facts to allow them to make a contribution.
  - Had the opportunity to engage.
  - That having made their views known, they receive clearer explanations of how and why decisions were made.



## 3.0 Consultations Methods

- 3.1 This section outlines the extensive community consultation which was undertaken on behalf of Hallam Land Management prior to the finalisation of the proposals and the submission of the formal planning application.
- 3.2 The purpose of the consultation exercise was to communicate directly with key audiences, obtain relevant feedback and to consider any issues in terms of the application proposals.
- 3.3 A wide range of tools were used to engage with the key audiences over a period of four months prior to the submission of the formal planning application. The various consultation methods undertaken by Hallam Land Management and its advisers are summarised below.

### **(1) Proposal of Application Notice**

- 3.4 Following pre-application discussions with West Lothian Council and the Blackburn Community Council, a formal Proposal of Application Notice was submitted to West Lothian Council on 7 June 2012.
- 3.5 A copy of the Proposal of Application Notice and location plan which was issued to the Council, and both Blackburn Community Council and the neighbouring Seafield Community Council is included as Appendix 1.

### **(2) Engagement with Blackburn Community Council**

- 3.6 A key element of the pre-application consultation carried out by Hallam Land Management has been the discussions and meetings with the local Community Council. Following discussions in June, an initial meeting with Blackburn Community Council was held on 4 July 2012. At this meeting an informal presentation of the proposed development was made and feedback received on the best dates, times and location for the public exhibition. Hallam Land Management took this advice fully on board and arranged the local exhibition in line with the suggestions of the Community Council.

3.7 At this first meeting in July, the Community Council also expressed the following initial comments on the proposals:

- A range and mix of housing should be considered, including affordable housing.
- Assessments of infrastructure, education and traffic impact will have to be carried out to ensure any development does not impact on existing facilities and services.
- Impacts on local services and facilities will need to be addressed through developer contributions which should be retained within Blackburn.
- There are road safety issues on Main Road which will need particular consideration.
- There are known drainage, surface water, and water pressure problems in this area which will have to be examined.
- A defined settlement boundary and strong separation between Seafield and Blackburn must be maintained.
- Provision of green space and children's play areas should be considered.
- Confirmation of land ownerships and phasing should be provided.

3.8 These comments were taken on board as the initial proposals progressed, and technical assessments of ecology, infrastructure, education, landscape, traffic and drainage impacts have been undertaken. An indicative layout plan has been prepared and a design statement and supporting planning statement to address the comments received from the Community Council.

3.9 A follow-up meeting was held on 1<sup>st</sup> August to advise the Community Council of the feedback from the local exhibition held earlier that day (discussed below). A further meeting was subsequently arranged for the evening of 10<sup>th</sup> September to allow attendance by a wider group of local residents. The findings of the local exhibition and the follow-up residents meeting are summarised in Section 4.0 below.

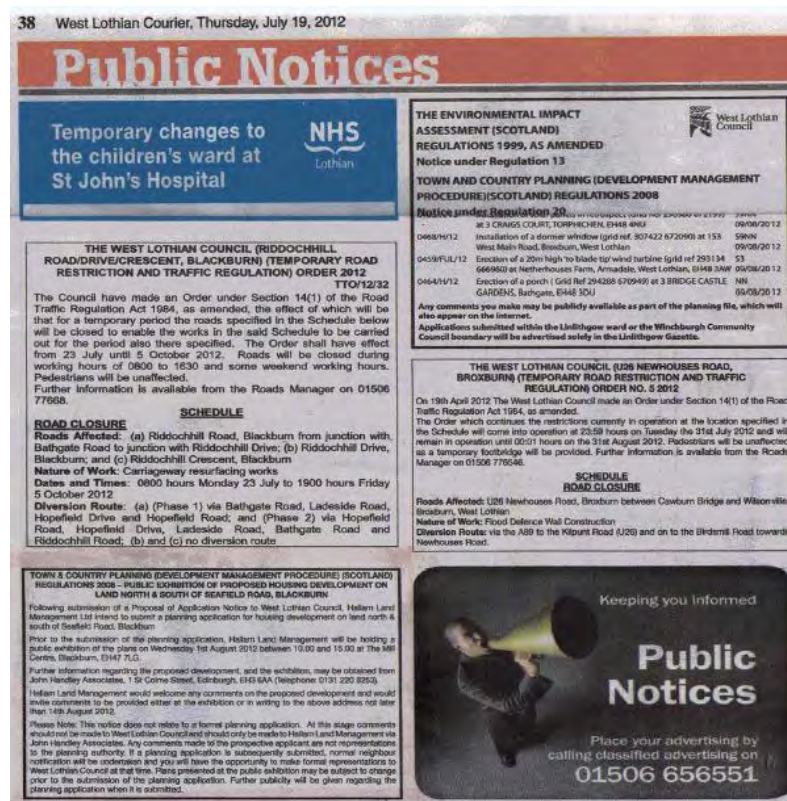
3.10 The assistance of the Community Council in helping to organise and arrange the various local events has been very much appreciated. The Community Council's willingness to engage with the applicant on the proposals; as well as their efforts to publicise the consultation event have been a key feature of this local consultation exercise and has helped to ensure significant local awareness of the proposals.

3.11 As well as meeting with the Blackburn Community Council, Hallam Land Management has discussed the proposals with the adjoining Seafield Community Council. Whilst no formal feedback has been received to date from Seafield Community Council, the same general themes were raised with a particular emphasis on the opportunity to provide a defined gateway into Blackburn and the need to retain a strong defensible separation between the two communities.

**(3) Local Press Notice – West Lothian Courier**

3.12 As required by the Development Management Regulations, a formal Notice advertising the public exhibition was placed in the West Lothian Courier on 19<sup>th</sup> July 2012.

3.13 The Notice was listed in the same section as the Council’s planning notices, and provided information on: location and description of the proposed development and where further information can be obtained; date and place of the public event; information on how and by when comments can be made and a statement that comments made to the developer are not representations to the Planning Authority. A copy of the Press Notice is set out below.



*Extract from West Lothian Courier, Thursday 19 July 2012*

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008 – PUBLIC EXHIBITION OF PROPOSED HOUSING DEVELOPMENT ON LAND NORTH & SOUTH OF SEAFIELD ROAD, BLACKBURN**

Following submission of a Proposal of Application Notice to West Lothian Council, Hallam Land Management Ltd intend to submit a planning application for housing development on land north & south of Seafield Road, Blackburn

Prior to the submission of the planning application, Hallam Land Management will be holding a public exhibition of the plans on Wednesday 1st August 2012 between 10.00 and 15.00 at The Mill Centre, Blackburn, EH47 7LG.

Further information regarding the proposed development, and the exhibition, may be obtained from John Handley Associates, 1 St Colme Street, Edinburgh, EH3 6AA (Telephone: 0131 220 8253).

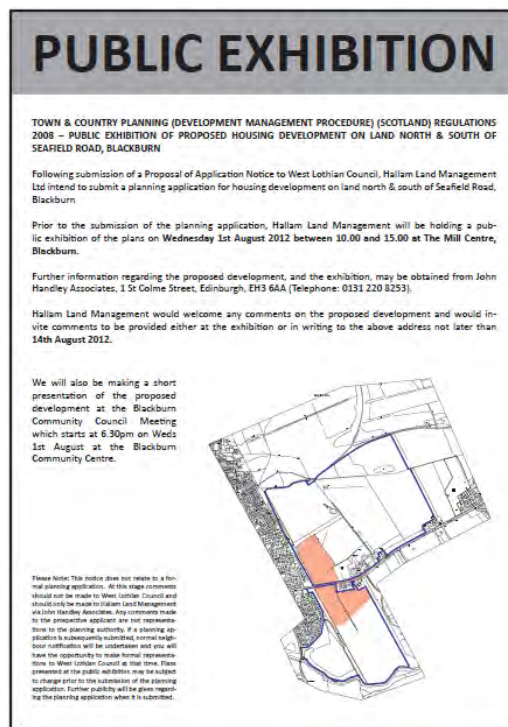
Hallam Land Management would welcome any comments on the proposed development and would invite comments to be provided either at the exhibition or in writing to the above address not later than 14th August 2012.

Please Note: This notice does not relate to a formal planning application. At this stage comments should not be made to West Lothian Council and should only be made to Hallam Land Management via John Handley Associates. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted, normal neighbour notification will be undertaken and you will have the opportunity to make formal representations to West Lothian Council at that time. Plans presented at the public exhibition may be subject to change prior to the submission of the planning application. Further publicity will be given regarding the planning application when it is submitted.

*Copy of Notice in West Lothian Courier, Thursday 19 July 2012*

**(4) Poster in Community Notice Boards**

3.14 In addition the formal notice placed in the West Lothian Courier a Poster advertising the local consultation event was put on the Community Notice Board in the Mill Centre, Blackburn. This served to further highlight the proposals and increase local awareness of the development and the forthcoming local event. It also provided contact details and confirmation of arrangements for the submission of comments on the proposals. A copy of the Poster is shown below.





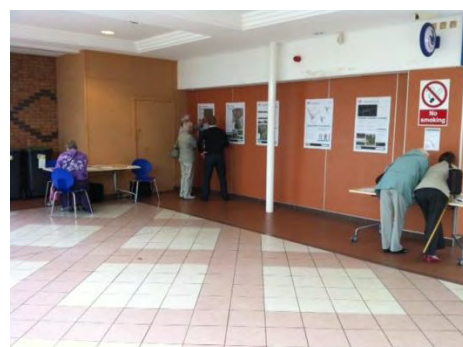
## (5) Invitations to Local Residents

3.15 Notices informing local residents of the Community Event were prepared and distributed by the Community Council to 40 houses in the Graham Court and Elm Place areas. The assistance of the Community Council in undertaking this awareness raising exercise is much appreciated and helped to ensure wider coverage of the Community Event.

## (6) Public Exhibition

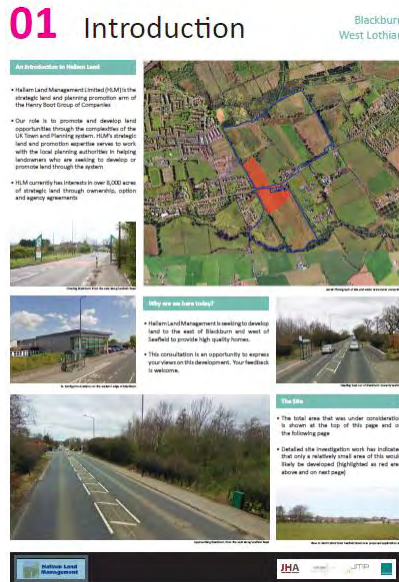
### Mill Centre, Blackburn – Wednesday 1<sup>st</sup> August 2012

3.16 The main local consultation event was held at the Mill Centre in Blackburn on 1<sup>st</sup> August 2012. This took the form of a drop-in public exhibition which took place in the main shopping centre in Blackburn. The event was open from 10.30am to 3.30pm and was located opposite the Blackburn Connected Centre. The assistance of the staff in Blackburn Connected and the use of their resources for the local event was appreciated.



*Photographs from Local Exhibition at Mill Centre, 01 August 2012*

3.17 Representatives from Hallam Land Management and their planning and design advisers were on hand throughout the exhibition to explain the proposals and answer queries from visitors. The Chair of Blackburn Community Council also attended the local event to observe feedback from local residents and helped with the organisation of the event. This assistance was welcomed and allowed the Community Council to gauge responses from local residents.



**Boards Displayed at Local Exhibition & Residents Meeting**

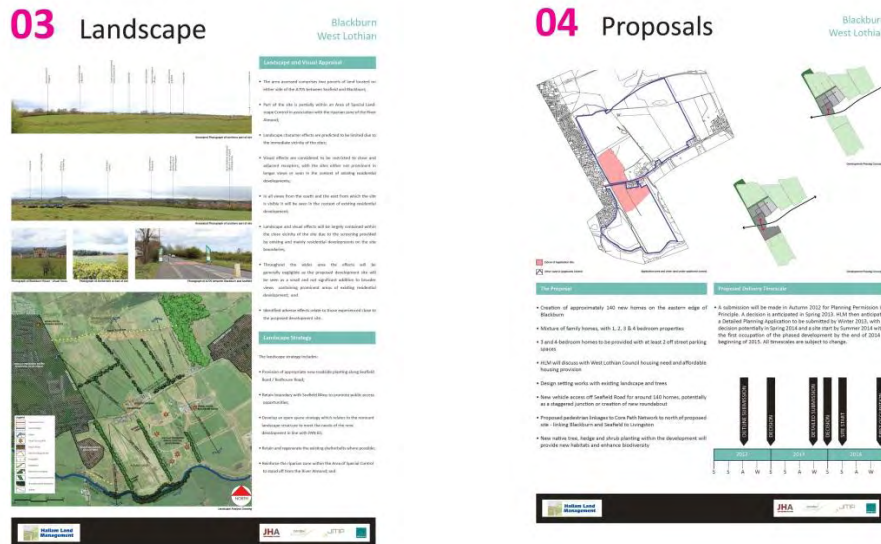
3.18 Copies of the indicative proposals were displayed and response forms were available for completion by visitors. This event was well-attended with over 100 visitors over the day stopping to review the proposals and obtain further information. This included visits from residents of Graham Court, Elm Place, Rockvale Cottages as well as local residents from throughout Blackburn and Seafield. Photographs from the event are set out above; and copies of the Information Boards displayed at the exhibition and the follow-up Residents Meeting are shown above and below.

**(7) Local Residents Meeting**

**Blackburn Community Centre – Monday 10<sup>th</sup> September 2012**

3.19 Following the local exhibition and the Community Council Meeting on 1<sup>st</sup> August, a number of residents directly adjoining the application site raised concern that insufficient publicity and information had been provided on the proposals and criticised the holding of the local event during the day.

- 3.20 Whilst these criticisms were not accepted and the venue, date, time and publicity for the local event were arranged in full consultation and agreement with the Community Council, the applicants agreed to attend a further residents meeting to provide a further opportunity to view the proposals.
- 3.21 This Local Residents Meeting was arranged by the Community Council and was held at the Blackburn Community Centre on Monday 10<sup>th</sup> September from 7pm to 9pm.
- 3.22 This was a formal public meeting, chaired by the Blackburn Community Council. In addition to representatives from Hallam Land Management, three of the local ward Councillors attended, along with the Chairman of the Seafield Community Council. The event was a structured meeting which allowed the applicant to present the proposals and explain the approach taken. A detailed question and answer session followed the presentation with a range of questions from the audience of over 50 local residents. At the end of the event a further 17 completed response Forms were received from residents of Graham Court, Happy Valley Road and Hillview and Rockvale Cottages.
- 3.23 Copies of the display boards were made available for examination by visitors attending the event and a detailed overview of the proposals was provided.



**Boards Displayed at Local Exhibition & Residents Meeting**



**05** Technical Issues Blackburn  
West Lothian

**Transport**

- Vehicular access to the development is proposed to be by way of a new 30m wide road which will serve both the north and south parts of the site.
- The layout will also provide a shared pedestrian route to the west entrance to the town.
- Bus stops are within close walking distance of the development and regular bus services connect the site to Borthwick, Livingston and Dalkeith, as well as destinations in North Lanarkshire.
- The development will link into the existing pedestrian network connecting to Sheriff Road as well as Rowan Drive to the north.

**Drainage**

- Surface water from the development site will be drained as it currently does via field drains.
- The majority of the site will drain to the River Almond while flows from the remainder will drain into the ditches within Easter Inch Moss to the north.
- The drainage systems will be incorporated into the landscaping proposals for the site for aesthetic reasons and to provide improved habitats and biodiversity.
- Final water flows from the proposed development will be discharged into the local sewerage network draining to Blackburn Waste Water Treatment Works.

**Sustainability**

- Majority of town centre is accessible within 15m and letters, education and employment within 20m.
- Hallam Land will discuss Local primary and secondary schools with West Lothian Council with regard to future pupil rolls and impact.
- Homes will meet Building Regulations requirements for energy efficiency.

**Local Sites**

- Hallam Land Management Ltd plan to submit a Planning Permission in Principle application in support of the housing development.
- Your comments today will be compiled and submitted alongside the application, helping to guide the application and highlight issues important to the community.
- You can leave comments on the response form at the exhibition or
- Return comments via email to: [johnhandley@johnhandley.co.uk](mailto:johnhandley@johnhandley.co.uk) or
- Take a response form away and return by post to:

John Handley Associates  
115, Colton Street  
Edinburgh  
EH2 6AR

**Boards Displayed at Local Exhibition & Residents Meeting**


## (8) Second Local Residents Meeting

### Blackburn Community Centre – 27<sup>th</sup> September 2012

- 3.24 At the request of the Local Residents Group, a second meeting was held with the Group at 7pm on Thursday 27<sup>th</sup> September at the Community Centre. This meeting was attended by Hallam Land Management; representatives of the Community Council and 7 local residents from properties adjoining the application site.
- 3.25 Issues relating to education capacity; impact on health facilities; scale and extent of the proposed development and the impact on the character and amenity of Hillview Cottages were again raised by the local residents.
- 3.26 Hallam and their planning adviser provided further explanation of the proposals and presented a draft masterplan of the proposals which had been prepared to address comments raised in earlier meetings. This masterplan is explained in further detail in section 5.0 below.
- 3.27 Whilst it was generally accepted that the presentation was helpful and there was acknowledgement that the applicants had listened to the views of the community and had incorporated particular elements within the indicative masterplan, the strong feeling of the 7 local residents at the follow-up meeting was objection to the principle of development adjacent to their existing properties.

## (9) Exhibition Feedback Forms

3.28 In addition to the various meetings and presentations, a comments sheet was available at both the residents meetings and the public exhibition for completion by visitors. This allowed comments to be provided and recorded on a more formal basis. A copy of the Form is shown below, and the comments received have been analysed in Section 4.0.



### Response Form

**Proposed Housing Development by Hallam Land Management  
Seafield Road, Blackburn**

**Public Exhibition – Mill Centre, Blackburn  
Wednesday 1<sup>st</sup> August 2012**

**We would welcome your comments on the proposals:**

Name:			
Address:			
Postcode:		Tel:	
Email:			

\*The information you provide will only be used for the purposes of this consultation event. The data will be held securely in accordance with the Data Protection Act 1998 and will not be published on an individual basis.

<b>Question 1:</b> How/Where did you hear about today's exhibition?	
<b>Question 2:</b> Has the information available at the exhibition today been helpful and of interest?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Question 3:</b> Do you think there is a need for new housing in Blackburn?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Question 4a:</b> Do you think this site is suitable for new housing?  <b>Question 4b:</b> Any particular reasons?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Question 5:</b> Do you have any further comments on the plans?  e.g: <ul style="list-style-type: none"> <li>a. Type of housing?</li> <li>b. New Access and Traffic Calming improvements on Seafield Road?</li> <li>c. New landscaping and tree planting?</li> <li>d. Open space?</li> </ul>	
<b>Question 6:</b> Would you like to be kept updated on progress of the plans?	

**Thank you for your interest & completing this Form**

Please hand the completed Form to representatives of Hallam Land at the Exhibition.  
If you wish to submit comments via post please send to: John Handley Associates Ltd, 1 St Colme Street, Edinburgh EH1 6AA or email: [john.handley@johnhandley.co.uk](mailto:john.handley@johnhandley.co.uk) by 14 August 2012.

3.29 Whilst over 100 people attended the public exhibition, only 21 completed Forms were received. A total of 17 Forms were completed after the first Residents Meeting, and none after the second. The themes raised in the completed forms also reflected the verbal responses provided to the Hallam Land representatives at all three events. These comments are therefore considered to represent an accurate overview of the public's attitude to the proposals.

## **(10) Community Council Sub-Group Meetings**

- 3.30 In addition to the consultation undertaken by the applicants, the Community Council arranged a sub-group to review the proposals, and this has held a number of separate Residents meetings and workshops which have also been attended by the local ward Councillors and included briefings from the Council's Planning Officers on general planning matters. These meetings have been arranged separately from the applicant's consultation events, but further serve to highlight the extensive public consultation and awareness of the proposed development prior to the submission of any formal planning application.

## **(11) Meetings and Discussions with Council's Planning Officers; Technical Departments and Other Consultees**

- 3.31 In addition to the focus on engaging with the local community council and local residents, the Project Team has held a number of meetings and discussions with the Council's Planning, Education, Transport and Environmental Officers over the past 6 months. Discussions and correspondence has also been undertaken with statutory consultees and utilities providers. The findings of these discussions have been set out in the package of technical reports accompanying the planning application, and for this reason, have not been repeated in this PAC Report which focusses instead on feedback from local residents and community groups.

## **(12) Summary of Consultation Methods**

- 3.32 It can be seen from the above review of the various consultation methods adopted, that there has been extensive community consultation on the proposed development and this has been in the form of a range of different formats, events, venues, dates and times. It has ranged from presentations to Community Council Meetings; local drop-in exhibitions; formal public meetings and focus group meetings. These have been held on different days and times over a period of 3 months.
- 3.33 Full analysis of the feedback from local people on the proposals is set out in the following section.

## 4.0 Issues Raised at Consultation Events

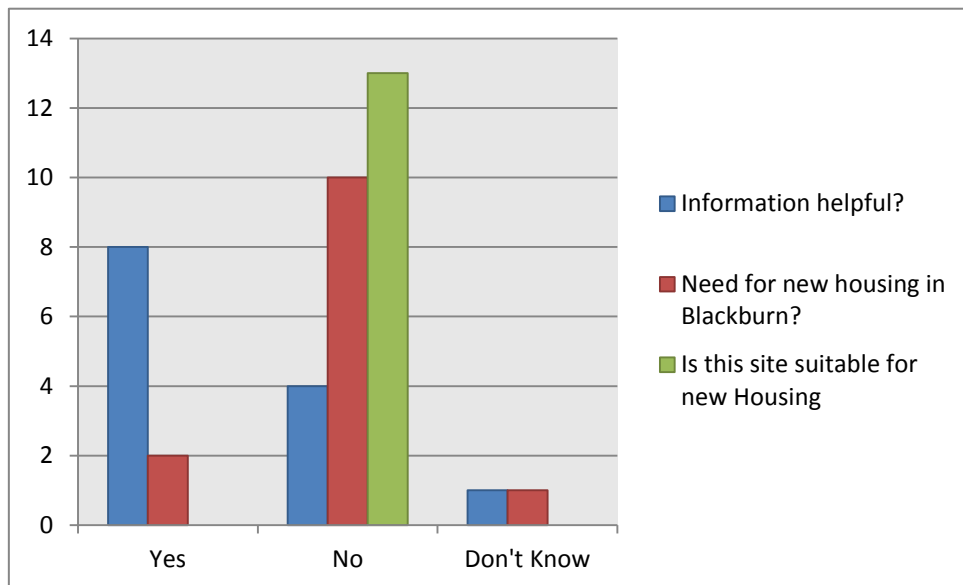
- 4.1 This section examines the outcome of the consultation process. As mentioned above, over 100 local people attended the local exhibition held at the Mill Centre on 1<sup>st</sup> August. A total of 21 completed forms were received back either at the exhibition, or posted/emailed back after the event. Following the subsequent Residents Meeting on 10<sup>th</sup> September at the Community Centre, a further 17 completed response forms were received (although a number of these were from the same households). A small number of phone calls and emails were also received prior to and after the consultation events and the feedback received during these discussions has also been used in this analysis.
- 4.2 As the analysis of the responses will show, the feedback received from immediately adjacent residents (e.g. Graham Court, Happy Valley Road and Rockvale Cottages) was markedly different to the comments received from local residents from other parts of Blackburn. This was expected and is a typical response for the particular type, scale and location of development being proposed.
- 4.3 In addition to the local exhibition in August, and the two residents meetings in September, Hallam Land Management has attended two meetings of the local Community Council in July and August. These have provided an opportunity to gain further local comments on the proposals.
- 4.4 The extensive consultation undertaken and the comments received are therefore considered to represent a good overview of the public's attitude to the proposals. The findings of the consultation exercise are summarised below.

### **Responses from Residents Meeting – 10<sup>th</sup> September 2012**

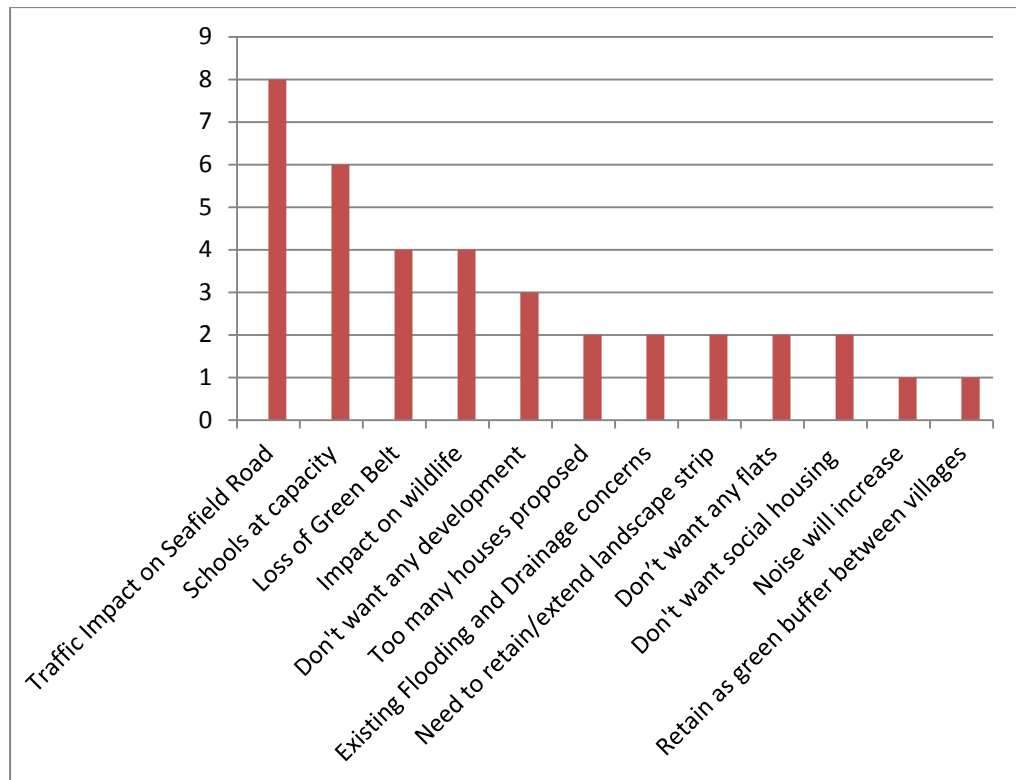
- 4.5 Over 50 people attended the residents' meeting held on 10<sup>th</sup> September 2012 and 17 individual comment sheets were completed and returned from 13 separate households. This included residents of Happy Valley Road (8 households); Graham Court (3 households); and Rockvale/Hillview Cottages (2 households). The results are summarised below.

- 4.6 Residents were asked if the information was helpful; if they considered there was a need for new housing in Blackburn, and if so, if this site was considered suitable.
- 4.7 As expected, the majority of immediately adjacent residents did not support any form of development on the currently undeveloped land immediately to the east and south of their properties, and there was no support from immediately adjacent residents for the proposed development.
- 4.8 In terms of the 3 specific questions, 62% of the local residents thought that the information presented was helpful and of interest to them; only 15% indicated that there was a need for new housing in Blackburn; and there was no support for more housing in this particular location – see Figure 1.

**Figure 1: Responses from Adjacent Residents**



- 4.9 It was clear that the residents adjoining the site had concerns over any form of new development adjacent to them. The response form gave an opportunity to register concerns and asked for reasons why development was considered unsuitable. The findings are summarised in Figure 2 below.



**Figure 2: Issues Raised by Adjacent Residents**

4.10 As shown in Figure 2, a range of issues were raised by adjacent residents. These issues have been addressed and summarised in section 5.0. Whilst there was no particular main issue, the primary concerns were:

- Don't want any new development in this location.
- Schools at capacity and won't cope with new development.
- Seafield Road is unsafe for a new access and can't cope with further development.
- Loss of Green Belt.
- Impact on wildlife.
- Retain as green belt buffer between Seafield and Blackburn.
- Retain and increase the existing landscape edge.
- Existing flooding and drainage concerns regarding water run-off from fields already affects housing in Happy Valley and Graham Court.
- Too many houses are being proposed.
- Don't want social housing or flats.

- 4.11 Whilst the clear majority of views and issues raised were negative, there were a number of positive comments received on the indicative plans. There was support for the retention and extension of the tree planting and landscaping along the eastern edge of Blackburn and recognition that the new development could address existing drainage problems.

### **Response from Public Exhibition – 1<sup>st</sup> August 2012**

- 4.12 Around 100 people visited the public exhibition at the Mill Centre on 1<sup>st</sup> August, and 21 individual comment sheets were completed and returned. However, a number of comments sheets were returned from residents who also provided response forms at the Residents Meetings. To avoid double-counting, these forms have not been included in this section as these have already been assessed above. A total of 17 completed household responses were therefore assessed.

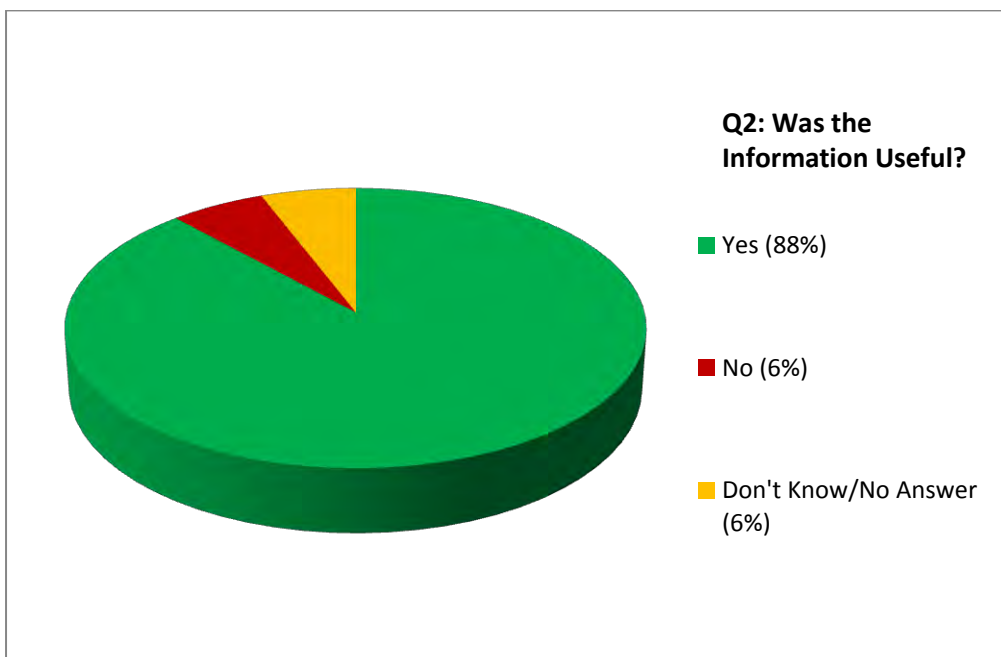
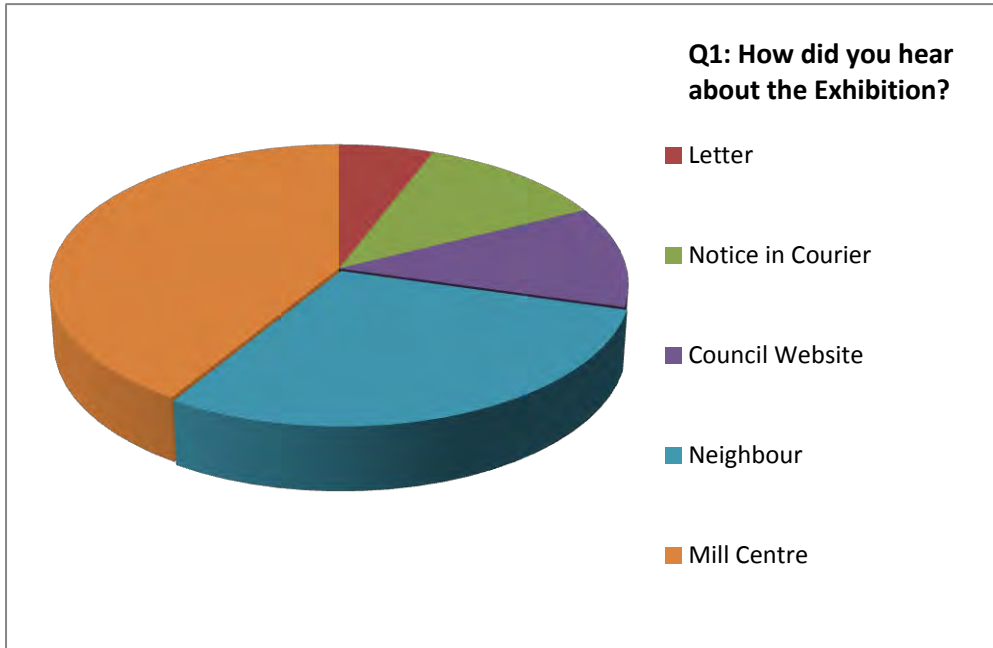
- 4.13 Reflecting the nature and location of the “drop-in” event, these responses came from a much wider area, with comments received from:

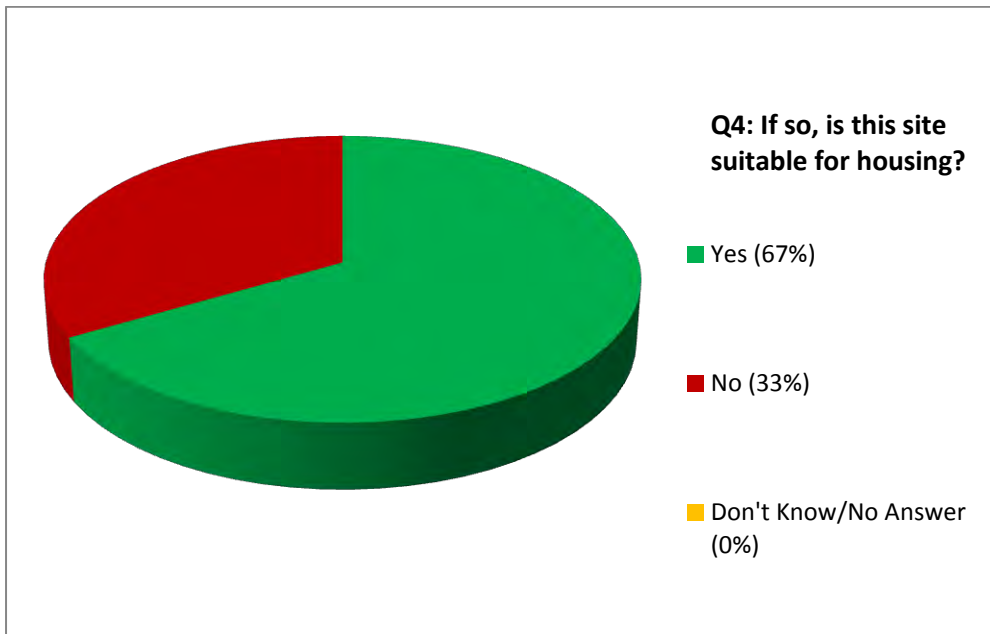
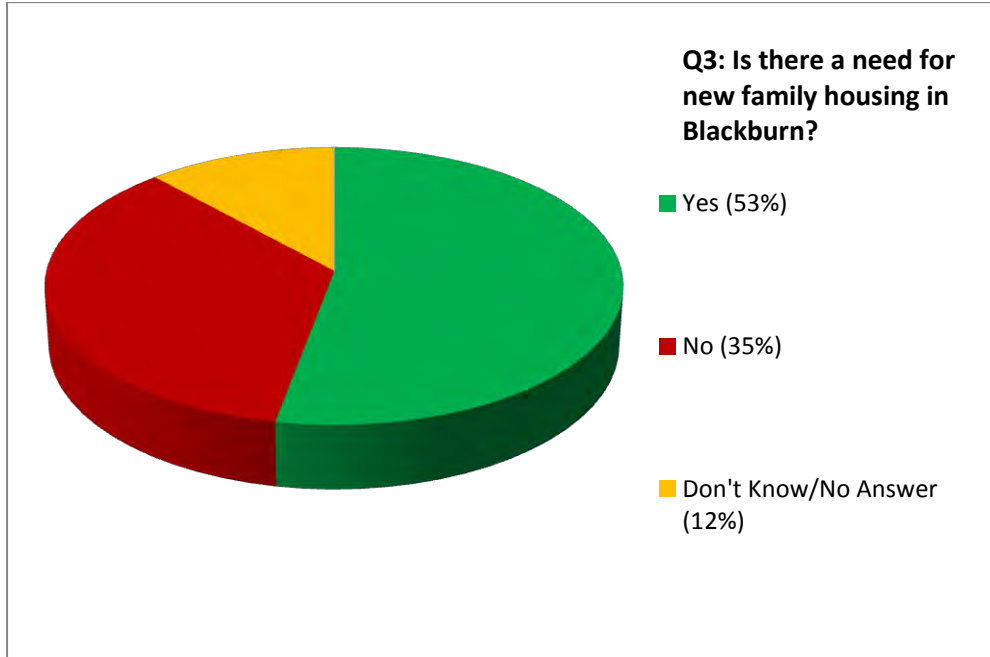
- Rockvale/Redhouse Cottages/Seafield Road (4 households);
- Rowan Drive/Terrace/Place (3);
- Pinewood Place (3);
- Elm Court/Terrace (2);
- Ashgrove; Graham Court; Riverside Lea; Mosside Drive and “Blackburn” (one each)

- 4.14 In contrast to the Residents Meeting, the feedback received at the local exhibition was more positive, with 53% supporting the need for new housing in Blackburn and only 35% against any new development. Of those that considered there was a need for new housing in Blackburn, 67% thought the application site was an appropriate site, with only 33% indicating that housing was not suitable on the application site.

- 4.15 This confirms the polarised opinions on the proposals – immediately adjacent residents are largely opposed, whereas residents from other parts of Blackburn are generally supportive. A further breakdown of the responses is shown in the tables below.

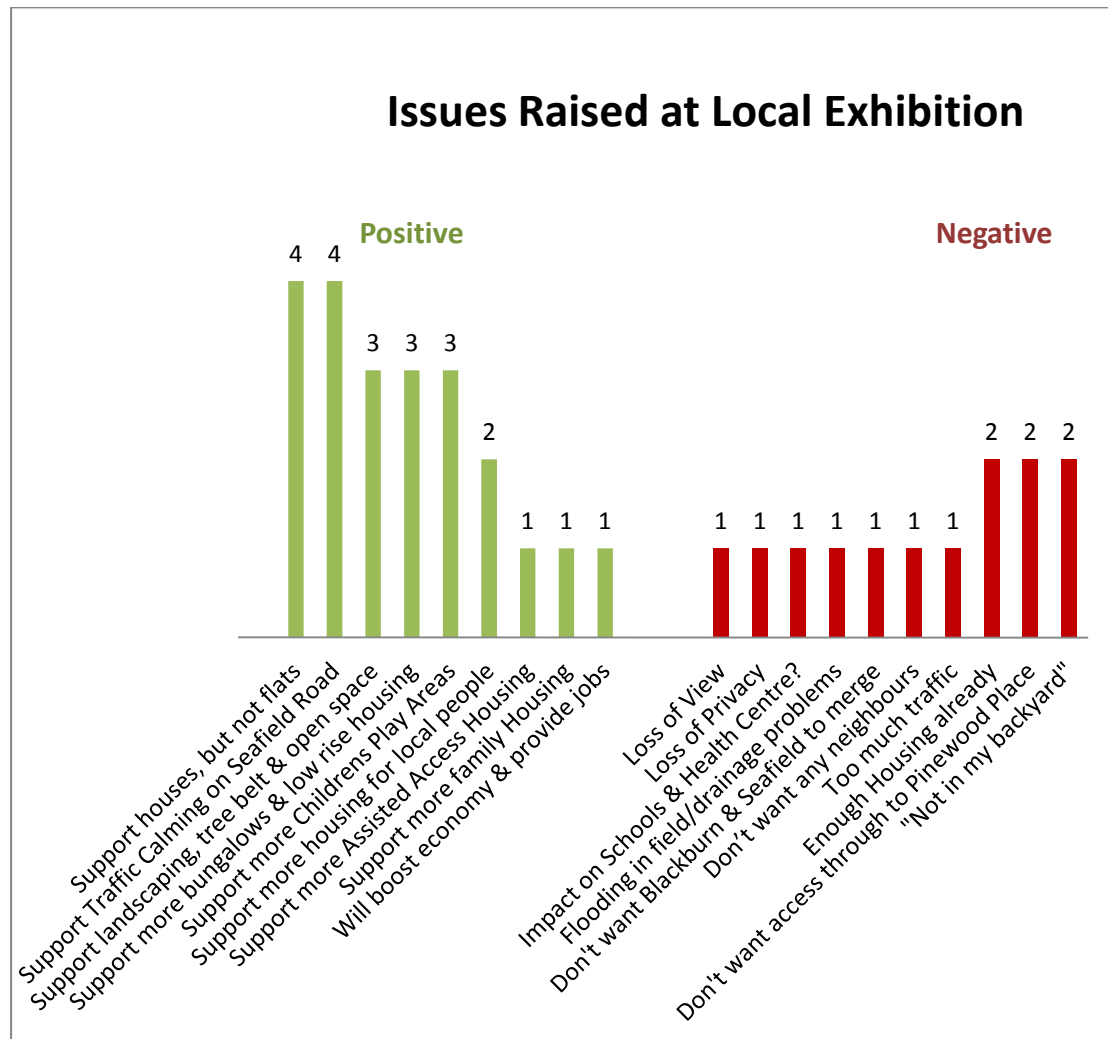






## Key Themes

- 4.16 As shown in the Table below, a range of issues were raised at the local exhibition, both positive and negative. These issues have been addressed and summarised in section 5.0.



- 4.17 Whilst there was no particular main issue, the primary concerns were similar to those raised at the Residents Meeting and involved concerns regarding the desire for no new development in this location; impact on schools and traffic congestion.

- 4.18 Unlike the feedback at the Residents Meeting, there was support for the proposals and particularly the need for new housing for local people, families, the elderly and less mobile. There was a desire for a range of houses, including single level housing, but no flats. There was recognition that the new development would help to boost the economy and assist the construction industry; and there was support for the proposed traffic calming, landscaping and open space.

- 4.19 As we have described above, the general feedback received from the local exhibition was different from the views expressed at the separate Residents Meetings. There was very little support from any immediately adjacent residents, whereas over two-thirds (67%) of wider Blackburn residents supported the development of housing on this particular site. There was general resistance from directly neighbouring residents, but support from other local residents in Blackburn. Despite the negative position taken by adjacent residents, there was an underlying message of support for more family housing in Blackburn, and recognition that the new development could address existing drainage problems and provide traffic calming on Seafield Road.
- 4.20 In addition, and whilst immediately adjacent residents were keen to express their opposition to the principle of development in this location, there was an acknowledgement that the applicant had taken on board suggestions from the local consultation events and included these in the indicative layout plans.
- 4.21 Further consideration of the key themes and how these have been addressed as part of the final proposals is set out in Section 5.0 below.

## 5.0 Addressing Key Themes

- 5.1 This section of the report reviews and addresses the key themes which arose from the community consultation events.
- 5.2 The Community Council, neighbouring residents and local people raised a number of comments on the proposals. We listed these comments in section 4.0 above, and have grouped these issues into 10 key themes and summarised each below.

### **(1) Need for new housing on an unallocated site**

- 5.3 Whilst the majority of responses supported new housing in Blackburn, both the Community Council and neighbouring residents asked why this was permitted on an unallocated site.
- 5.4 This is a fundamental point in support of the application proposals which has been covered in some detail in the accompanying Supporting Planning Statement. In summary, the Approved Structure Plan for West Lothian allows sites in Blackburn to be considered for development when the housing land supply has reached certain levels. The Structure Plan provides the policy mechanism (Policies HOU9 and HOU10) to consider the release of this site within Blackburn.
- 5.5 The Approved Structure Plan advises that West Lothian Council supports the regeneration of Blackburn and accepts that development can assist in that process and in providing support for local facilities. It also states that the growth of Blackburn is not restricted provided development can be accommodated without adverse environmental impacts (paragraph 3.24 of Approved Structure Plan).

### **(2) Impact on local services and education facilities**

- 5.6 A number of comments were received in relation to the perceived lack of infrastructure capacity for new development in Blackburn, and particularly the availability of education places at local schools. The Community Council requested that assessments of infrastructure, education and traffic impact should be carried out to provide details on these topics and to provide full justification for any development on this site.

- 5.7 In the accompanying technical reports, we have assessed infrastructure capacity – including transport, drainage, utilities and education – and these assessments have confirmed that there is sufficient capacity for this scale of development in Blackburn.
- 5.8 This confirms the position of the Structure Plan and its acknowledgement and inclusion of Blackburn as a settlement which has scope for further longer term growth due to the availability of key infrastructure.

### **(3) Traffic impact; road safety & pedestrian linkages**

- 5.9 One of the main issues raised at all the consultation events was the desire to improve road safety on Seafield Road. A detailed Transport Assessment has been undertaken by JMP and this has confirmed that road improvements proposed for Seafield Road will address this issue and provide an improvement over the existing situation. This will allow the new development to be accessed safely, but will also improve road safety along this stretch of the main Blackburn to Seafield road.
- 5.10 The proposals also provide for new pedestrian linkages and the possibility of a link to the existing public footpath to the north of the site which leads on to Seafield Moss. Recreational walking routes are also proposed through the new development in response to feedback at the local exhibition, although no direct vehicle links are proposed through the existing residential areas at Happy Valley Road, Pinewood Place and Graham Court in direct response to requests from residents of these areas.
- 5.11 The package of transport improvements being proposed is considered to represent a significant improvement on the existing situation and will be funded entirely by Hallam Land Management.

### **(4) Type of residential development being proposed**

- 5.12 A number of comments were received on the type of housing and the level and provision of affordable housing. The Community Council stressed the need for the provision of affordable housing to meet local needs, whereas some of the neighbouring residents raised concerns over this particular element of the proposals.

- 5.13 As required by West Lothian Council's Policies, 15% affordable housing will be provided on site and this represents a significant investment in this form of local needs housing.
- 5.14 In response to concern over the introduction of high density, flatted development on the site, the indicative layout plan confirms the relatively low density nature of the development and the accompanying Design and Planning Statements confirm that the proposed development will provide a range of housing on the site, but no flatted accommodation. The character and scale of housing will reflect the existing housing to the west of the site.

### **(5) Scale, layout, design, density & landscaping**

- 5.15 A common theme at all consultation events was the need to ensure an appropriate scale, density and design of development that is appropriate for the edge of Blackburn. There was support for a layout and design of housing that would reflect the existing housing lying adjacent to the application site, with particular concern from the residents of the Hillview Cottages that the identity and character of this row of cottages should be respected.
- 5.16 Hallam has taken these comments on board and prepared indicative layout plans, landscape plans and a design statement for the proposed development. These confirm the high quality of development being proposed, with a particular focus on the landscaping and layout of the development to accord with these requirements.
- 5.17 In addition, Hallam Land Management has undertaken a detailed landscape and visual impact assessment and design statement which confirms that this site can absorb the level and scale of development being proposed.

### **(6) Flooding and drainage**

- 5.18 One of the main issues raised by neighbouring residents was the existing flooding and drainage concerns regarding water run-off from fields into the rear gardens of some properties along Pinewood Place and Graham Court.



- 5.19 This matter has been assessed by Consulting Engineers, JMP and a Flood & Drainage Assessment has been undertaken. It is understood that improvements to the existing field drainage system and the existing culvert in the northern section of the application site would help to address this issue. This will be fully addressed through the new development which could provide a solution for this current localised problem.
- 5.20 The new development will include a SUDS approach and will be designed to improve and resolve this current issue where possible. This is confirmed in the supporting drainage assessment, the design and access statement and the indicative layout plan.

## **(7) Loss of farmland and green belt**

- 5.21 Another comment that raised conflicting viewpoints was the agricultural use of the land. Some neighbouring residents didn't want to see farm land used for development whereas a number of residents thought the development would allow the farm steading buildings to be redeveloped; would improve the current drainage issues and could resolve conflicts between the agricultural use (including concerns regarding shotgun use) and existing residents.
- 5.22 There was also a desire from neighbouring residents to retain a substantial buffer between Seafield and Blackburn and concern regarding the loss of protected green belt land.
- 5.23 In response to these comments, we can confirm that an important element of the proposals is the substantial landscaped buffer between the existing housing and the new development. This is shown on the indicative layout plan and reviewed in the Landscape Assessment and Design Statement. This will retain and enhance the quality and usability of the existing green buffer along this edge of Blackburn.
- 5.24 In terms of the loss of farmland, the land is not prime quality agricultural land and the relatively small size of the farm holding limits the productivity and on-going viability of the farm unit. As noted by a number of residents, the productivity of this land has already been curtailed due to the development of housing along the western boundary, and the difficulties of farming this site have been confirmed by residents.

- 5.25 In relation to the comment regarding protected green belt land, the application site is not within the designated Green Belt, and whilst its development would lead to a loss of open countryside, the significant landscaping and open space areas being proposed would address any loss of amenity. The desire to maintain a clear separation between Seafield and Blackburn has been reflected in the indicative layout plans.

### **(8) Impact on wildlife**

- 5.26 A number of neighbouring residents raised concerns about the impact on wildlife through the development of the application site. However, a detailed ecological assessment has been carried out by Brindley Associates and this has confirmed that the areas of land proposed for development are either arable or improved pasture of very limited ecological value. In contrast, through the proposed development of the site, there are opportunities for considerable biodiversity and landscape enhancement through structure tree and shrub planting using appropriate species
- 5.27 The layout plan has been prepared to respect any existing ecological feature and provide opportunities for biodiversity and landscape improvements. This is further confirmed in the ecology and landscape assessments, and the design statement.

### **(9) Devalue property prices**

- 5.28 A number of neighbouring residents raised concerns that the new development would devalue the price of existing properties. However, this is not a material planning consideration. However, in response we would suggest that given the high quality of development being proposed along with the investment in drainage improvements; new landscaping and tree planting; and road safety improvements; that there will be improvements to the amenity of existing residents.

### **(10) Loss of views**

- 5.29 A similar common topic raised by neighbouring residents was a concern regarding the loss of their views. Again, this is not a material planning consideration.

5.30 Nevertheless, Hallam Land Management has progressed the indicative layout plans to provide a significant separation between the existing and new properties and the layout and design of the new development has been prepared to respect and reflect the pattern and character of development in this area, and particularly the Hillview Cottages.

## **(11) Viability, local investment & employment opportunities**

5.31 A common theme raised at the local consultation events was the need to improve local employment opportunities. It was recognised that this form of investment in Blackburn is important and there could be opportunities for local trades people during the construction of the new development. This would include supporting local construction workers and local training agencies to provide apprenticeship opportunities during the construction of the development. These opportunities can be advanced at the appropriate stage in the project.

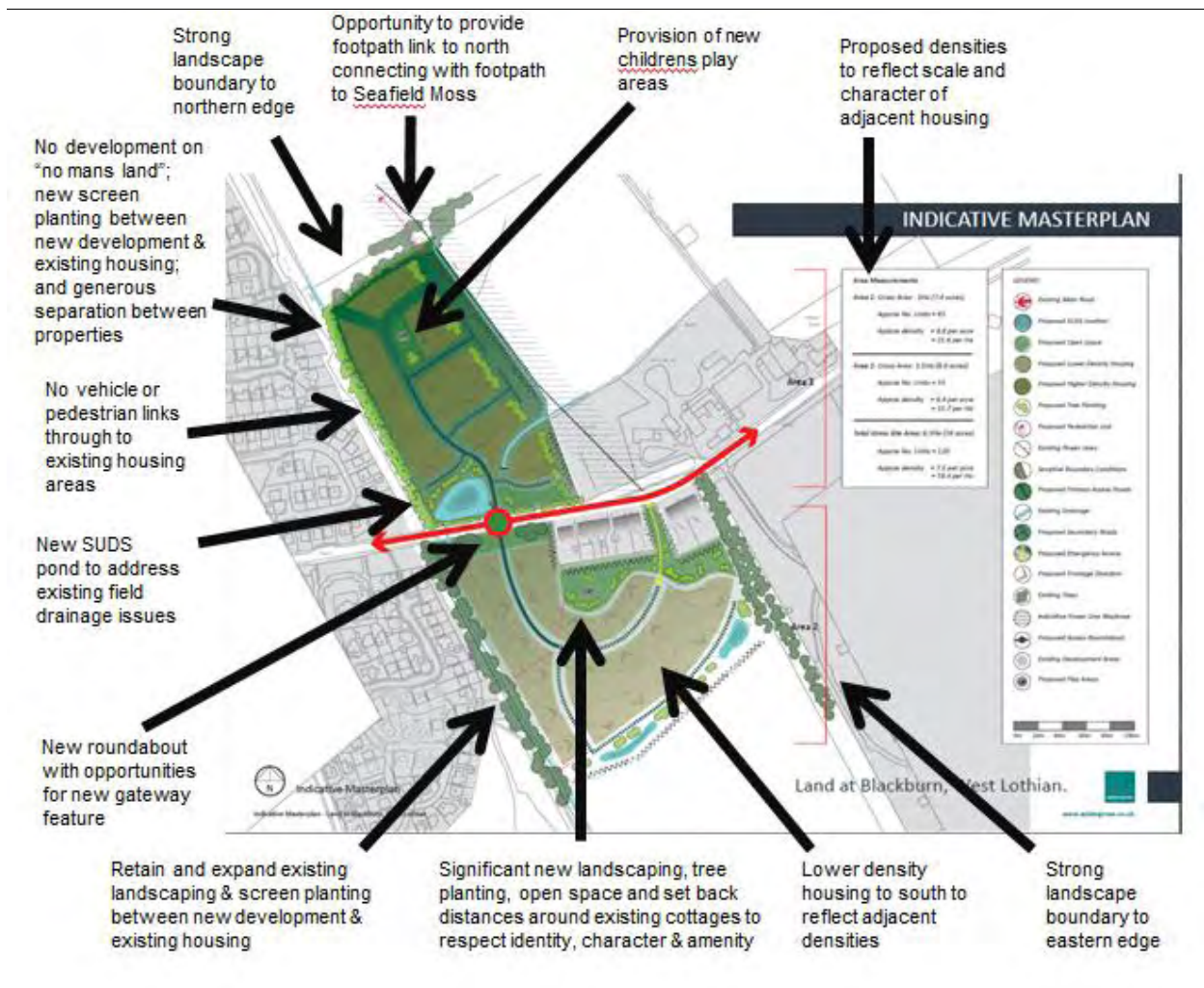
5.32 In contrast, a number of comments were made at the Public Meeting about the viability of the development and Hallam's ability to fund and complete the proposed new housing. In response, we can confirm that the applicant would not be committing to the submission of this planning application if the development was considered unviable. As noted at the Public Meeting, Hallam Land Management is the strategic land and planning promotion arm of the Henry Boot Group of Companies. Hallam Land has been acquiring, promoting, developing and trading in strategic land since 1990, and has an impressive track record in resolving planning and technical problems in order to secure planning permissions and to release land for a variety of developments. The parent company, Henry Boot plc is one of the leading property and construction organisations in the UK and has been operating for over 125 years.

5.33 The proposals are therefore being advanced by a well-respected, experienced development company who have considerable expertise in delivering housing sites such as the application site.

## Summary of Key Issues

5.34 As set out above, a range of issues were raised during the pre-application consultation process and, where possible and practical, these have been addressed as part of the progression of the indicative development proposals for the application site.

5.35 The comments and feedback received at the various consultation events and local meetings have informed the indicative masterplan and the main areas of change are set out in the graphic below. The final Indicative Masterplan is also included as Appendix 2 with full details on the design approach set out in the accompanying Design Statement.



**How the Indicative Masterplan has reflected local comments**

## 6.0 Conclusions

- 6.1 Hallam Land Management and its project team have undertaken a significant level of local community consultation on its proposed housing development at Seafield Road, Blackburn. This was carried out over a period of four months, and was far in excess of the minimum requirements laid out in the consultation regulations
- 6.2 As recommended, a wide range of tools were used to engage with the key audiences prior to the submission of the formal planning application. The various consultation methods have been summarised in this report, and the feedback received on the draft proposals has been used to inform and amend the development prior to the finalisation of the proposals and the submission of the formal planning application. This has allowed any issues of concern or support for the scheme to be identified and addressed prior to the application submission.
- 6.3 As we have demonstrated in this Report, the opinion on the proposals was very mixed with immediately adjacent residents generally opposed to any new development on their boundary. However, the strong and majority view, from wider Blackburn residents supported new housing in Blackburn and particular support for this site which was considered to be a *“good location for new family housing”*.
- 6.4 There was also significant support for the proposed layout, form, density and approach to development on this site, and recognition of the benefits that could be gained from a high quality housing development such as that being proposed.
- 6.5 In conclusion, the undertaking of the extensive community consultation has provided an opportunity to progress, amend and enhance the indicative proposals for this site prior the submission of the formal planning application. The indicative layout plans have been informed by feedback received from the adjoining neighbours, the local residents, and the comments received from the Community Council.
- 6.6 We would wish to record our thanks to the Community Council and the local residents who took an active interest in these proposals and gave up their time to discuss and progress the initial proposals with the Consultant Team.

**JOHN HANDLEY ASSOCIATES LTD**

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

EH3 6AA

## **Appendix 1**

# **Proposal of Application Notice & Site Location Plan**

# Proposal of application notice

(to be completed in respect of national and major categories of development)

Town & Country Planning (Scotland) Act 1997 as amended



## Planning Services: Development Management

The planning authority will respond within 21 days of receiving the notice. It will advise whether the proposed pre-application consultation (PAC) is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

### 1 Applicant's details

Name	Hallam Land Management
Address	c/o Agent
Postcode	
Telephone	
Email	

### 2 Agent's details (if applicable)

Name	John Handley Associates Ltd
Address	1 St Colme Street Edinburgh
Postcode	EH3 6AA
Telephone	0131 220 8253
Email	john.handley@johnhandley.co.uk

### 3 Address or location of proposed development

Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an Ordnance Survey plan and attach it to this completed notice.

Land to the north and south of Seafield Road, Blackburn

### 4

Describe in general terms the proposed development.

Proposed residential development with associated access improvements, open space, landscaping and ancillary facilities

State Class  National  Major



<b>5</b>	
Please state which other parties have received a copy of this proposal of application notice.	
Community Council(s)	Date notice served
Blackburn Community Council Seafield Community Council	7th June 2012 7th June 2012
Any other parties	Date notice served

<b>6</b>		
Please give details of proposed consultation.		
Proposed public event	Venue	Date and time
Local Exhibition	Mill Centre, Blackburn	Weds 1st August 2012 10am - 3pm
Proposed newspaper advert date	w/c 16th July 2012	
Where published	West Lothian Courier	
Details of any other consultation methods (date,time and with whom)		
Presentation to Blackburn Community Council on Weds 4th July and Weds 1st August; Display of Notices in Mill Centre in advance of local exhibition; Distribution of leaflets to local residents in advance of local exhibition		

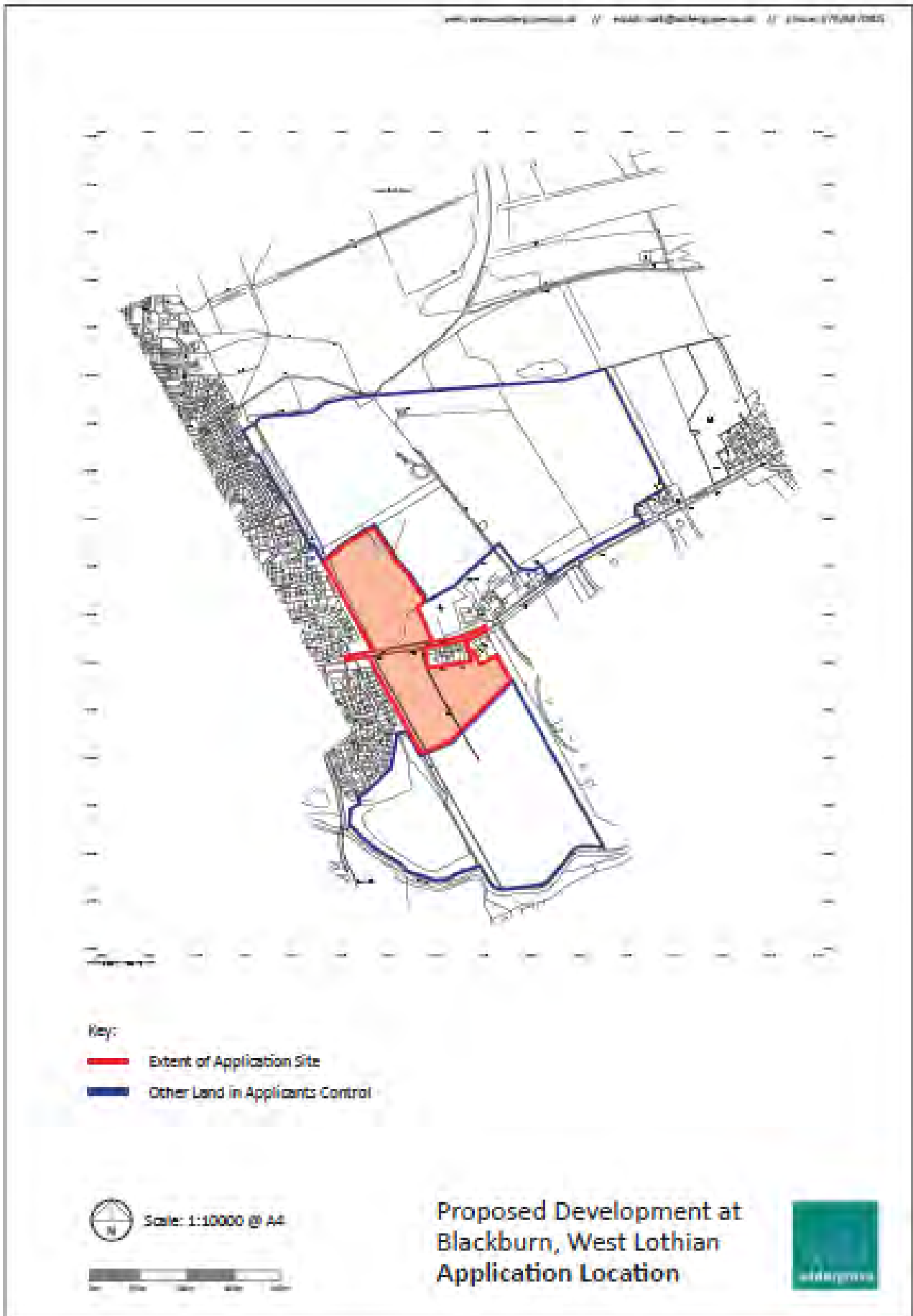
A planning application for this development cannot be submitted less than 12 weeks from the date the proposal of application notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the PAC report.

<b>7 Data protection</b>
Please note that when you submit a planning application, the information, including the name and address of the application and agent, will appear on the Planning Register, the regulatory List of Current Applications and Pre-Applications, and the weekly list which is circulated. The completed forms and any associated documentation will also be available for public access at the Development Management office and published on the council's website.
Personal and sensitive information, as defined by the Data Protection Act 1998, including personal telephone numbers, signatures, personal email addresses and other information considered to be sensitive under the Act will be redacted from the published information.

<b>8 Declaration</b>	
<input type="checkbox"/> Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of West Lothian Council, or is a partner/close friend/relative of either	
Signed <input type="text" value="██████████"/> Director, John Handley Associates Ltd	Date <input type="text" value="7th June 2012"/>
On behalf of <input type="text" value="Hallam Land Management"/>	(if signed by an agent)

Development Management, West Lothian Council,  
County Buildings, High Street, Linlithgow, West Lothian EH49 7EZ.

tel 01506 282456 fax 01506 282449 email [planning@westlothian.gov.uk](mailto:planning@westlothian.gov.uk) web [westlothian.gov.uk](http://westlothian.gov.uk)



# Appendix 2

## Indicative Masterplan

# INDICATIVE MASTERPLAN



**Area Measurements**

<b>Area 1: Gross Area: 3.1ha (7.4 acres)</b>
Apptax No. Units = 65
Apptax density = 6.8 per acre
= 21.6 per Ha
<b>Area 2: Gross Area: 5.5ha (13.6 acres)</b>
Apptax No. Units = 55
Apptax density = 6.4 per acre
= 25.7 per Ha
<b>Total Gross Site Area: 8.5ha (21.0 acres)</b>
Apptax No. Units = 120
Apptax density = 7.5 per acre
= 28.4 per Ha

**LEGEND:**

- Existing Main Road
- Proposed SUDS location
- Proposed Open Space
- Proposed Lower Density Housing
- Proposed Higher Density Housing
- Proposed Tree Planting
- Proposed Pedestrian Link
- Existing Power Lines
- Sensitive Boundary Conditions
- Proposed Primary Access Roads
- Existing Drainage
- Proposed Secondary Roads
- Proposed Emergency Access
- Proposed Frontage Direction
- Existing Trees
- Indicative Power Line Wayleave
- Proposed Access Roundabout
- Existing Development Areas
- Proposed Play Areas

0m 20m 40m 60m 80m 100m



Land at Blackburn, West Lothian.

www.addingmore.co.uk



Indicative Masterplan  
Land at Blackburn, West Lothian