

Planning and Economic Development
Development Planning
West Lothian Council
County Buildings
High Street
Linlithgow
EH49 7EZ

By e-mail only

16th October 2014

Dear Sirs,

**Main Issues Report: West Lothian Local Development Plan
Representations in respect of land at Clarendon Farm, Linlithgow (EOI-0210)**

Gladman, in partnership with landowners Manor Forrest; wish to promote the above site for residential development and accordingly submit representations in support of the proposed allocation of the land for housing in the forthcoming Local Development Plan (LDP).

The site was represented at the call for sites stage of LDP preparation and following assessment by the Council is identified as a preferred allocation (in part) for up to 120 units.

Gladman concur with the Council's conclusions that in order to meet the housing land requirements of the Strategic Development Plan (SDP), brownfield and greenfield land will need to be considered for housing allocation. With regard to land at Clarendon Farm, the Council state that *"greenfield release is therefore supported in this instance" ... "This site represents a logical expansion south and east of the existing built form in Linlithgow and would represent a rounding off of this part of the settlement."* Gladman agrees with this statement wholeheartedly and has prepared a strong evidence base to support these conclusions, including a landscape and visual impact assessment (LVIA), design statement and indicative masterplan which are enclosed with this submission.

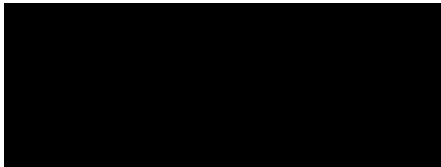
The Council note that a planning application for housing on the site was refused in March 2014 and is the subject of an appeal to Scottish Ministers (DPEA). The planning application (0698/P/13) remains under consideration with the DPEA (case ref. PPA-400-2046). The planning application submission and subsequent appeal case thoroughly demonstrates effectiveness and potential for delivery of 119 new homes within the LDP timescale and within the SDP housing requirement period 2009-19 where the shortfall is most significant.

The Council acknowledge in the Main Issues Report (MIR) that the site at Clarendon Farm is a preferred location for residential development in Linlithgow. The evidence base supporting the planning application submission affirms the Council's conclusions. Gladman encourage the Council to uphold the housing allocation at Clarendon Farm through to adoption of the LDP and wish to reaffirm the benefits of the proposal which can be summarised as follows:

- West Lothian Council face an immediate shortfall in their 5 year housing land supply, requiring action in accordance with SESplan. The site at Clarendon Farm is effective under the tests set out in PAN 2/2010 and will help to address this shortfall.
- Development of this site provides a logical extension to Linlithgow, following an established pattern of growth that will create a long term defensible settlement boundary (as demonstrated in the design statement and LVIA).
- The proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, meeting key concerns of West Lothian Council.
- Development of this site can meet principles of sustainable development, and design is based on successful place making.

Gladman's submission to the MIR consultation in respect of the site at Clarendon Farm consists of this covering letter, the MIR questionnaire and the supporting documents listed below. We would be grateful if the Council could acknowledge receipt of our representations and keep us informed throughout the LDP preparation process.

Yours faithfully,



for

Gladman Developments Ltd

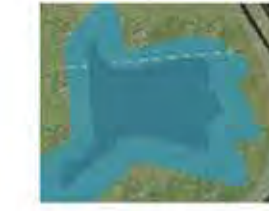
planningscotland@gladman.co.uk

Attached:

- MIR questionnaire
- Indicative masterplan
- Design statement
- Landscape and visual impact assessment



Shared surface



SUDs pond



Proposed site boundary



New structured planting



Gardens and boundaries



Site and wide footpaths



Roads, footpaths and service strips in accordance with designing streets



Play areas



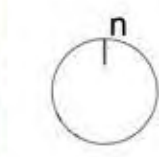
Meadows with mown paths



Table with change in material separating conventional streets and level surfaces



Potential Swale



Landscape and Visual Impact Assessment

site at Clarendon Farm, Linlithgow
for Gladman Developments Ltd

Final version 2013



LIZ THOMAS
landscape architect



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INTRODUCTION + METHODOLOGY

This report provides an analysis and appraisal of the landscape character and context of the land at Clarendon Farm, Linlithgow, being promoted for housing development. The study has been prepared to provide landscape and visual capacity appraisal for a 119 unit housing development, principally for up to 2-storey housing. The report includes an analysis of the proposed housing's impact on the landscape character, and assesses the sites' capacity for housing development. It includes recommendations and mitigation measures which would help to reduce the impact of housing on the visual amenity of this site and which would positively enhance the site's landscape character and value.

This report is prepared by Urban Design Futures in collaboration with Liz Thomas Landscape Architect as part of a submission by Gladman Developments to West Lothian Council. It should be read in conjunction with all other supporting documentation. It will support a Planning Permission in Principle application as well as forthcoming LDP submission.

The analysis and appraisal exercise was carried out by desk and field survey, using a fixed focal length lens of 55mm in accordance with the Landscape Institutes advice note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment. Individual photos were stitched using Adobe Photoshop 'photomerge'. Photographs were taken on publicly accessible land from a height of 1.7m using a Nikon D80 505Si SLR.

A range of viewpoints were visited in order to appraise visual impact, the local site impact, and changes to landscape character. The report identifies any significant direct or indirect impacts on the character of the landscape and the visual impact from these viewpoints.

The objectives of Planning Advice Note 44 'Fitting New Housing Development into the Landscape (PAN44) form the basis for the analysis. The methods used in this report are consistent with the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment 2013 edition. ProMap (2012) with contours at half metre intervals is used in this assessment.



The proposed housing development site in context.

REVIEW OF PREVIOUS L.V.I.A

A previous LVIA was undertaken in 2006, which assessed development in the application boundary indicated in map 1. below. In response to concerns regarding the significance of visual impact of the development site, and the WLLP response of 2008 (extract opposite), the redline development site boundary has been significantly altered (map 2).

This report considers a substantially reduced redline area, relating directly to the existing built environment context. The boundary is pulled away from significant landscape features such as the ridge in the south and the tree-lined hedgerow in the east to form a discrete landscape compartment.



1. Previous promotion site boundary, 2006



2. Revised application site boundary, 2013

West Lothian Council Local Plan response, WLLP

[Extract, p3.183]

Linlithgow proposed sites, Site 2 – Clarendon Farm

[...]

We accept that at a low density the site could accommodate that figure [100 units] comfortably but it has the potential to accommodate a much higher figure. [...] We are satisfied that the site consists of an attractive area of gently rising farmland, in use for grazing purposes, adjoining but situated outwith the south east settlement boundary of Linlithgow and important to its landscape setting. [...] SPP3 looks to planning authorities to safeguard the character and amenity of the countryside, and to respect the landscape settings of existing towns and villages. While we acknowledge that it is contained by the settlement boundary of Linlithgow on its north and west sides, the landscape type extends to the east. We note the findings of the objectors' visual assessment of the site but disagree with its findings on the magnitude of impact. While we recognise that mitigation can be achieved by additional landscaping of the site, we consider that the potential impacts have somewhat been understated. [...] We consider that the present settlement boundary of Linlithgow at this point represents an appropriate defensible boundary between the built-up area and the countryside. We are satisfied that the land beyond the settlement boundary is correctly defined as countryside. Consequently, we consider that the site contributes to the rural setting of Linlithgow on its south east side and that development here would adversely affect the character of the area. We consider that development of this site would result in an extension of the settlement eastwards into the relatively green rural hinterland of Linlithgow. We are satisfied that such development would result in the erosion of the rural setting of Linlithgow on that side.

Concerns published by the WLLP on development at Clarendon Farm are focused around the protection of the rural setting of Linlithgow and landscape amenity. The reduction in the redline area is one way in which the developer has responded to these concerns. The visual impact is also considerably reduced by this reduction in development area as the minor ridgeline running north-south is not breached and therefore the site is visually contained.

While the redline may seem arbitrary, it is carefully planned to form a site for potential development which responds to the lie of the land as defined by the site specific topographic features of major and minor ridges.

SITE ANALYSIS + CONTEXT

The site location

The site is located to the south east of Linlithgow's town centre, on the urban edge of the existing settlement. Residential development partially flanks the western side of the site, with the remainder of this boundary defined by the mature woodland policies of Clarendon House. To the north, east and south, the proposed site's boundaries take a line through open arable farmland, in order to sit back from existing landscape features such as agricultural stone walls, tree belts, and hedgerows.

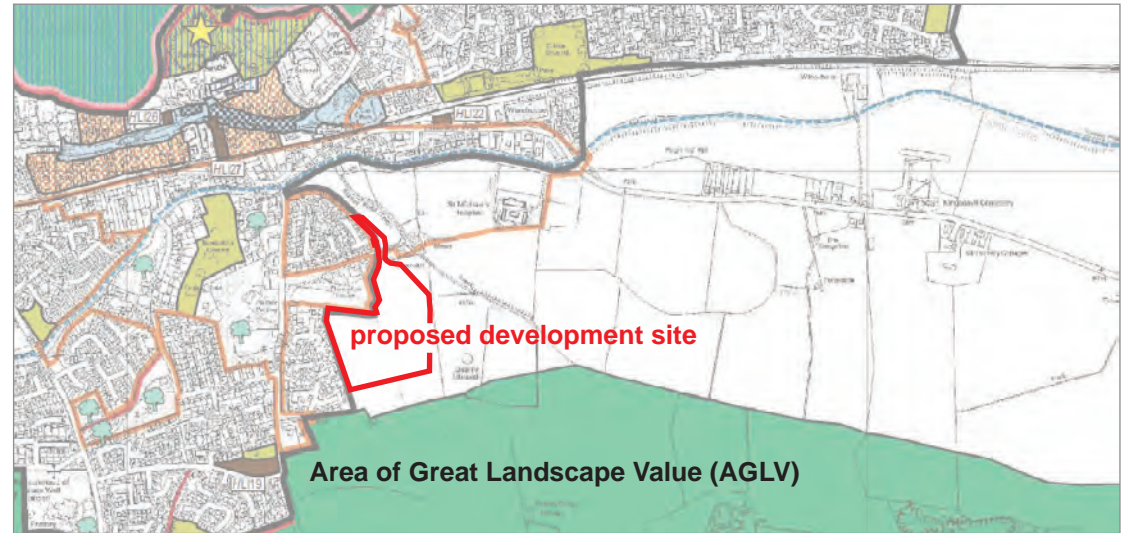
Planning context

The proposed development site is located outwith existing planning policy designations of either protection or development as mapped in the West Lothian Council adopted Local Plan (2009). Further detail on the planning context can be found in the supporting documentation submitted with the planning application.

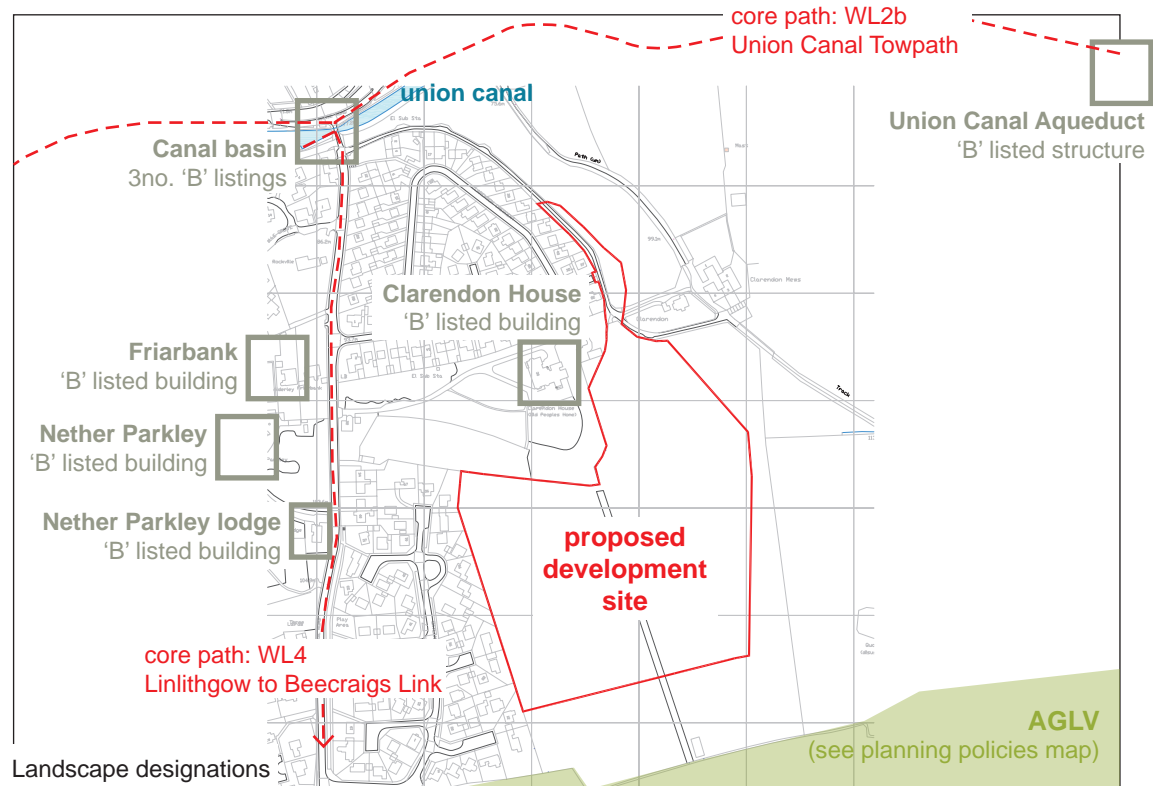
The proposed site contains no special landscape or planning designations, however there is an Area of Great Landscape Value (AGLV) to the south of the site, extents as indicated in plans opposite. The AGLV boundary is defined by the ridgeline; the proposed site sits down from this ridge and thus is detached from the landscape elements which define the extents of the AGLV.

In preparation of this report, the 'West Lothian's Open Spaces : An Area Wide Assessment' document was reviewed. Notes of the audit's findings were useful in setting the open space provision baseline and understanding the landscape context of this development proposal. Section 6.0's recommendations are referenced in the landscape mitigations at the end of this report, which aim to protect and enhance the landscape and open space provision.

The proposed site sits within the 'Linlithgow / Queensferry Farmlands' Landscape Character Area (LCA) which is a Coastal Margins landscape type. It is characterised by strong ridgelines which rise up to meet the Bathgate Hills, and this site is typical of this topography. Field boundaries are typified by clipped or overgrown hedgerows and lines of Oak, Ash, and Sycamore. The land cover is predominantly arable farmland.



Extract from West Lothian Local Plan (2009)



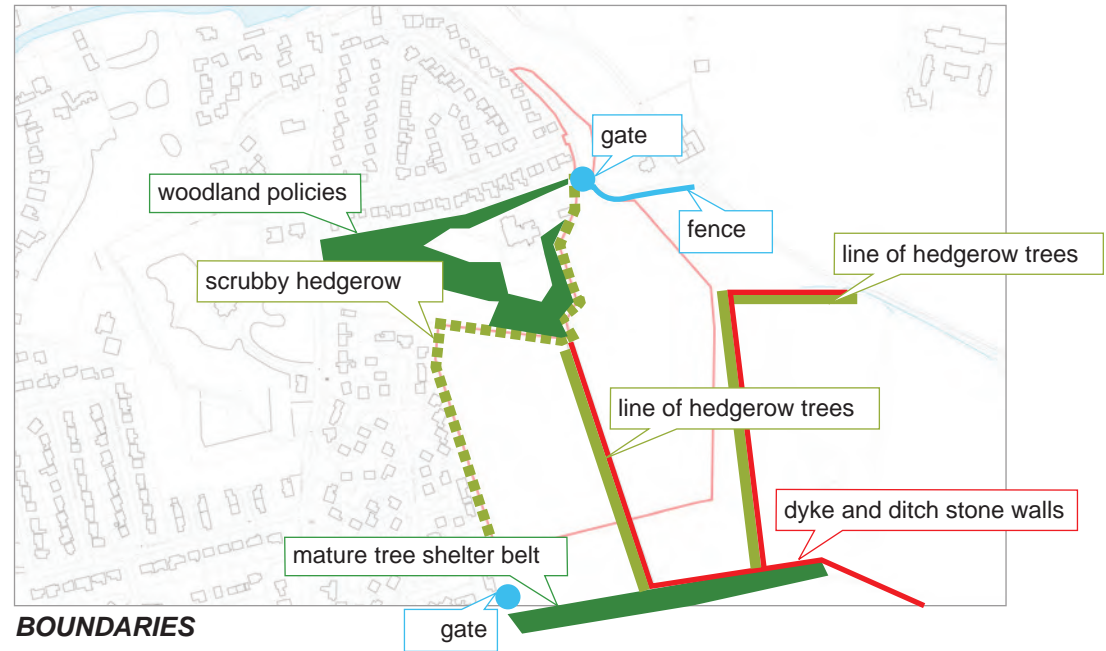
Boundaries

The boundaries of the proposed development site purposefully sit away from the adjacent strong bounding landscape features, in order to provide an offset and clarity of landscape context. The north and west boundaries follow distinctive landscape edges, while the south and east site boundaries are pulled away and take a line responding to the contours through the agricultural fields.

The overall landscape area within which the site lies is bounded on all sides by either mature woodland shelter belts or tree-lined hedgerows. This gives the site an introspective character, contained by these strong landscape boundaries and emphasised by the topography.

The north - south running stone walls with associated ditches and hedgerows are typical of this local area, and offer a well defined landscape character.

The boundary to the west of the site, behind a scrubby hedgerow, is characterised by low density post-war suburban housing.



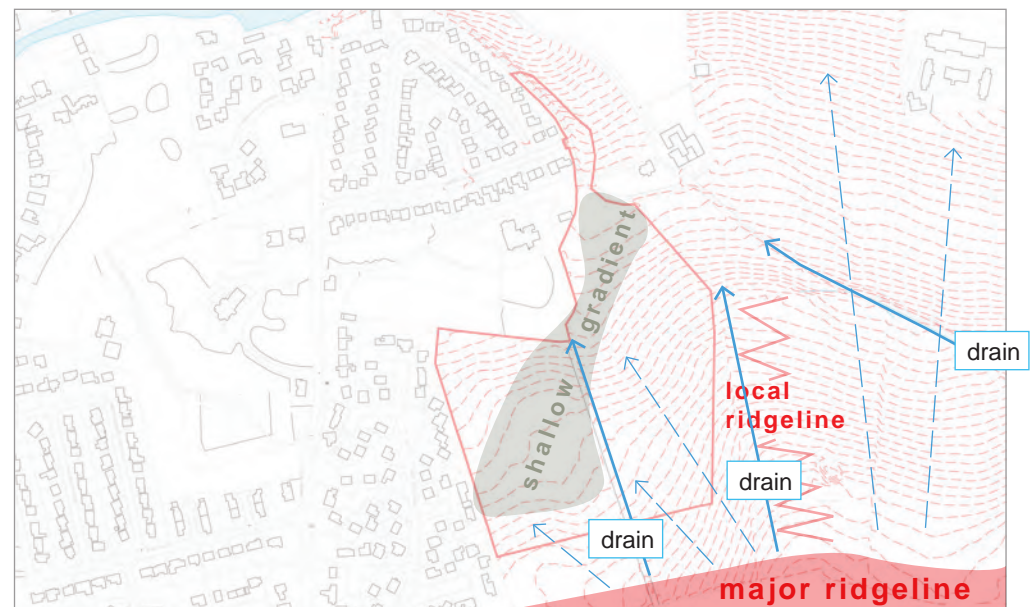
Landform + drainage

The proposed site is located just to the north of the Bathgate Hills character area, itself an Area of Great Landscape Value. The character area is typified by a rolling hill and valley landscape running largely east - west. The associated ridgelines are therefore important in defining this region's character.

To the south of the development site is one such ridgeline, an important feature in defining the extents of the townscape of Linlithgow. The ridgeline is re-inforced by mature and well established deciduous woodland trees.

The site has a considerable slope from south to north, draining towards the Union Canal basin and other local scale drains and discharges. The land is gently rolling, with highpoints along the south and eastern edges further enclosing the site and preventing long distance views of these fields.

The southern (major) ridgeline has a communications mast with associated compound sited at the intersection of field boundaries, while the eastern (minor) ridgelines are defined by field boundaries of mature hedgerows and stone walls.

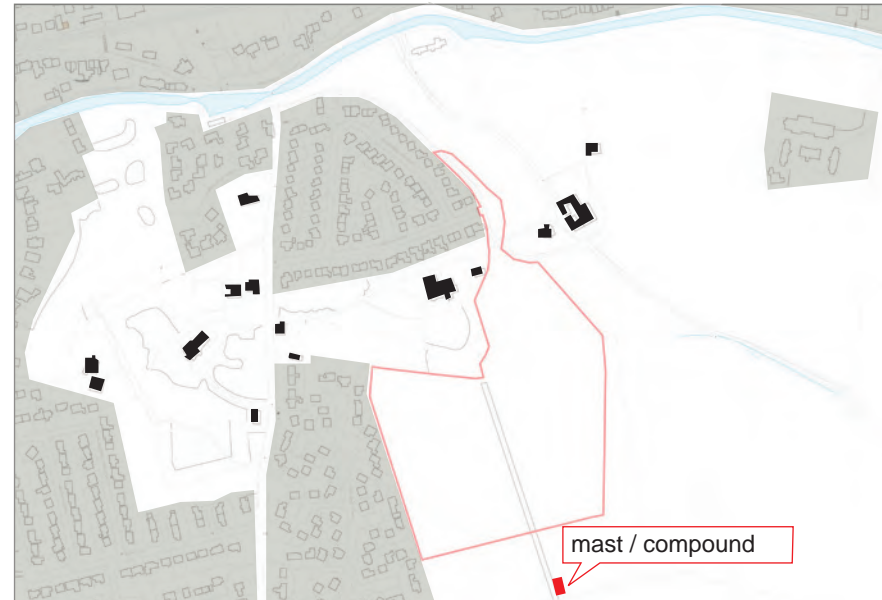


Built context

There are two typologies of built environment immediately adjacent to the proposed development site. To the west is a sub-urban settlement expansion of Linlithgow, which runs parallel to Manse Road yet does not address it. This housing development is loose in structure, laid out around a network of cul-de-sacs. The second settlement typology is estate mansion houses, of which there are a number in the close vicinity. These are singular buildings set within a mature landscape setting, often with a number of small ancillary buildings within the curtilage. Part of the northern boundary is formed by the policy landscape of one such estate house, Clarendon House.

Aside from this residential built context, there are a few clusters of buildings to the north of the site including those at Clarendon Farm. The areas of housing are not visually obtrusive, and the edges are well established, strong and defensible.

Located on the ridgeline just south of the boundary is a communications mast and associated compound.



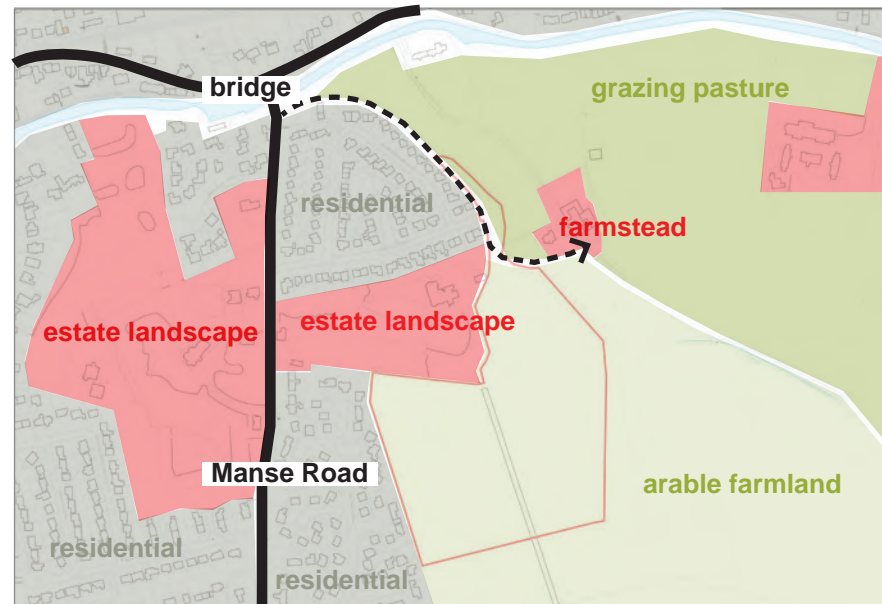
BUILT ENVIRONMENT

Land use

The areas to the north and west of the potential development site are residential settlements. To the south is an area of open agricultural land, valued for its scenic quality. Within this area are a number of footpaths, leading to the Beecraigs Park and Nature Reserve, offering recreational value. To the north west lies a distinct landscape area of policy woodland, hedgerow boundaries and the Clarendon House and Farmstead buildings. Lower lying fields to the north are rough pasture, while the higher, sloping ground to the south and comprising the development site is used for arable farming.

Infrastructure

Manse Road (also a Core Path) is the principal vehicular route in the vicinity of the proposed development site, with some access from the farm track to the north. Informal footpaths follow the field boundaries.



LAND USE / INFRASTRUCTURE

SUMMARISED LANDSCAPE ANALYSIS



Clarendon Road

route used by local dog walkers

Clarendon House

structured estate woodland

Clarendon Farm

mid-distance views to Clarendon Estate

long-distance views over valley and to Linlithgow Palace

mid-distance views to Clarendon Estate

ridgeline

minor ridgeline

ridgeline

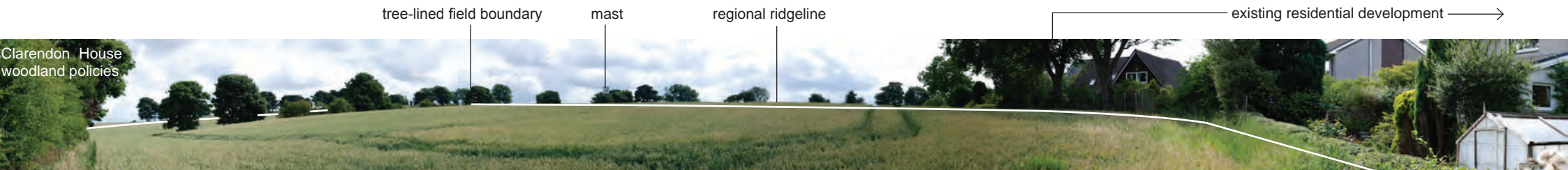
- legend:
- site boundary
 - existing settlement
 - |- gate points
 - ➔ access roads
 - hedgerows
 - woodland (mixed deciduous)
 - tree lines / avenue trees
 - - - contours
 - mast / compound
 - drains
 - ↙ direction of views
 - ⋯⋯⋯ footpaths (formal)
 - ⋯⋯⋯ footpaths (informal routes)
 - grassland

VIEWPOINT PHOTOGRAPHY : SITE CONTEXT

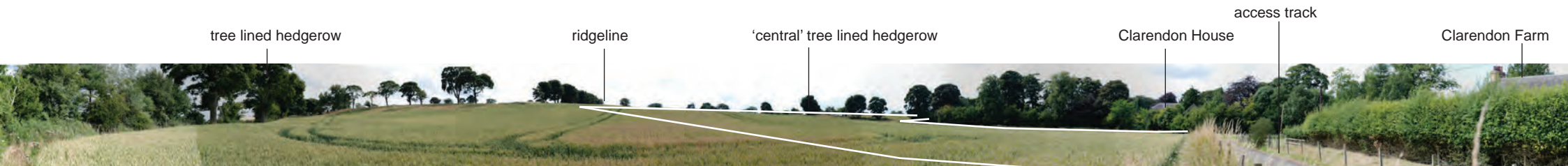
General description: from the north and east boundaries the views are up into the site, with long distance views truncated by the northern and eastern ridgelines. Adjacent to the eastern edge is residential housing development. This is inward facing and presents no frontage onto this proposed development site. The tree belts and mature hedgerow trees are strongly visible, commanding the near distance views.



1. View looking south and east from the northern boundary of the proposed site. The arable farmland rolls up to the regional ridgeline in the south.



2. View looking south and east from the western site boundary, towards the central tree lined field boundary. Illustrates the ridgelines to the south and east which enclose this field.



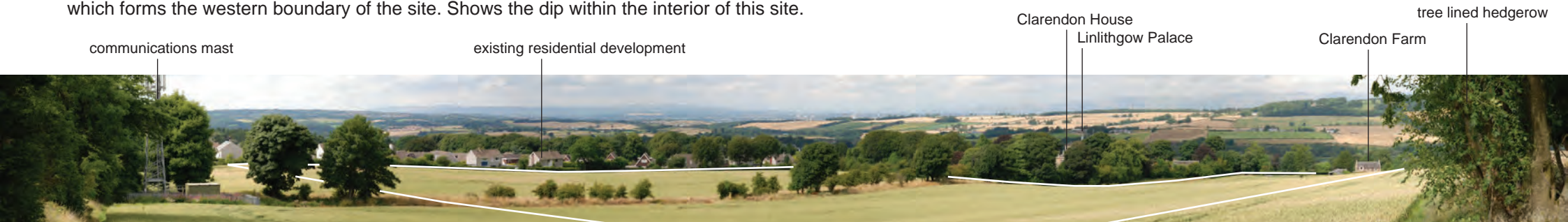
3. View looking south and west from the track at Clarendon Farm, demonstrating that lack of long distance views when looking north due to the topography.

VIEWPOINT PHOTOGRAPHY : SITE CONTEXT

General description: From the south, overlooking the site, there are good long distance views over the Coastal hillsides towards the Firth of Forth. The south is elevated and overlooks the heart of the site, revealing a central bowl which foreshortens views into Linlithgow itself. Views are focused down this bowl towards the far distance hills. The landscape is contained by the large and mature woodland policies of Clarendon House and the mature trees within the various hedgerow / agricultural wall lines. In this way, the proposed site is visually contained and views are internal.



4. View looking north and west from the central hedgerow line, towards the residential housing which forms the western boundary of the site. Shows the dip within the interior of this site.

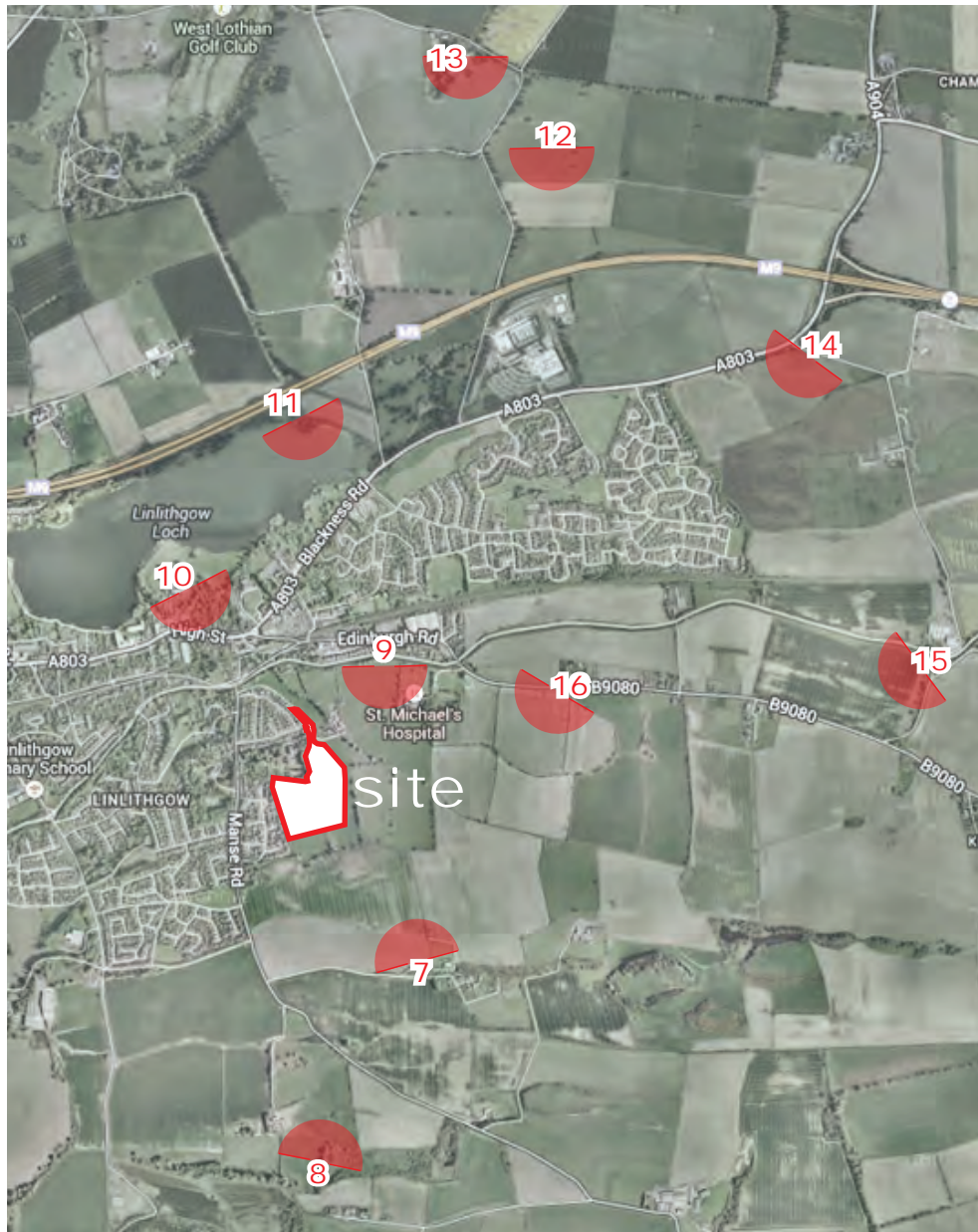


5. View looking north west into the site showing the central 'valley' landscape as defined by the two ridgelines: major northern and the minor eastern ridges.



6. View looking north towards Linlithgow town, illustrating the effect of the minor north-south ridgeline which forms the eastern edge of the development site.

VIEWPOINT / RECEPTOR ANALYSIS



In order to assess the visual impact of this potential development site, a number of regionally important locations, high points and destinations were visited. These are summarised below.

ID	Descriptive name	site visible (yes / no)	Notes
Regional viewpoints visited this assessment			
7	Parkley Craigs - scattered residential	no	Site located beyond ridgeline
8	Hillhouse - scattered residential	no	Site located beyond ridgeline
9	Union Canal Towpath at St Magdalenes	no	Dense vegetation
10	St Margaret's Bower, Linlithgow Palace	yes	Partial view of site
11	Linlithgow Loch, north east banks	no	Screened by middle-ground and distant vegetation
12	Communications mast - local high point	yes	Partial view of site
13	Bonsyde House Hotel	yes	View of site
14	Burghmuir Junction	yes	Partial view. Minor N-S ridgeline near eastern site boundary screens site
15	Canal bridge at Park Farm	no	Near to middle-ground topography shields any view of the site
16	B9080 approach to Linlithgow	no	Near to middle-ground topography shields any view of the site

VIEWPOINT PHOTOGRAPHY : REGIONAL CONTEXT

General description: from the south, the site and the town of Linlithgow are both tucked largely beyond view over the east-west ridgeline which defines the southern boundary of the site for development. The character of the landscape is of mixed arable and pastoral farmland, structured around the east-west valley.



7. View looking north from Parkley Craigs, at OS Grid Reference NT 009 759.



8. View looking north from Hillhouse at OS Grid Reference NT 006 751.

VIEWPOINT PHOTOGRAPHY : REGIONAL CONTEXT

General description: views of the site from Linlithgow in the north are very limited, with the only receptor with site visibility being St Margaret's Bower at Linlithgow Palace. Locations around the canal, high street, and southern side of Linlithgow Loch have no direct views to the development site.



Union Canal towpath dense riparian vegetation along canal



9. View looking south towards the site from the Union Canal towpath, viewpoint taken at OS Grid Reference NT 007 770.

St Michael's Hospital Clarendon House
Canal within tree belt Site



10. View looking south from St Margaret's Bower at Linlithgow Palace.

residential development at Springburn Road Clarendon House
Site (not visible)



11. View looking south from north east edge of Linlithgow Loch. OS Grid Reference NT 005 778.

VIEWPOINT PHOTOGRAPHY : REGIONAL CONTEXT

General description: Linlithgow lies within a contained valley landscape, so although there are very limited views back up the hillsides from the town to the development site, receptor locations on the opposite ridgeline were assessed.

From these elevated viewpoints the site for development is visible, however in both locations it is only partially visible due to the mature trees associated with both the tree-lined hedgerows and the policy woodlands of Clarendon House.



12. View looking south towards the development site over the Linlithgow valley, viewpoint taken at the mast compound at OS Grid Reference NT 015 788.



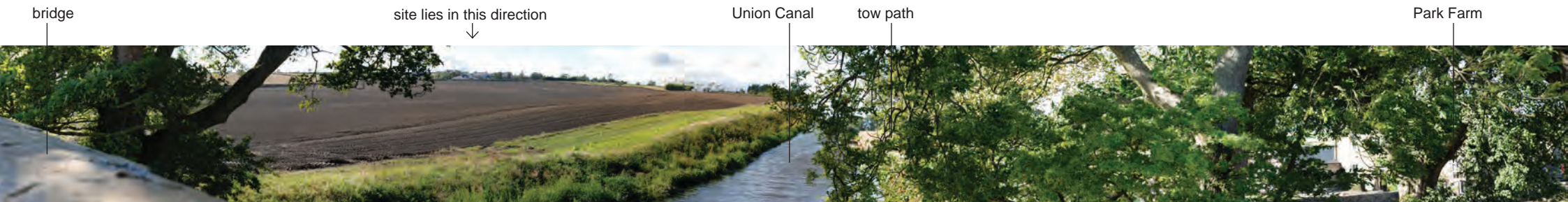
13. View looking south from Bonsyde House Hotel, at OS Grid Reference NT 012 791

VIEWPOINT PHOTOGRAPHY : REGIONAL CONTEXT

General description: Views of the site from the potential viewpoint receptors visited in the east are very limited due to the complex local scale rolling topography. The Union Canal runs within a shallow valley which screens any views of the site both from eyelevel along the towpath and from the road bridge crossing it at Park Farm. There are some occasional and partial views of the potential development site from the A803 at the Burghmuir junction, however there are no views of the site from the B9080.



14. View looking south west towards the potential development site from Burghmuir Junction, at OS grid reference NT 023 781



15. View looking south west from the Canal Tow Path at Park Farm, at OS grid reference NT 028 770



16. View looking south west the highest point on the B9080 approach road into Linlithgow, at OS grid reference NT 026 767

VISUAL APPRAISAL + ANALYSIS: GENERAL SUMMARY

The visual amenity of this site has been appraised, and is described here in relation to the proposed development. It is described from a number of the most relevant receptor sites and locations, selecting the places from which people could view the site.

Generally, views in and around the site are localised due to the rolling topography and the mature trees, with minimal exposure of the site from surrounding receptor locations. The ridgelines and valleys which typify the site mean the site is not fully visible from any one receptor location.

There are views of the site from the adjacent housing development, however, these are generally from the back windows of housing to the west that is located in areas which are already suburban in character. A view across the majority of the site is obtainable from the major ridgeline to the south of the development site's boundary, however there are currently no footpaths to access this location and therefore it is currently an insignificant receptor.

Site context

From the south and east boundaries there are good long distance views over the Coastal hillsides towards the Firth of Forth. The south ridgeline is significantly elevated and overlooks the heart of the site. The line of the development site boundary is not located on the ridgeline, rather it has been pulled down the slope and clear of the ridge. The eastern boundary is defined by a minor ridgeline which serves to visually contain the development site; the other side of this field boundary line opens out to views over the Linlithgow valley. Due to the complex local topography and the lines of mature shelterbelt trees, the communications mast and compound are visually contained and insignificant in the views of the ridgeline.

From the north and west of the site, views are focused up the slope of the site in near and middle distance views, with no long distance views afforded due to the definition of the ridgeline. The woodland edges along the north and west boundaries are very important in controlling and directing these views, and containing the existing housing development to the west of the development site.

Regional context

Views towards the site from the north are all foreshortened by the ridgeline, with only the line of the mature trees visible. The development site boundary sits down the slope from this, and therefore the site itself is not visible.

Views of the development site from the south are all distant: there are no ground level views of the site from Linlithgow, only as perceived from the elevated location of St Margaret's Bower. The site can be seen from the opposite valley slopes and high points, however all views are fragmented by the mature policy plantation at Clarendon House and the field boundary tree-lined hedgerows.



VISUAL APPRAISAL + ANALYSIS: ROUTES

A803 / High Street

This is the central arterial route through Linlithgow. There are no direct views from this receptor to the proposed development site.

B9080 (Edinburgh Road)

A minor road linking Linlithgow to the east, views from the B9080 of the development site are screened by the ridgelines and the mature woodland vegetation. The site is located at least 500m away from this route, and therefore any potential view from this receptor due to changes in vegetation cover is not sensitive to change.

Edinburgh / Glasgow Railway

A very well used and frequent commuter link between Edinburgh and Glasgow, the railway takes a line along the lower ground of the valley landscape. Views to the site are extremely limited due to mature trees, the complex local topography, and the distance of the railway line to the site, again a minimum of 500m.

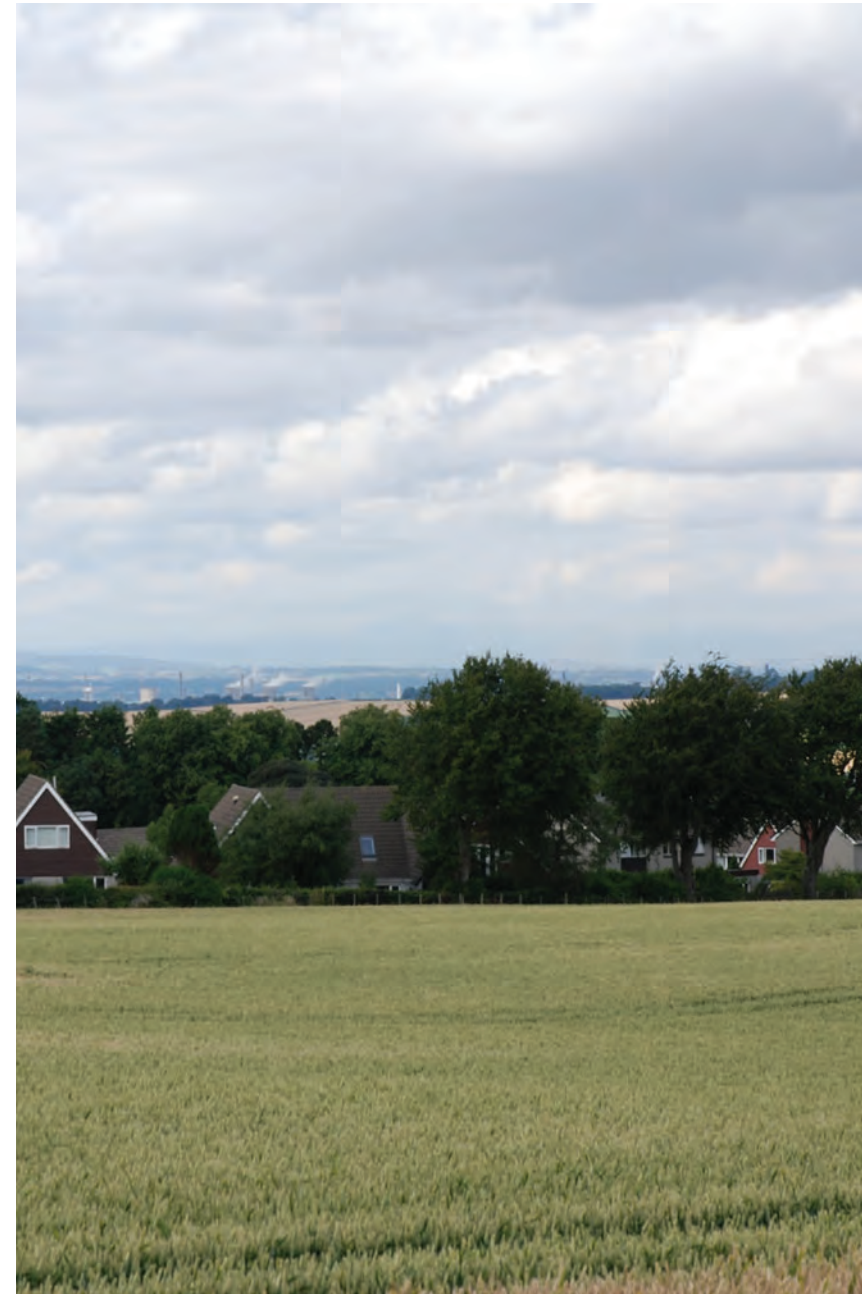
Manse Road

A 'C' class road linking Linlithgow with Livingston, running north - south towards the Beecraigs Country Park. There are no views afforded of the site from Manse Road, itself the route of the WL4 Core Path.

Rights of Way and Core Paths

There are two core path routes in the vicinity of the development site, one running along the Union Canal towpath and the other on the footpath of Manse Road. Neither offers views of the site.

The value of these routes for recreation is affected by the landscape character and setting, the views afforded, and the potential to tie in to a wider network of recreational routes. Both of these routes could connect more fully with the informal field boundary footpaths to encourage wider use. Integration of new development with these routes and the potential for increased connectivity of new housing areas with the regional network of paths should be carefully explored to ensure significant views are optimised and recreational value is upheld.



VISUAL APPRAISAL + ANALYSIS: LINLITHGOW

The principal destinations within the town of the High Street, Union Canal, Linlithgow Palace and Linlithgow Loch were visited and form part of the regional context visual analysis (p10-12). Within the town itself, the site is not visible except from the notable vista point of St Margaret's Bower at Linlithgow Palace. Even from this elevated location, the potential development site is partially obscured by the mature estate woodland at Clarendon House.

Nevertheless, the view from the Palace is considered highly sensitive, and the overview beyond Linlithgow to a setting of open countryside is important to the vista from the Tower. For this reason, a wedge of greenspace corridor which provides a visual connection to the ridgeline in the south would be beneficial to the landscape and visual character of the setting at Linlithgow. The diagram below illustrates this, and demonstrates how the potential site for development is outwith this cone of landscape setting.



LANDSCAPE OPPORTUNITIES + CONSTRAINTS

Opportunities

- The complex landform and topography defines and contains this site: the lower slopes of the field offer a self-contained and well defined zone for housing.
- The ridgeline is a locally significant landscape feature, offering an opportunity to create walks with views and extending recreational amenity.
- The strong woodland boundary to the north offered by the Clarendon House policies offers a legible and defensible landscape boundary which also screens long distance views from the north.
- The tree-lined hedgerows offer distinct landscape compartments for the containment of housing development.
- There is the potential to enhance the Core Path network, creating more local loop routes, and better integration of the recreational provision within the existing areas of residential development.

Constraints

- The land is sloping, and the geometries of future housing layout must be sensitive to how these slopes will affect perceived massing and views.
- Vehicular access to the site is from the north, and the masterplan must carefully consider the integration of all modes of transport wherever possible.
- The southern and eastern boundaries of the development site are currently arbitrary, and the landscape between the defensible edges of ridgelines and hedgerows must be designed such that it contributes towards the creation of a positive sense of place rather than appearing as left-over land. The masterplan must offer positive edges which allow the landscape buffer area to integrate, while keeping open the views up the hillside as perceived from the loch and town centre.
- The regionally prominent ridgeline is not appropriate for housing development and all development must be kept clear of breaking the ridgeline as perceived from any contextual viewpoints / receptors either in the north or south.

LANDSCAPE CAPACITY + RECOMMENDATIONS

The landscape's capacity for change describes its ability to absorb modification without detriment to its overall character and visual amenity. In this case, these notes relate to the landscape to the south of Linlithgow to accommodate two storey housing development. While housing development is often considered to have a negative impact on the visual amenity of a landscape, there is also potential for the integration of new positive elements, for the healing of unresolved boundaries and landscape edges, and for the mitigation of negative structures or elements in an existing landscape. These actions may increase the existing landscape's capacity for development, or may enhance an existing environment for both the settlement and its context.

The development site as defined by the redline boundary indicated in this report has a capacity for built development, because it is well contained from the publicly accessible visual receptor locations due to the complex local topography and the mature woodland / tree vegetation which exists at the boundaries of the site. The new development could be well integrated using Clarendon Road, and supported by pedestrian and cycle connections along the existing farm track and footpaths. The following recommendations are put forward for consideration at an early stage in the development of the housing layout plan:

1. There are areas of visual sensitivity, most notably the ridgeline in the south which is visible from many of the receptor locations. The ridgeline should be protected from housing development and an appropriate landscape buffer positively incorporated into the masterplan. This landscape character should complement the agricultural context, or reflect components of the heritage of designed estate landscapes found adjacent to the site.
2. Field boundary footpath routes should be integrated, connecting both to the wider Core Path network and to the footpaths within the development site itself offering connectivity between development and the landscape setting. Appropriate wayfinding signage promoting linkage to the Core Paths should be considered.
3. In response to the West Lothian Open Spaces: Area Wide Assessment recommendations, it is suggested that the new development incorporates a positive greenspace which shall be for the benefit of the people both living in this new residential area and those in the existing adjacent housing. It should offer an attractive and diverse landscape which is maintained and enhanced to provide a locally distinctive 'sense of place' which at present is lacking in the existing settlement areas. This greenspace should be mindful of the existing mature tree structure, and incorporate the development's SUDS green infrastructure requirements.



The ridgeline to the south of the site should be protected from the visual impact of development.



The field margins are used by some locals as informal walking routes.



Tree-lined hedgerows are an important regional characteristic, and they should be maintained.

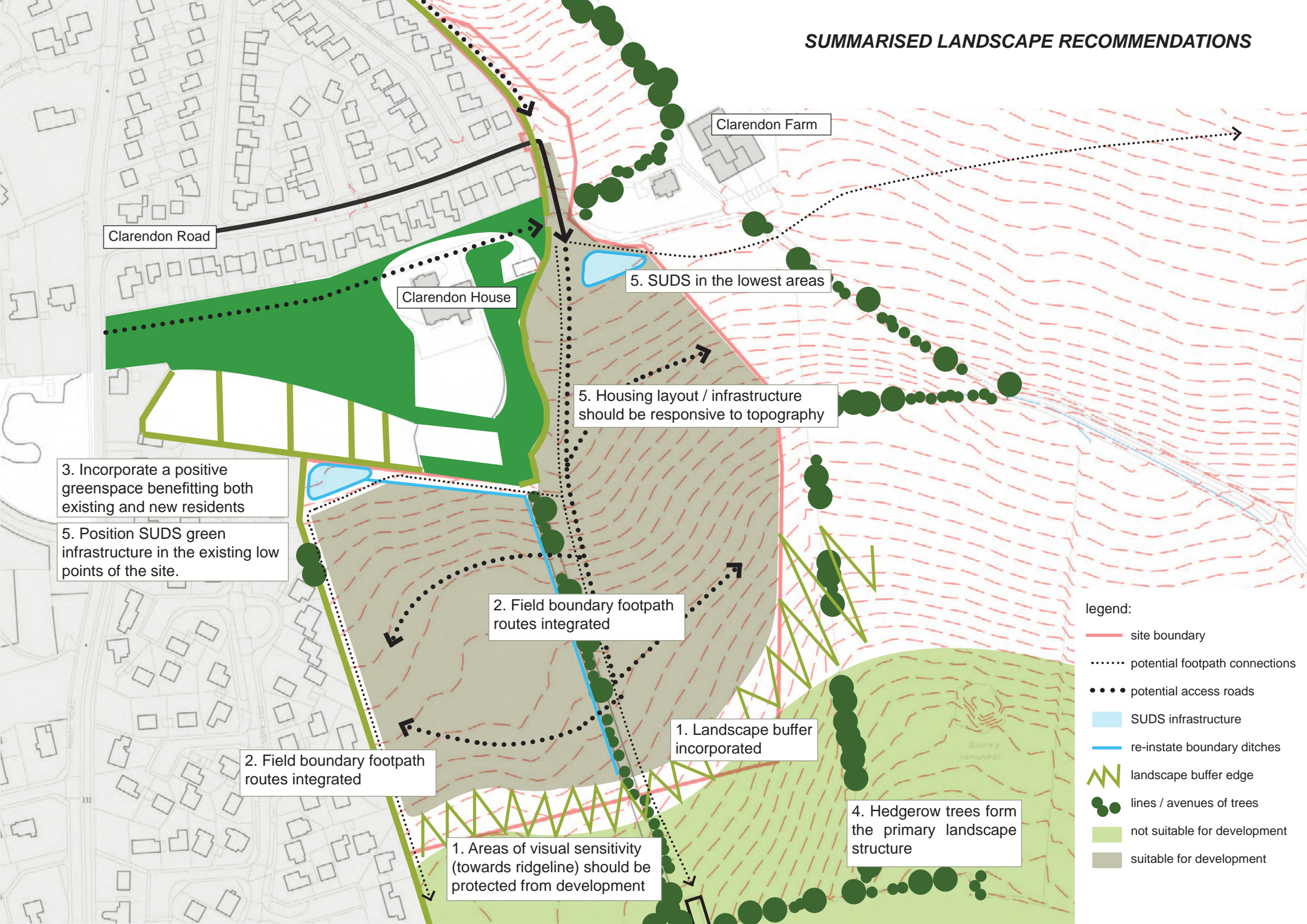


New housing should work with the topography, ensuring a 'best landscape fit'.

LANDSCAPE CAPACITY / RECOMMENDATIONS (cont'd)

4. The existing lines of hedgerow trees along field boundaries to the south and east should be retained as the structuring landscape features as they are characteristic of this Landscape Character Area and they provide visual containment and landscape setting. While they are outwith the development site boundary, landscape buffer areas between the site and the tree lines should be kept open so the tree lines / hedgerows still read as the defining features.
5. The housing layout and infrastructure should be responsive to the topography, laid out to a 'best landscape fit' which is offered by as little earth moving as possible to respect existing valleys, high points and localised topographic features and by positioning SUDS green infrastructure in the existing low points of the site.
6. A landscape framework plan should be developed in support of the detailed proposals, which sets the proposed development in a context of character and which promotes the use of existing features of vegetation, topography and recreational routes to make a site specific response to the opportunities of this site.
7. A landscape framework plan should be developed in support of the detailed proposals, which sets the proposed development in a context of character and which promotes the use of existing features of vegetation, topography and recreational routes to make a site specific response to the opportunities of this site.

SUMMARISED LANDSCAPE RECOMMENDATIONS



LANDSCAPE FRAMEWORK PLAN

This plan sets the proposed development in a context of landscape character and promotes the use of existing features of vegetation, topography and recreational routes to make a site specific response to the opportunities of this site.

1. Footpath link through Clarendon House estate should be connected into a loop route to integrate the potential development site to the core path along Manse Road.
2. Central spine woodland avenue provides a framework structure and is characteristic of the regional landscape context.
3. Tree belts should be maintained / planted along the northern boundaries, substantiating the Clarendon House woodland. This structure is vital to controlling the views of the site from the town and its key receptor locations.
4. SUDS located in northern tips of site, at lowest areas. Associated with these are recreational footpaths and grassland areas.
5. The buffer landscape to the south of the potential development site should be kept open, maintaining the integrity of the ridgeline tree belt. The land could be seeded with meadow flower species with informal footpath routes mown through to connect to the wider path network.
6. Existing tree-lined hedgerows reinforced with new tree planting, species and spacing to reflect existing. Strengthens character of north - south treelines, and provides valuable screening from the east.



Clarendon Farm
Linlithgow

DESIGN STATEMENT
OCTOBER 2013





Design Statement compiled by:

Keppie

INSPIRATIONAL + PRAGMATIC

6 Bell's Brae, Dean Village, Edinburgh EH4 3BJ

Offices in Glasgow, Belfast, Edinburgh, Inverness, Manchester and Perth

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Vision

Clarendon Farm will be a place that is attractive, human in scale and accessible with a high quality environment that is safe and welcoming.

The development will deliver a place where travel priorities are such that walking and cycling are attractive and safe choices and access to public transport is made easy and convenient.

1. Purpose of the masterplan document

This document is submitted in support of the application for planning permission in principle for a new housing development at Clarendon Farm, Linlithgow. It represents a Design Statement in support of the masterplan as recommended in Planning Advice Note 68: Design Statements.

This document describes the background to the project, the process undergone to date and the proposed design solution for the new development. Accordingly, the statement explains not only the design proposals themselves but also the rationale behind them, to allow decision-makers to easily make a comprehensive, qualitative assessment of the design.

2. The applicant

The applicant is:

Gladman Developments
2 Eliburn Office Park
Eliburn
Livingston
West Lothian
EH54 6GR

3. The Project

The project comprises a residential development of 119 homes with new access arrangements and associated open space and landscaping on the edge of Linlithgow town centre.

The development will provide an appropriate range and choice of house types, sizes and tenures, including affordable housing that will be properly integrated through the use of appropriate building sizes, locations and groupings.

The site benefits from excellent access to local and regional road and rail networks and consequently to local as well as wider employment markets.

Residential Area - 5.65 Ha

Play Space - 0.15 Ha

Amenity Space - 0.3Ha

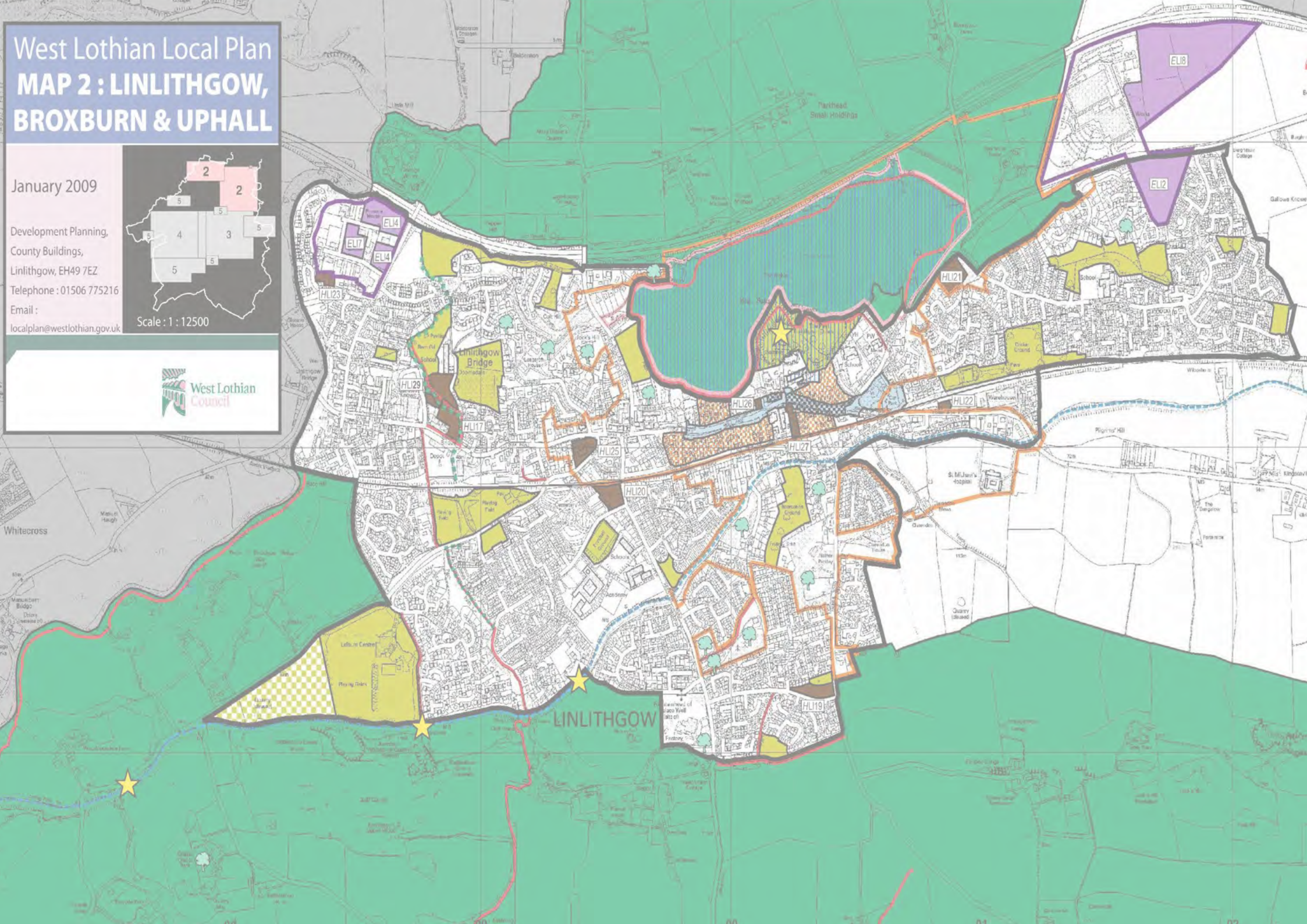
Green Infrastructure - 0.3Ha

Incoming Road - 0.1Ha

West Lothian Local Plan MAP 2 : LINLITHGOW, BROXBURN & UPHALL

January 2009

Development Planning,
County Buildings,
Linlithgow, EH49 7EZ
Telephone : 01506 775216
Email :
localplan@westlothian.gov.uk



1.0 PLANNING CONTEXT

1. National Planning Context

The Development Framework for the site at Clarendon Farm will be informed by the following national, regional and local planning policy and guidance documents:

National Planning Framework 2 (NPF2)

National Planning Framework 2 (NPF2) was published on June 25 2009 and sets out the spatial strategy for Scotland's development to 2030. NPF2 identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential. Some of the main elements of the spatial strategy up to 2030 include:

- promoting development which helps to reduce Scotland's carbon footprint and facilitates adaptation to climate change;
- expanding opportunities for communities and business by promoting environmental quality and good connectivity;
- promoting more sustainable patterns of travel, transport and land use, and;
- encouraging a sufficient supply of homes which are affordable in places where people want to live

Scottish Planning Policy (2010)

The Scottish Planning Policy documents set out the Government's policy on nationally important land use and planning matters. The SPP confirms the importance of ensuring a high environmental quality in new development aspirations. The need for such will be a key driver in the production of this development framework.

2. Regional Planning Context

The approved SES Plan (June 13) identifies the need for a significant number of new houses. West Lothian is required to provide 11,420 new homes between 2009 - 2019. This requirement is to be met firstly within Strategic Development areas (SDA) which Linlithgow falls within and as such should be the preferred location for new housing. The accompanying planning statement includes further information.

3. Local Planning Context

West Lothian Local Development Plan 2009

A key priority of the Local Plan is to ensure that sufficient land is available to meet the identified housing requirement. Within the settlement boundary shown on the proposals map opposite, there is a general presumption in favour of new development provided there is no adverse impact on adjacent uses; sites can be serviced without excessive resource commitment; the site is not already identified for an alternative use in the local plan and/ or the site is not of important open space value where policy *COM 2* would apply.

However, although the site at Clarendon Farm does not currently lie within the settlement boundary, policy *HOU 2* states that minor adjustments can be proposed to accommodate new non-strategic allocations.

The Council's aims for new housing developments are to ensure that new developments are visually attractive, safe, well integrated with their surroundings and designed on environmental sustainability principles in order to enhance the environment and lifestyle of the people of West Lothian.

As such, the following policies and guidance contained within the local plan set out the development

standards that applicants are expected to meet in planning application submissions for medium to large scale residential developments in urban areas within West Lothian. These should be read in conjunction with any development briefs which contain detailed site specific requirements.

Policy HOU 5

Open Space Provision

Developers shall provide amenity and recreational open space in accordance with the Council's Residential Development Guide as follows (100 houses upwards):
amenity open space - 20m² per house
equipped play area - 10m² per house
kick pitch - 5m² per house

Policy HOU 6

Density

For new housing allocations, sites are categorised as either high density (45 units per hectare), medium density (30 units per hectare) or low density (15 units per hectare) depending on their location and site characteristics.

Policy HOU 10

Affordable Housing

Developers of residential development sites will be required to transfer fully serviced land capable of delivering 15% of the total site capacity (in terms of the number of units authorised by planning permission) as affordable housing.

4. Statutory Guidance

Designing Places: A Policy Statement for Scotland

This is the first policy statement on designing places in Scotland and represents the objectives in raising the standards of urban and rural development.

The policy states that the most successful places, the ones that flourish socially and economically tend to share the following attributes - identity, safe and pleasant spaces, ease of movement, a sense of welcome, are adaptable and make good use of resources.

The policy also identifies that successful development is rooted in the landscape. Traditionally the landscape and the materials that can be won from it help to make places locally or regionally distinctive.

Places that are distinctive and designed with a real

understanding of the natural world are likely to be enjoyed, cared for and valued.

Designing Streets: A Policy Statement for Scotland

This policy sits alongside 'Designing Places' and together they are the Scottish Governments two key policies on Design and Placemaking. This development framework will embrace the fundamental principle of Designing Streets which is that design must consider place before movement and this development framework with particular attention given to establishing a high quality street design within a landscaped setting. Measures to encourage walking and cycling will also be important considerations. Consideration has also been made of "Creating Places", Scotland's new architecture and place policy statement.

Planning Advice Notes (PANs)

As part of the ongoing design process, reference will also be made to a range of current Planning Advice Notes with particular consideration given to the following:

- PAN 2/2010 Affordable Housing and Housing Land Audits
- PAN 3/ 2010 Community Engagement
- PAN 65 Planning and Open Space
- PAN 67 Housing Quality
- PAN 77 Designing Safer Places
- PAN 78 Inclusive Design



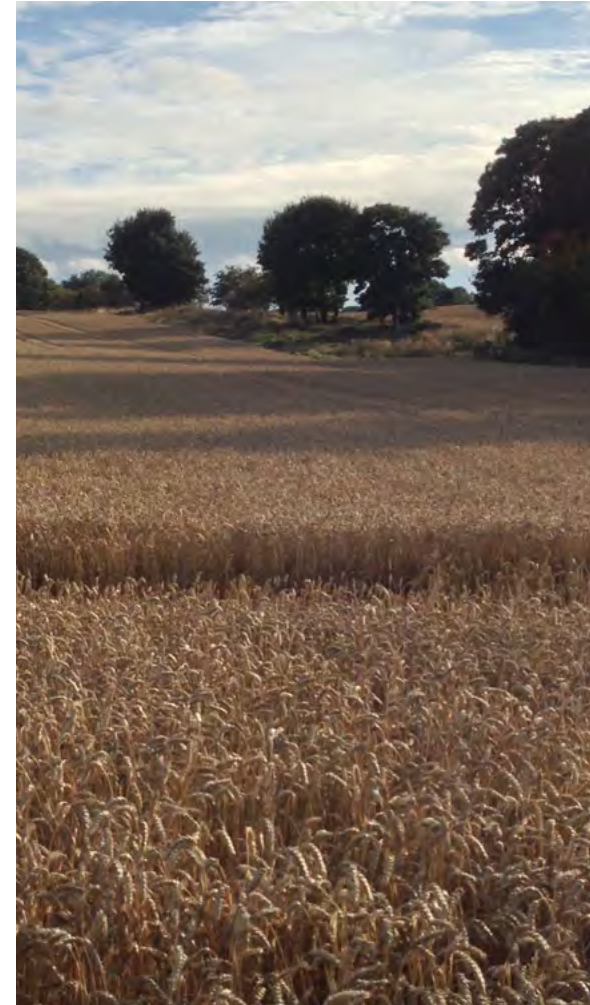
2.0 THE SITE

1. Clarendon Farm

Clarendon Farm lies on the south east edge of Linlithgow. The site occupies a north-facing slope below the ridge line that physically and visually separates Linlithgow from the Bathgate Hills.

The site comprises approximately 6.5 hectares, is within easy walking distance of the town centre and the main railway line which provides direct links to Glasgow and Edinburgh.

The site is bounded to the north and west by existing residential development and to the east and south by agricultural land and a dis-used quarry.





2. Surrounding built context

The built landscape around the site presents a variety of medium to low density house types:

1. Northern end of Friars Brae; street fronted detached villas, various periods, late Georgian, Victorian and Edwardian. Substantial front gardens, often screened, separate houses from street. Generally stone built.
2. About Friars Way; Mix of street fronted and cul-de-sac housing, Mid-century spec-built housing typically bungalow type, some with dormer extensions. Small front gardens, houses generally not aligned with street. Mixed palette, render, stock brick, treated timber cladding with pan tile roofs.
3. About Oatlands Park; Cul-de-sac housing mid-century spec-built, typically houses are 1 and a half storey with steep roof pitches. Relationship to street varies, houses generally not aligned with kerb. Broad streets with grassed margins separating carriageway from pavement. Mixed palette, render, treated timber cladding with pan tile roofs. Houses set in mature domestic landscape.
4. Clarendon Road and Clarendon Crescent: Street fronting generally mix of one and a half and two storey houses, some with dormer extensions. Perimeter plots occupy significantly elevated positions. Houses typically finished in roughcast with brick details and pan tile roofs.





zone 4 - corner Manse Road + Clarendon Road



Clarendon House



5 - Farmhouse - Clarendon Farm



zone 3 - typical

5. Generally larger detached villas, steadings, such as the cluster at Clarendon Farm and municipal buildings such as St Michael's Hospital, occupy larger plots some within significant, mature landscaped grounds (see built heritage below).

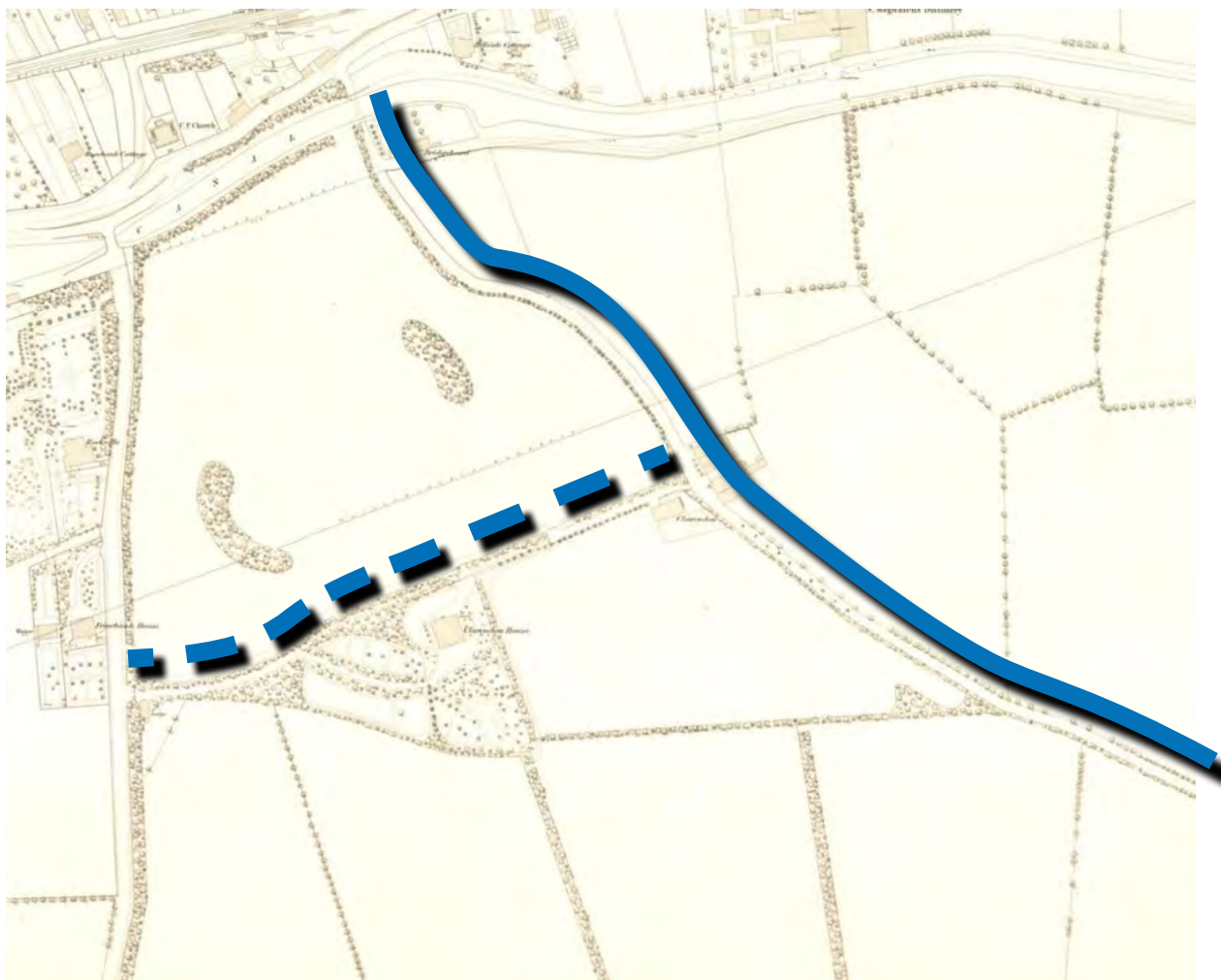
3. Site History

The patterns apparent today are defined by field drains, dykes, fences and paths appear to have been largely established by the time of the 1856 survey.

Note the defined path to Clarendon farm running to the north of Clarendon House, possibly explaining the habituated access across the grounds for dog-walkers (blue dashed line).

The solid blue line parallels the path of Stoney Road (Stoney or Parkly Road), from the aqueduct up to Clarendon Farm and beyond. The maps, in particular the 1818 imprint, show Stoney Road to be a far more significant feature in the 19th century than its current condition would suggest.

The farm track connecting Manse Road to Clarendon farm is not apparent in the 1895 OS map of the area but appears to have become established by the time of the 1913 Ordnance Survey.



Ordnance Survey - 1856



1818 imprint of William Forrest map from 1799



- designated and informal / unmaintained footpaths
- trafficked surface

1. Linlithgow Train Station
2. Staney Road (disused track / footpath)
3. Clarendon Road



View A - Informal footpath to north of Clarendon House



View B - Staney Road, tunnel under Union Canal

4. Access and Connections

Currently vehicular and pedestrian access into the site is from Manse Road to the north west along an undesignated track serving Clarendon Farm. This track will have to be retained for use by pedestrians and cyclists. A secondary track, overgrown and blocked by builder's rubble, called 'Staney Road', leads from Back Station Road, under the canal tow path past some cottages exiting to the west of Clarendon Farm. Although unmaintained, the path could potentially be reopened.

Historically, the path running to the North of Clarendon House, provided the principle means of access to Clarendon Farm. Following the formation of the farm track described above, vehicular traffic was diverted and this footpath became a pedestrian only through route and is now used principally by dog walkers. This footpath link through Clarendon House estate could be connected into a loop route to integrate the potential development site to the core path along Manse Road.



View C - Gate through to Clarendon House



View D - Gate through to lower field



View E - Clarendon Road

5. Topography

The southern edge of the site sits below the ridgeline between Linlithgow and the Bathgate Hills. The ridge at its highest point achieves 141 metres above sea level. At its lowest point the site lies at 105m above sea level. The contours belly on the eastern edge of the site forming a gentle ridge running south to north resulting in a undulating landform from east to west. The contours spread towards the south west corner of the site resulting in a relatively level platform.

The coincidence of the lowest point of the site and the principle access, suggests the possibility of collecting and attenuating rainwater at this point before discharging into the existing wider drainage network

6. Landscape Character

Note a fuller description of the landscape character can be found in the Landscape and Visual Impact Assessment document which accompanies this design statement.

Linlithgow straddles character areas 17 Bathgate Hills and 26 Linlithgow and Queensferry Farmlands as defined in the SNH Landscape Character Assessment

gradient diagram

- slope steeper than 1 in 5
- slope between 1 in 5 and 1 in 10
- slope between 1 in 10 and 1 in 12.5
- slope between 1 in 12.5 and 1 in 15
- slope between 1 in 15 and 1 in 20
- slope shallower than 1 in 20



topography + drainage

for The Lothians. The site itself is typical of the compartmented estate farmlands described in this report. Typically the wider open agricultural areas become more fragmented as they get closer to Linlithgow. Field boundaries consist of mature tree planting and hedgerows. The landscape pattern becomes more intricate with greater screening of individual parcels of land by the strong landscape framework.

The site's notable landscape features are:

- North-facing arable fields on a moderate slope.
- Well-treed hedgerows, including mature ash, sycamore (the two dominant species), oak, beech, elm and hawthorn.
- Land rising to a broad intermediate ridge on the south that forms the skyline in some views from town.
- Open fields to the east and south, with higher ground further southwards.
- Two areas of later-20thC housing (Clarendon and Oaklands) forming the western boundary separated by the grounds of Clarendon House stocked with mature trees and shrubbery. The north-east edge of the northern housing area (Clarendon Crescent) is particularly intrusive on the skyline in some views including from the canal towpath.
- Prominent building groups to the north east of Clarendon Farm and St Michael's Hospital (outwith site but within the CA).

- Limited views to Linlithgow Palace and Linlithgow Loch and across the loch valley (over hidden M9) more open views to Airngath Hill and up the Forth valley to the Ochils.

7. Built Heritage + landscape designations

Two statutory designations affect the site:

1. The site borders the Union Canal and Upper Linlithgow Conservation Area.
2. The grounds of Clarendon House, a category B listed building, form the boundary to the north and west of the site.

Clarendon House is well screened by the mature trees and evergreen shrubbery that wrap the gardens eastern and southern boundaries.

The land to the immediate south dividing the Bathgate Hills and Linlithgow is designated 'an area of great landscape value (AGLV), but importantly no part of the development site lies within this designated landscape.

This landscape is valued for scenic views available to them but for the most part these are views of the Firth of Forth and Grampian Mountains in the distance. The ridgeline which defines the northern edge of the AGLV screens the development site, which lies on the northern hidden valley.

There are no Core Paths or Rights of Way located within the site itself, however three core paths are located within close proximity: Core Path WL2B, which runs along the Union Canal Towpath; and Core Path WL3, the Linlithgow Loch Circular and the WL4 Linlithgow - Beecraigs East / West Path which runs alongside Manse Road.

Manse Road, Clarendon House with Gatepiers, Boundary Walls, and Stables

Category: B

Date listed: 16 March 1992

house: Circa 1820, bay windows circa 1845, 2-storey addition to rear circa 1875. 2-storey, 3-bay symmetrical classical villa, canted windows to S elevation; join between villa and 2-storey addition to rear expressed as a 3-storey Italianate tower on W elevation. Roughly L-plan. Modern 2-storey addition to E side (not included in listing). Squared and coursed cream sandstone rubble, ashlar to S elevation and to raised margins. Base, cill, eaves courses, cornice, blocking course, broad pilaster quoins and architraves to 1st floor windows to S elevation.

stables: probably 1875. Single storey and attic, symmetrical 3-bay rectangular-plan stables. Cream bull-faced snecked sandstone, picked and droved ashlar dressings. Chamfered surrounds to windows, overhanging eaves.

extract from -

listing text for Clarendon House,
Historic Scotland Building ID 37481

Upper Linlithgow and Union Canal Conservation area

Listed Structures around the site

1. Aqueduct: Edinburgh and Glasgow Union Canal, Edinburgh Road. Category B listed.
2. Aqueduct: Edinburgh and Glasgow Union Canal, Back Station Road. Category B listed.
3. Bridge 43: Edinburgh and Glasgow Union Canal, Manse Road. Category B listed.
4. Cottages and Stables: Canal Basin, Manse Road. Category B listed.
5. Canal House: Manse Road. Category B listed
6. Clarendon House, incl boundary walls, etc and stables: Manse Road. Category B listed.
7. Friarbank, incl boundary walls, etc: Manse Road. Category B listed.
8. Nether Parkley: Manse Road. Category B listed.
9. Nether Parkley Lodge, incl boundary walls, etc: Manse Road. Category B listed.
10. Glebe House, Former Linlithgow Manse, incl boundary wall, etc: Manse Road. Category B listed.



West Lothian Council has approved a planning brief (2011) for Clarendon House which supports the development of a number of new houses in the grounds of Clarendon House to the north of the application site. Further information is available in the supporting planning statement.

8. Views

An independent Landscape and Visual Impact Assessment has been prepared by Urban Design Futures and is available under separate cover. This Design Statement should be read in conjunction with the LVIA

A summary of the content of the LVIA is outlined below

Generally, views in and around the site are localised due to the rolling topography and the mature trees, with minimal exposure of the site from surrounding receptor locations. The ridgelines and valleys which typify the site mean the site is not fully visible from any one receptor location.

There are views of the site from the adjacent housing development, however, these are generally from the back windows of housing to the west that is located in areas which are already suburban in character. A view across the majority of the site is obtainable from the major ridgeline to the south of the development site's

boundary, however there are currently no footpaths to access this location and therefore it is currently an insignificant receptor.

Site context:

From the south and east boundaries there are good long distance views over the Coastal hillsides towards the Firth of Forth. The south ridgeline is significantly elevated and overlooks the heart of the site. The line of the development site boundary is not located on the ridgeline, rather it has been pulled down the slope and clear of the ridge. The eastern boundary is defined by a minor ridgeline which serves to visually contain the development site; the other side of this field boundary line opens out to views over the Linlithgow valley. Due to the complex local topography and the lines of mature shelterbelt trees, the communications mast and compound are visually contained and insignificant in the views of the ridgeline.

From the north and west of the site, views are focused up the slope of the site in near and middle distance views, with no long distance views afforded due to the definition of the ridgeline. The woodland edges along the north and west boundaries are very important in controlling and directing these views, and containing the existing housing development to the west of the development site.

Regional context:

Views towards the site from the north are all

foreshortened by the ridgeline, with only the line of the mature trees visible. The development site boundary sits down the slope from this, and therefore the site itself is not visible.

Views of the development site from the south are all distant: there are no ground level views of the site from Linlithgow, only as perceived from the elevated location of St Mary's Bower. The site can be seen from the opposite valley slopes and high points, however all views are fragmented by the mature policy plantation at Clarendon House and the field boundary tree-lined hedgerows.



10. looking south from St Mary's Bower at Linlithgow Palace



11. looking south from north east edge of Linlithgow Loch. OS Grid Reference NT 005 778



13. looking south from Bonyde House Hotel, at OS Grid Reference NT 012 791

Analyse the wider context, identify suitable potential development sites and establish appropriate densities.



1

Oct 2012

Sketch proposals developed focusing on existing site features that provide opportunities to generate places with an appropriate and identifiable character.



2

Dec 2012

Preliminary design formalised and presented to the community



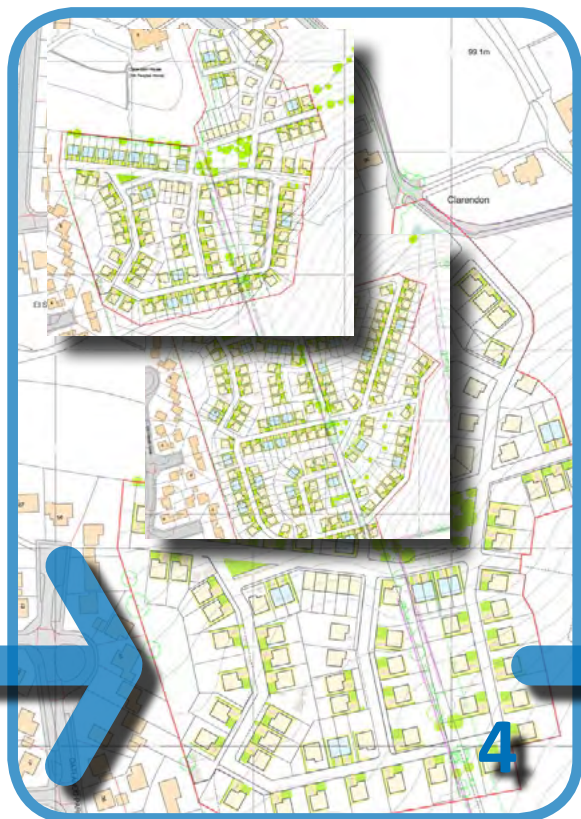
3

Feb 2013

3.0 DESIGN PROCESS

Proposals re-appraised in light of community feedback. A second round of option appraisals undertaken which defines a preferred approach.

Preferred masterplan finalised and illustrated.



Aug 2013



Sept 2013

1. Iterative Process

The design process is often characterised as largely linear, progressing through discrete stages of analysis, development and then crystallisation of a coherent final design solution. Rarely is the process strictly linear however. Instead, it is iterative, involving the development of options, appraisal of these options by key stakeholders (including statutory consultees, West Lothian Council Officials and input from the community) and then reforming the design to accommodate feedback before moving on to the next stage.

The diagram on the left summarises, in broad terms, the stages undertaken. The options developed for consultation (stage 3) led to a reappraisal of the scale and siting of the development.

2. Design Objectives

The development of the design through the various iterations described, followed a series of clear objectives which were established early in the design process. These aspirations can be summarised as:

- the design should respond to the inherent character of the site to create an appropriate, distinctive, high quality environment
- the development should be anchored around

a connected, varied network of green spaces and corridors

- the development should harness the intrinsic resources of the site, soils, drainage, landscape, solar energy, etc to create a sustainable development
- the design should offer a well thought out solution both for building design and the layout of the spaces between buildings
- the development should be sited in such a way as to minimise its impact on sensitive visual receptors
- exploit the link to nearby public transport nodes and develop safe cycle and pedestrian paths which encourage access to these nodes without resorting to using the car

3. Initial design options

A series of initial sketch studies considered densities, access (vehicular and pedestrian) and visibility in order to establish appropriate sites for the proposed development within the wider Clarendon Farm boundary.

These early stage options are illustrated on the right.

Option A

A low to medium density development nestled in the south west corner of the farm, set around a green space at the entrance to the site.

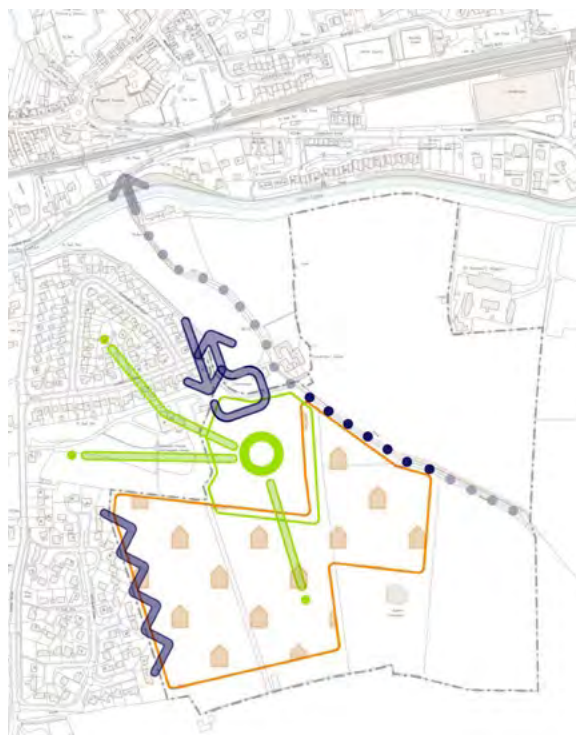


fig 3.1

Option B

A development clustered about St Michael's, running down the slope to the canal, with low density housing on the upper slope and a higher density area of townhouse types adjacent to the canal itself.

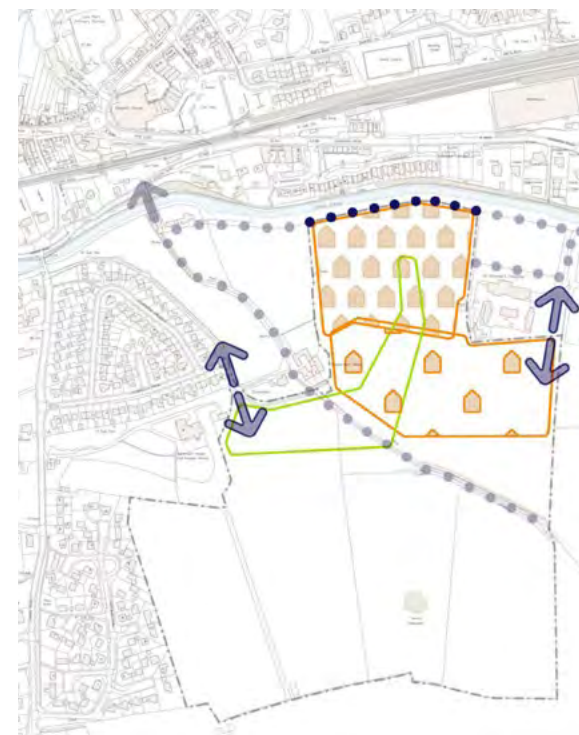


fig 3.2

Option C

The consultation exercise carried out in March of 2013 was based on a hybrid design solution which split the housing allocation into two elements, effectively merging options A and B.

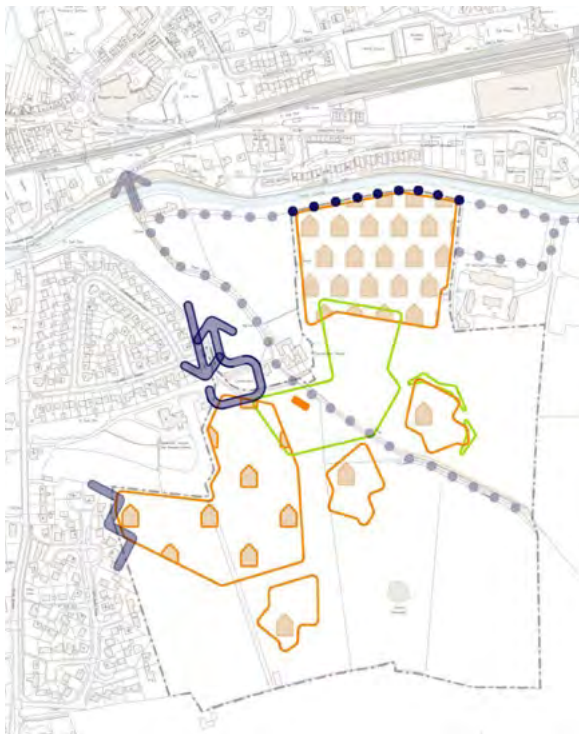
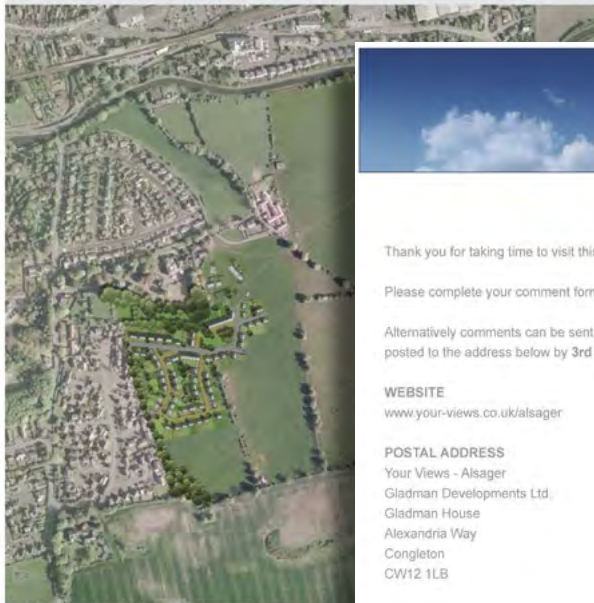


fig 3.3



fig 3.4 - illustrative masterplan prepared for the community consultation held in March 2013

Clarendon, Linlithgow
THE MASTERPLAN



Clarendon, Linlithgow
THANK YOU

Thank you for taking time to visit this exhibition.
Please complete your comment form before you go.
Alternatively comments can be sent via the website or posted to the address below by 3rd December 2012

WEBSITE
www.your-views.co.uk/alsager

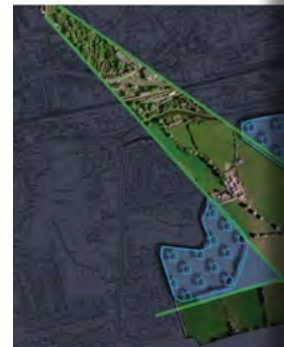
POSTAL ADDRESS
Your Views - Alsager
Gladman Developments Ltd,
Gladman House
Alexandria Way
Congleton
CW12 1LB



Clarendon Farm, Linlithgow
CONCEPT DIAGRAM



By comparing the densities in the residential areas to the density of the canal suggests an appropriate net density of 57 and 30 dwellings per hectare.



Clarendon, Linlithgow
WHY CLARENDON?

Welcome

Gladman Developments Ltd have successfully invested in communities throughout the UK over the last 20 years, developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development on land in Clarendon at the eastern edge of Linlithgow.

Have your say

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years, developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development on land to the east of Linlithgow at Clarendon Farm.

We wish to hear your views with regard to the quality, mix and design of this proposed development. We will consider your views and ideas as we develop our masterplan.

This is your opportunity to comment on and influence the planning of this site. You will have a further opportunity to provide comment to West Lothian Council (WLC) during the planning application process. Forms are available for you to leave your comments today.

What is proposed?

- A residential development to include up to 200 new homes.
- Approximately 30% of these new homes would provide affordable housing for local people.
- A mix of on site Public Open space with recreational facilities.
- The opportunity to provide new landscape planting to complement the existing hedgerows and trees that will be retained wherever possible.



Why is the site suitable for development?

- The site has good connections to the High Street with a good range of community services and range of local facilities.
- The site has good links to the main road networks such as the M9 motorway to Edinburgh and Glasgow.
- The site has good links to the train station.
- A number of local parks, including play areas for children, are spread throughout the burgh, including Beechgrove and Munroville.
- The higher educational establishments within the town is recognised as achieving high scores in school league tables in Scotland and is one of the main reasons for the demand for housing in Linlithgow.
- There is also a number of primary schools, Linlithgow Primary School, St Joseph's Primary School, Linlithgow Bridge Primary School, Low Port Primary School and Springfield Primary School.



selection of presentation panels from the community consultation exercise held in March 2013

4. Consultation Process

The design options presented above led ultimately to a community consultation exercise held in March 2013. Throughout the design process however, an extensive programme of engagement was carried out with the Local Authority and other Statutory Authorities.

The Pre-Application Consultation report, which is submitted under separate cover, details the full process of engagement. The PAC report is summarised below:

Engagement with the Council; Meetings were held with the Transport and Roads Department, Property Management and Development Team and West Lothian Council's Planning and Information Manager.

Engagement with other Stakeholders: Gladman consulted with Scottish Water, Scottish Canals, NHS Lothian, Historic Scotland, Utility Providers, SEPA, SNH

Engagement with the Local Community: Gladmans consulted with Linlithgow and Linlithgow Bridge Community Council, Linlithgow Civic Trust, Transition Linlithgow, Linlithgow High Street Traders Association, Linlithgow Business Association, Town Centre Management Group, West Lothian Chamber of Commerce, Cllr Martin Day, Cllr Tom Conn, Cllr Tom Kerr, Michael Connarty MP, Fiona Hyslop MSP, Linlithgow Community Development Trust.

Public Consultation: Public exhibition on Tuesday 19th March 2013. 139 people attended. 13 information boards. Of those attending 27% support were in support, 59% did not support and 14% were undecided regarding the proposals.

Community Facilities suggested by the public; Childrens play park, sports facilities, offroad cycle track, community centre, community gardens, skate park, community shop, health centre, school/nursery, car parking

Summary of recommendations: Alternative access route, widen canal bridge, new pedestrian canal bridge, link paths to Beecraigs bridle path, provide cycle route from Edinburgh Road to Manse Road, carry out EIA and HIA, ensure high quality design.

5. Consultation - influence on design

Following the public consultation and engagement with statutory consultees, a comprehensive review of the Masterplan was undertaken to take into account the feedback comments received. As a consequence, the following structural changes to the scheme were proposed:

- The scale of the scheme would be reduced
- The development would be limited to sites which would minimise impact on the conservation area
- Proposed access to the development would be relocated to come from of Clarendon Road.



consultation held in March 2013

Option D

A fourth variant was developed in response to feedback from various stakeholders.

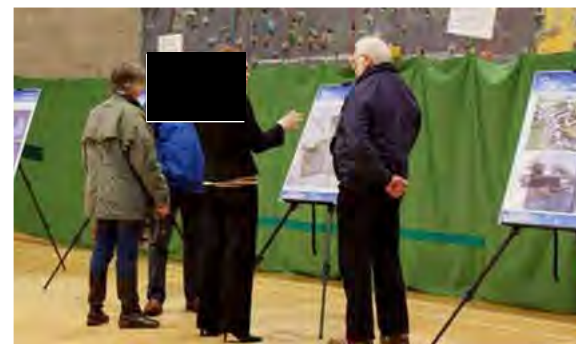


6. Preferred Option

Consultation with the community and other stakeholders led to the reappraisal of the proposed masterplan

The general model illustrated as option D, established a basic set of principals which would define the basic structure of any development, ie that it would be accessed from Clarendon Road, that the extent of the development to the east would be limited by a regulating line generated by the houses on Clarendon Crescent and that the existing field boundaries running north-south would be retained and planting enhanced and incorporated into the scheme.

The base model evolved into a series of sub-options, developed to establish the optimum scale of development. Option D.3 was identified as offering a sensible balance between site capacity and visual impact on the surrounding area.





Option D.1

Based on the masterplan that was presented for the consultation, D.1 offered 95 homes on a relatively compact site at a comparable density to the adjacent housing areas.



Option D.2

D.2 proposed approximately 200 homes on an expanded site, extending to the southern boundary of the farm.



Option D.3

Identified as the basis for the preferred development, option D.3 proposed approximately 120 homes on a site that is marginally bigger than option D.1

4.0 Indicative Masterplan

1. Design Concept

The principle objective of the masterplan is to create a traditional street setting linked into and huddled about a defined park space set at the heart of the community. To do this the density of the development rises about the core and reduces progressively towards the edge of the housing area creating a hierarchy both of buildings and spaces which helps to orientate people and generate a defined centre and edge.

The ambition is to create a distinctive place which belongs in its West Lothian setting.



typical street scene

illustrative masterplan



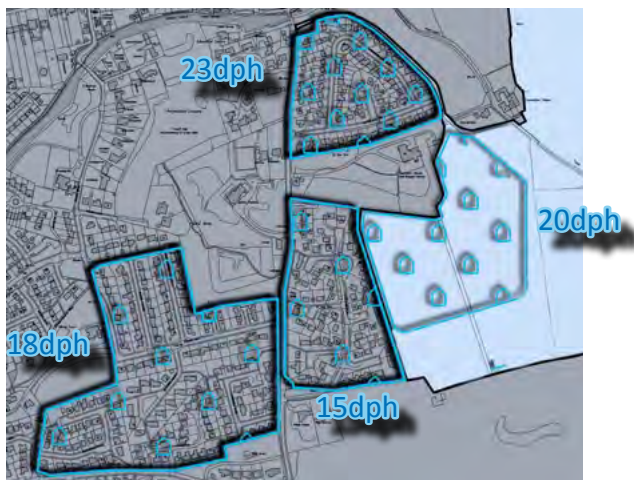


fig 2.1 - density map

2. Density

The scale of the new community was established through consideration of the character of the adjacent neighbourhoods. The general spread of densities throughout these areas suggests an appropriate density for the proposed development site of between 17 and 25 dwellings per Hectare.

Although 20dph is considered to be an appropriate ambition, within the development itself, densities are varied in a structured way, to avoid blandness and establish a structural hierarchy from the centre



fig 2.2 - density reduces from the central green out towards the edge of the development



fig 3.1 - aerial view

through the middle of the development and out to the more dispersed edge. This modulation helps orientate people and contributes to the creation of distinctive streets and spaces.

3. Building Types + Heights

The mix of houses will consist of terraced, detached and semi-detached houses. All will be one and a half, two and a two and a half storeys, giving a human scale to the scheme, appropriate to its setting.

distinctive

Street design should respond to local context to deliver places that are distinctive

block Structure

- The urban form should be distinctive with landmarks and vistas that provide good orientation and navigation of an area.

context + character

- The requirements and impact of pedestrians, cycles and vehicles should be reconciled with local context to create streets with distinctive character.
- Opportunities should be taken to respond to, and to derive value from, relevant elements of the historic environment in creating places of distinctive character.

extract from -

Designing Streets: A policy statement for Scotland



fig 4.1 - plan showing key spaces and potential landmark opportunities

4. Distinctive Streets + Spaces

In order to stand out, architectural landmarks require a relatively homogenous built landscape, uniform in scale, built form, materiality and detail. Providing a consistent backdrop in this way, counterpointed at appropriate intervals, helps us to orientate ourselves and create distinct places.

The development has been modelled 3 dimensionally to develop streets which generate framed views, progressive views and stopped vistas that provide settings for such landmark moments to happen. Opportunities to punctuate the plan in this way are identified in *fig 4.1*. Such landmark components may range from the use of a building in its entirety, perhaps in the way that it presents itself to the street, its materiality or form to the use of minor additive elements, eg the punctuation of a consistent eaves line with a pair of dormers.

Equally important are the spaces between the buildings themselves. The plan proposes a hierarchy of spaces, a major village green housing play space with smaller outlying courtyard spaces and a variety of distinct street spaces.

Incorporating the existing field boundary into the scheme, augmenting the existing hedgerow trees and introducing a swale and footpath along this line, provides a distinctive element into the scheme, linking the key spaces and anchoring the development in its setting.



fig 4.2

The houses fringing the incoming street frame views of the village green. Dormers break the eaves line in the middle distance punctuating the terrace roofline, providing a stop-end to the terrace itself.

The gable presents itself as a potentially key landmark element which might be treated distinctly from the adjacent houses.



fig 4.3

The "Green" anchors the scheme. The main streets and pedestrian spine converge on this point. Terraced houses form a continuous, encapsulating the space, with the open, north east corner, planted to reinforce the estate setting of Clarendon House beyond.

5. Streets as Social Spaces

Shared surfaces and level surfaces are employed in discreet areas of the development to influence driver behaviour and limit traffic speed. In these areas the level of demarcation between pedestrians and drivers is reduced and car parking is largely set to the rear of houses encouraging the use of the street as a social space.

Reducing demarcation increases the interaction between cars, pedestrians and cyclists, but also indicates that the street is meant to be shared equally by all. Implied priority for vehicles is reduced, as are the

physical and psychological barriers to pedestrians.

The form and structure of the street should be designed to create an environment where vehicles tend not to exceed a speed of 15mph. Apart from the street layout the following may be introduced to influence behaviour:

- limited road markings
- areas provided for seating within the space
- limited signage
- no kerbs
- street trees introduced within trafficked areas

Although shared spaces provide significant benefits for many disabled people, particularly for the elderly or those with mobility difficulties, careful consideration will need to be given specifically to the needs of blind and partially sighted people.

Transitions from conventional street layouts to level or shared surface are made at four points in the plan. These transitions would be indicated by a raised table and the use of a change in surfacing material.



fig 5.1 - street with shared surface



fig 5.1 - courtyard with shared surface

safe + pleasant

Streets should be designed to be safe and attractive places

pedestrians and cyclists

- Street user hierarchy should consider pedestrians first and private motor vehicles last
- Street design should be inclusive, providing for all people regardless of age or ability

achieving appropriate traffic speed

- Design should be used to influence driver behaviour to reduce vehicle speed to levels that are appropriate for the local context and deliver safe streets for all

welcoming

Street layout and detail should encourage positive interaction for all members of the community

streets for people

- Streets should allow for and encourage social interaction

extract from -

Designing Streets: A policy statement for Scotland

easy to move around

Streets should be easy to move around for all users and connect well to existing movement networks

connections within a place

- Street design should provide good connectivity for all modes of movement and for all groups of street users respecting diversity and inclusion

public transport

- Public transport planning should be considered at an early stage in the design process

welcoming

Street layout and detail should encourage positive interaction for all members of the community

walkable neighbourhoods

- Street layouts should be configured to allow walkable access to local amenities for all street users

extract from -

Designing Streets: A policy statement for Scotland

6. Access + Movement Framework

The movement framework is a key structuring component of the layout. The design is based around the presumption that walking will be the preferred mode of transport and that developing pleasant, safe and shorter routes for pedestrians and cyclists will encourage these alternative modes of transport.

The proposed access for cars and emergency vehicles will be from Clarendon Road. To the north of the junction with this road, the track which currently provides access to Clarendon Farm and Clarendon Mews will be retained to provide an alternative and more direct route to Manse Road for pedestrians and cyclists.

The principle structuring element of the movement

- key**
- Shared surface, pedestrian priority* 
 - Roads, footpaths and service strips in accordance with designing streets* 
 - central spine - footpath + cycle way, running from formal arrangement, within the site, out to informal site-wide tracks* 
 - level surface, pedestrian priority - central defined carriageway with comfort space for pedestrians* 



fig 6.1 movement framework diagram

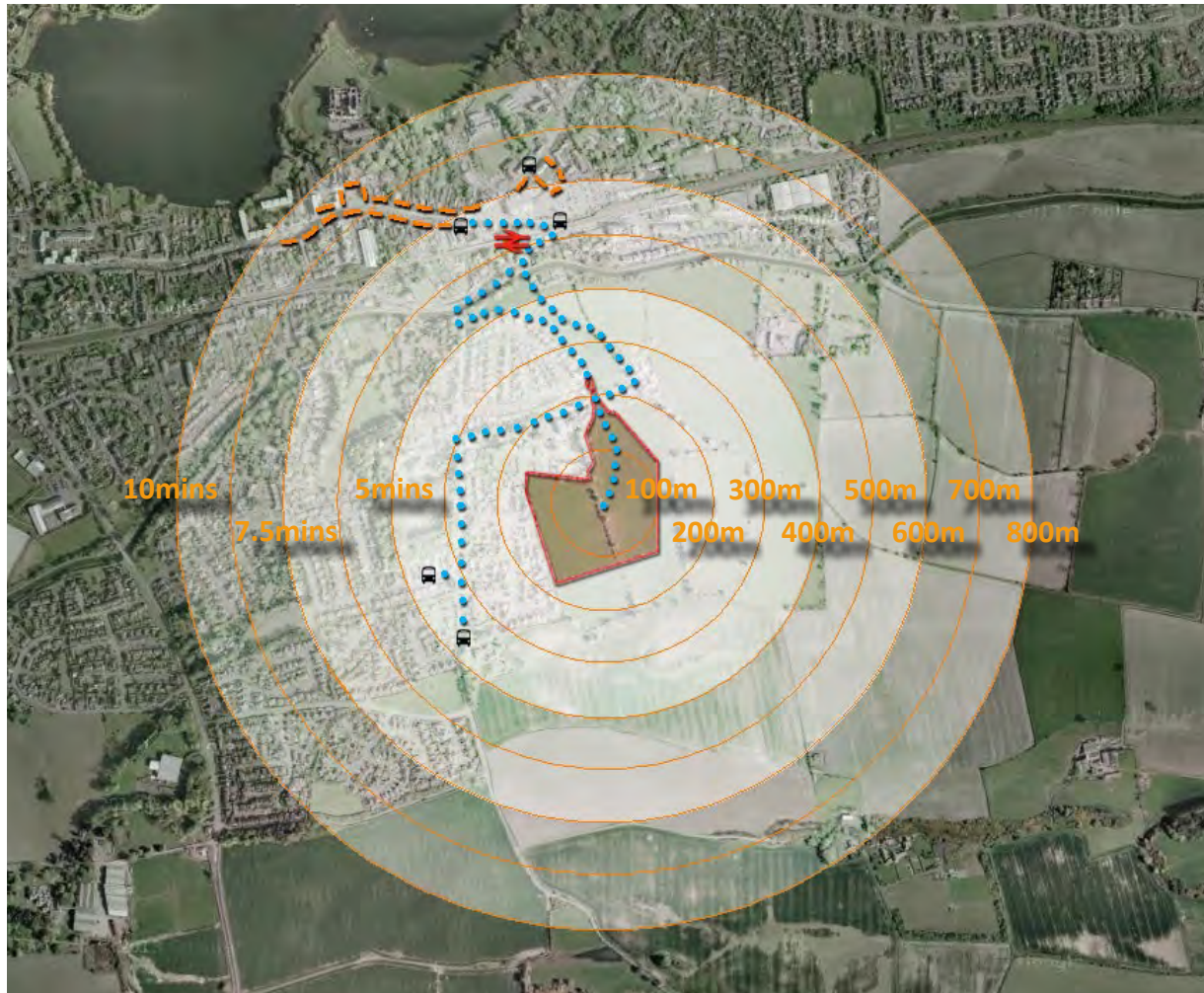


fig 7.1 isochrones diagram

framework is a central spine which presents a prioritised pedestrian and bicycle route through the site. The northern part of this spine is based on a conventional street layout with a trafficked surface and segregated pedestrian pavement.

At its midpoint, the spine crosses the park and central play area then runs south, following the line of the existing field boundary and sharing the route of the potential swale.

At various points along its length, shared-surface ribs run out to east and west, with a level-surface crossing the spine at its southern tip.

7. Public Transport

The isochrones drawing on the left illustrates the relative proximity of the site to local services: shops, bus stops and Linlithgow train station. If the existing footpath / track running down to the aqueduct below the canal were to be cleared the journey time from the site down to the station would be approximately 7.5mins.





Figures 6.2 and 6.3 illustrating the effect of the proposed alterations to Clarendon Road

8. Sustainability

Sustainability is at the heart of the design and location of the new housing development, from optimising the potential for walkable neighbourhoods and links to existing public transport infrastructure, to the orientation and construction of the individual dwellings, the provision of amenity space and the integration of SUDS.

The proposals seek to protect and enhance the natural environment, including biodiversity and the landscape, through retention of the existing historic field boundaries and landscape corridors, including mature trees and shrubs. The existing landscape is integrated with new formal and informal landscaping, swales, a detention basin and amenity spaces within the masterplan layout, refer also to the landscape framework plan prepared by UDF

The central landscaped square and shared surfaces promote access to open space and recreational opportunities within the masterplan. Links to the neighbouring open field and network of footpaths beyond the site boundaries connect to the Union Canal and beyond.

The proximity of the site to the town centre contributes to developing routes to form a walkable neighbourhood, offering connections to the railway station and cycle route 754 along the Union Canal reducing reliance on the car.

9. Orientation

To meet Scottish Government climate change targets and reduce greenhouse gas emissions, it is important that buildings contribute to reducing energy consumption, encourage energy efficiency and provide for renewable energy generation opportunities through orientation and design.

The buildings within the masterplan, albeit indicative, are orientated to maximise passive solar opportunities, creating potential for sun spaces and maximising the use of natural daylight and solar gain for lighting and heating.

The buildings are predominantly orientated to allow the roofs to address south, within the winter azimuth, providing potential for integration of solar thermal or PV renewable technologies.



resource efficient

Street design should consider orientation, the integration of sustainable drainage and use attractive, durable materials that can be easily maintained

orientation

- Orientation of buildings, streets and open space should maximise environmental benefits

drainage

- Streets should use appropriate SUDS techniques as relevant to the context in order to minimise environmental impacts

planting

- Street design should aim to integrate natural landscape features and foster positive biodiversity

extract from -

Designing Streets: A policy statement for Scotland

10. SUDS Strategy

The management of surface water within the masterplan incorporates swales and a SUDs basin combined with minimising areas of hard landscaping to reduce run-off rates.

A shallow, broad, vegetated swale channel runs through the site from south to north along the line of the existing field boundary to assist with the controlled infiltration and distribution of surface water to the detention basin at the lowest part of the development.

The detention basin is to be partially wet, with reed beds and wetland plants forming a landscaped edge provide filtration and attenuation of surface water, allowing controlled discharge.

The landscaped detention basin also provides visual amenity and biodiversity habitat, linking into the existing landscape corridors.

The SUDS treatment of the hard landscaped surfaces will be developed as part of the detailed development of the site to ensure an appropriate integrated solution with the swale, detention basin and site contours.



fig 10.1 - plan indicating path of proposed swale



fig 10.2 - notional section through SUDS pond



fig 11.1 - UDF Landscape framework plan

11. Landscape + open space framework

The landscape proposal illustrated here should be read in conjunction with the LVIA.

