

WLC REF: MIRQ0208

From: Claire Semple [mailto:claire.semple@turley.co.uk]
Sent: 17 October 2014 15:41
To: wlldp; McBrierty, Fiona
Subject: Stepend Farm

Dear Sirs

We write on behalf of our clients Amber Real Estate in relation to land at Stepend Farm, Livingston. Our client owns land at Stepend Farm which is presently used as a poultry farm.

The majority of our clients' land is allocated within the West Lothian LDP Main Issues Report (MIR) as a part of a Core Development Area (CDA-GF), our client fully supports the inclusion of Stepend Farm within the CDA. The CDA will make a positive and sustainable contribution to the growth of West Lothian. Our client supports the contribution that the aforementioned site can make to the aims and objectives contained within the MIR.

Our client also agrees with those statements posed in questions 1-3. Our client also supports the preferred strategy for housing development within West Lothian, Stepend Farm was part of a larger allocation in the West Lothian Local Plan and our client supports the continuing allocation within the LDP.

Our client wishes to see the inclusion of all of their land at Stepend Farm (title plan attached) within the allocation CDA-GF, this would extend the allocation to the river which would create a more robust and defensible settlement boundary. We would be obliged if West Lothian Council could make this alteration prior to publishing the Proposed Local Development Plan.

I trust that the foregoing is acceptable, however, if you wish to discuss matters in greater detail please do not hesitate to contact me on the numbers below.

Kind Regards

Claire

Claire Semple
Director



(LAND REGISTRATION (SCOTLAND) RULES 2006 Rule 15)

LAND REGISTER OF SCOTLAND
LAND CERTIFICATE
VERSION 12/09/2006

Title Number: MID127978

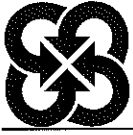
Subjects: STEPEND POULTRY FARM, WEST
CALDER EH55 8PU.

**THIS LAND CERTIFICATE, ISSUED PURSUANT TO SECTION 5(2)
OF THE LAND REGISTRATION (SCOTLAND) ACT 1979,
IS A COPY OF THE TITLE SHEET RELATING TO THE ABOVE SUBJECTS.**

STATEMENT OF INDEMNITY

Subject to any specific qualifications entered in the Title Sheet of which this Land Certificate is a copy, a person who suffers loss as a result of the events specified in section 12(1) of the above Act shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

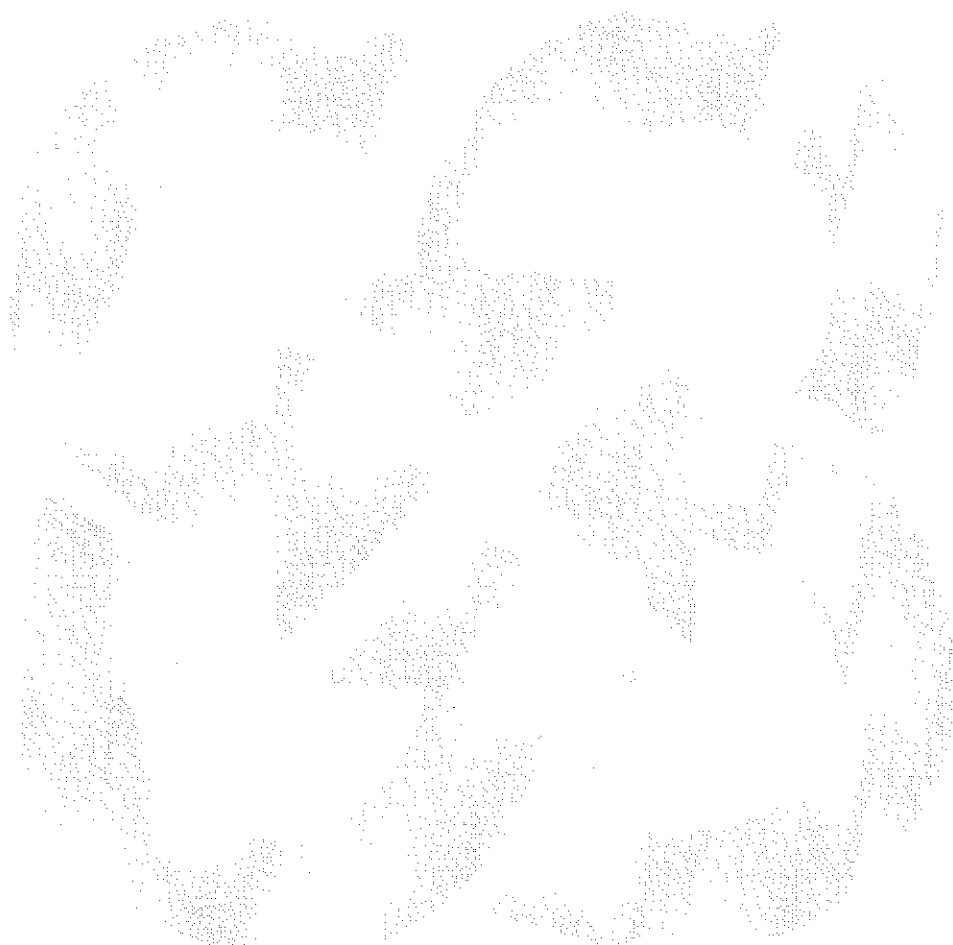
ATTENTION IS DRAWN TO THE GENERAL INFORMATION OVERLEAF.



LAND CERTIFICATE

Title Number: MID127978

Subjects: STEPEND POULTRY FARM, WEST
CALDER EH55 8PU.





LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3821
7/10/2010

TITLE NUMBER

MID127978



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

Scale

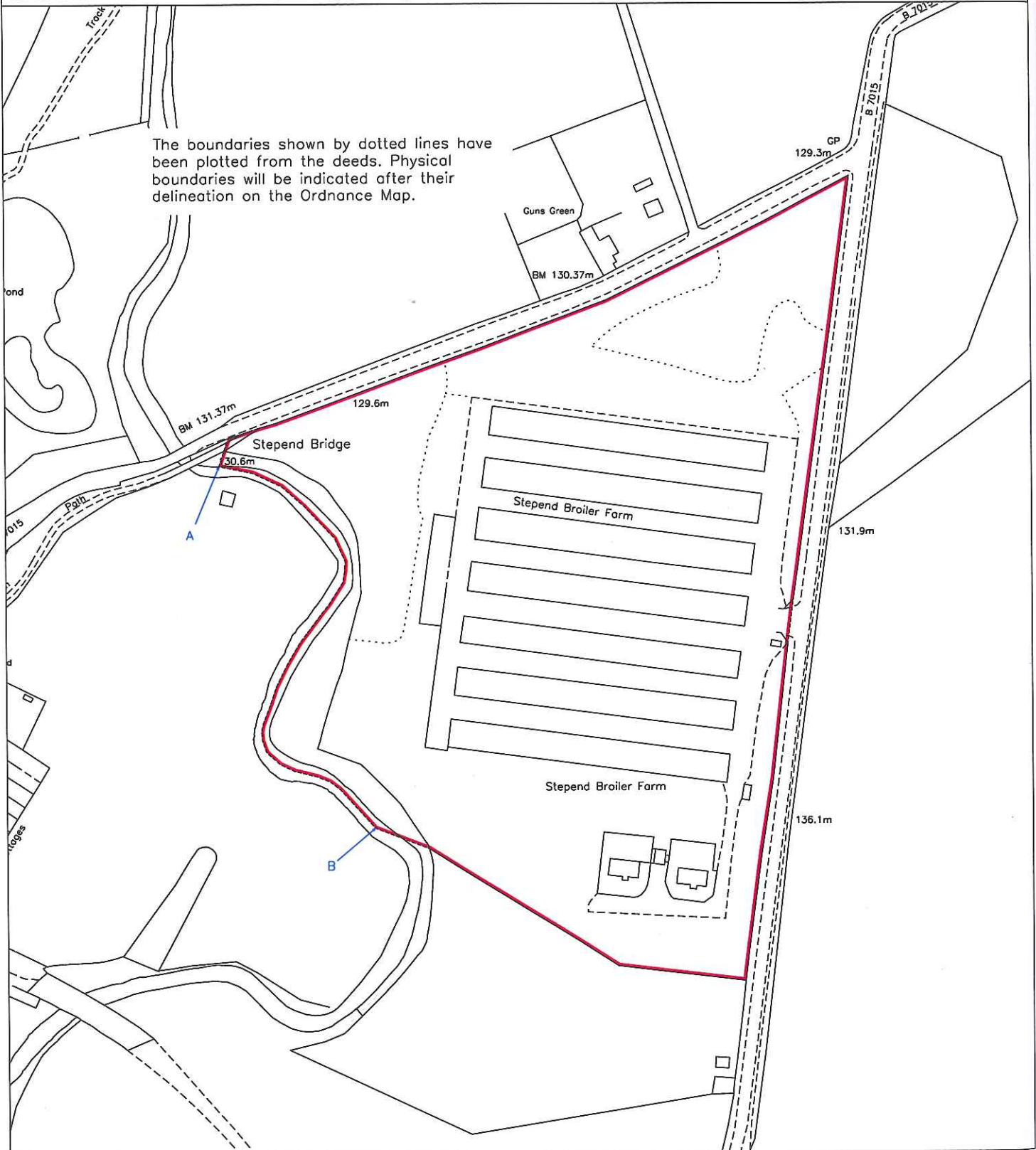
1/2500

NT0164 NT0264 NT0165 NT0265

Survey Scale

1/2500

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TITLE NUMBER MID127978

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
05 FEB 2010

DATE TITLE SHEET UPDATED TO
05 FEB 2010

DATE LAND CERTIFICATE UPDATED TO
05 FEB 2010

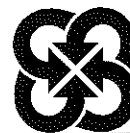
INTEREST
PROPRIETOR

MAP REFERENCE
NT0164

DESCRIPTION

Subjects STEPEND POULTRY FARM, WEST CALDER EH55 8PU edged red on the Title Plan being 6.39 hectares in measurement on the Ordnance Map. Together with the rights contained in the Disposition in Entry 2 of the Burdens Section.

Note The boundary between the points lettered A - B in blue on the Title Plan is the medium filum of the Breich Water. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.



TITLE NUMBER MID127978

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 VION AGRICULTURE LIMITED
incorporated under the Companies
Acts, (Registered Company Number
SC156515), and having its
Registered Office at 7 Bain
Square, Kirkton Campus,
Livingston, EH54 7DQ.

DATE OF
REGISTRATION
05 FEB 2010

CONSIDERATION
£235000

DATE OF ENTRY
03 JAN 2010



TITLE NUMBER MID127978

C 1

C. CHARGES SECTION

ENTRY
NO

SPECIFICATION

DATE OF
REGISTRATION

No Entry



TITLE NUMBER MID127978

D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Andrew Graham and Robert Graham to D.B. Marshall (Newbridge) Limited and their successors and assignees, recorded G.R.S. (Midlothian) 4 Dec. 1973, of 15 acres of ground part of the Farm of Grange, parish of Midcalder and West Calder, of which the subjects in this Title form part, contains the following burden:

That our disponees shall fence the subjects hereby disposed where not already so done at their expense and the type of fencing to be used must first be approved by us or our foresaids.

- 2 Disposition by D.B. Marshall (Newbridge) Limited to The West Lothian Council and their statutory successors (who and whose successors are hereinafter referred to as the "disponees"), recorded G.R.S. (Midlothian) 31 Oct. 1997, of 0.024 hectare of ground part of the Farm of Grange (hereinafter referred to as the "subjects"), bounding the subjects on the North West, contains the following burdens which affect the subjects in this Title:

There is reserved to us and our successors in title to the remainder of the area of which the said subjects form part

(1) a servitude right of pedestrian and vehicular access over said subjects;

(2) a servitude right for all existing pipes, cables and others passing through, under or over said subjects and the right to repair, maintain or renew the same; and

(3) subject to the prior written consent of our said disponees, which consent will not be unreasonably withheld or delayed, the right to lead service pipes and cables across, through or under said subjects and the right to make connections with or to connect to said pipes, cables and others or to any other services from within or without said subjects which at present or in future will serve said subjects; Provided that we and our successors, in exercising the rights specified in paragraphs (2) and (3) above, shall exercise such rights so as to cause the minimum interference practicable to our said disponees and shall also be bound to make any good damage occasioned thereby to said subjects; And our said disponees shall be bound to erect and thereafter maintain a stock proof fence along the eastmost boundary of said subjects where not already done so, solely at their own expense but to our sight and



TITLE NUMBER MID127978

D 2

D. BURDENS SECTION

satisfaction.

Turley

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