

West Lothian Main Issues Report

Joint Development Framework at Linhouse

Proposed Modifications to the Local Plan at Linhouse

Wallace Land controls 43ha of land at Wellhead Farm in Murieston, Livingston. Representation EOI-0055 covered an area of 20 ha for mixed use development (primarily residential) and Representation EOI-0051 covered a smaller area of 4.2 ha for 60 homes. Both of these Representations were made by the land owners of Wellhead Farm.

Part of this land (EOI-0051 and EOI-0055) has now been identified as a Preferred Site for housing (8.7 ha) in the MIR. The Council considers that this site has capacity for 100 homes with 48 completions are expected from this site up to 2019. An early planning application is needed to deliver this Council requirement. The scale of development at 100 homes for the site was made by the Council – the initial representation was for 60 homes on a smaller site.

Representations about the site referenced as Linhouse (EOI-0099) was promoted by West Lothian Council.

The Council now proposes to allocate part of Linhouse single user site for housing (EOI- 0099) for 250 homes. The Council has concluded that the site controlled by Wallace Land (EOI-0051/EOI-0055) is ...*a preferred site (in part) with a development framework to be prepared in conjunction with EOI-00099/ELv54*. This other site is currently part of the designated area for Linhouse (Proposal ELv54) in the adopted Local Plan.

Wallace Land has prepared Development Frameworks for both these sites a part of this Joint Development Framework. The Development Framework for Linhouse confirms that its area is 8.3ha and not 9.1ha as stated in the MIR and consequently the site capacity is only 150 homes and not 250 homes. The Development Framework Report which supports Wellhead Farm Phase 1 (EOI-0051 and EOI-0055) demonstrates that the site can accommodate up to 150 homes.

This Joint Development Framework (attached) confirms that the site capacities promoted by the Council have an overall reduced capacity of 50 homes. This Joint Development Framework also confirms that an ongoing joint approach to master planning for these two preferred sites is unnecessary as both sites can be delivered independently.

Modifications for Proposed Plan

Wallace Land supports the change in the designation of Linhouse (ELv54) as set out in the MIR as well as the allocation of the site at Wellhead Farm Phase 1 and recommends the following changes to the following Table in the MIR (page 156):

1. Housing Table page 156 – amend site capacity for Linhouse (EOI-0099) from 250 homes to 150 homes because the scale of land allocated cannot deliver the capacity sought by the MIR;
2. Housing Table page 156 – amend site capacity for Wellhead Farm Phase 1 (EOI-0051/EOI-0055) from 100 homes up to 150; and
3. Housing Table page 156 – amend the wording in the *MIR Status* Column for *Site at Wellhead Farm (EOI-0051/EOI-0055)* to omit reference to the need for ...*a Development Framework to be prepared in conjunction with EOI – EOI-0099/ELv54*. This Joint Development Framework has now been prepared. It confirms that both of the proposed allocations can be developed independently of each other. There is no master planning rationale to continue to promote a joint approach through the LDP.

Background

Livingston contains significant long established employment areas and industrial estates as well as some allocated employment sites which remain undeveloped.

This includes two long standing single user allocations at ELv54 (Linhouse) and ELv25 (Eliburn). Paragraph 5.14 of the Local Plan states:

5.14 In West Lothian, two sites of national importance are identified in SPP 2 for safeguarding, at Eliburn and Linhouse, both in Livingston. These are defined as being of high amenity and offering potential for high technology inward investment. However, given the changing nature of inward investment, the sites may also be suited to serve other industrial sectors, including software and biotechnology. Subdivision to maintain flexibility may also be possible.

Paragraph 5.36 confirms:

5.36 SPP 2 requires the sites at Linhouse and Eliburn, Livingston, to be safeguarded as sites of National Importance. These sites have been subject to a proving exercise by Scottish Development International (SDI), which reaffirms their suitability for development of national significance.

With regard to the Linhouse (ELv54), the Local Plan acknowledges the need for flexibility with the allocated site at Linhouse:

5.37 The flexibility of Linhouse (ELv54) is unparalleled in local and regional terms where size, location and environment allow for a variety of different development options. Its location at the south end of the Livingston spine road (A899) gives the site excellent road access to the M8 (Junction 3), the M9 (at Newbridge), the A71 and Edinburgh Airport. There are few development constraints on this relatively flat site. A central development platform of up to 50 hectares is available, within established perimeter landscaping. In addition, there is scope for expansion of the site by around 25 hectares, subject to local land engineering and landscaping works.

5.38 It is recognised that reserving this readily developable area of up to 75 hectares may be difficult to justify in the medium to longer term, given the global infrequency of demand for such sites. Development expectations for the site have gone through several changes since its potential as a single use opportunity was formalised in the 1980s. Since then, the once plentiful availability of other sites including for housing, have, for the most part, been developed. Therefore, development opportunities in Livingston are now scarce.

5.39 The Scottish Government requires an early review of the Structure Plan. Should no major employment proposal be forthcoming at Linhouse, then a local plan review, following the next structure plan review, will reappraise the development potential for Linhouse in relation to strategic requirements.

The Council has now concluded as part of its Main Issues Report (MIR) that there is a significant supply of employment land available for development in Livingston. The Council has reviewed this supply to ensure this effective economic land supply is in the right location and remains fit for purpose.

The Council acknowledges that the safeguarding of these two single user allocations are no longer required as a result of a change in Scottish Government planning policy. The Council now intends to promote Linhouse (ELv54) as a mixed use development. Eliburn ELv25 is being promoted for general employment uses by Scottish Enterprise.

Wallace Land supports the Council's decision to promote 8.3ha of economic land at Linhouse as housing as part of mixed use development.



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Murieston, Livingston



Drawing No. 14011-MP-P007-A
Joint Indicative Development Framework
(Site at Wellhead Farm and Linhouse)

- Site Boundary (17 ha)
- Residential development
- Frontage
- Proposed vehicular route
- Potential pedestrian connection
- Potential vehicular connection
- Primary node
- Public open space
- Proposed structure planting
- Proposed SUDS pond
- Potential play area
- Linhouse Employment Site (ELv54)

Rev - (07.10.14) Drawn: SD - Checked: NW
Note: Addition of ELv54
Rev - (10.09.14) Drawn: LC - Checked: NW

Status: Draft for Comment

scale 1:5,000 @ A3

