

## West Lothian Local Development Plan 2 Evidence Report

<b>Schedule</b>	<b>12. Brownfield, Vacant and derelict land and empty buildings</b>
<b>Information required by the Act and NPF4 regarding the issue addressed in this section</b>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:</p> <ul style="list-style-type: none"> <li>• section 15(5)(a) ‘the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district’</li> </ul> <p>National Planning Framework 4 (adopted 13 February 2023)</p> <ul style="list-style-type: none"> <li>• Policy 9 - LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings</li> </ul> <p>This schedule aims not to repeat the content of other topics covered by the LDP2 Evidence Report. Other schedules which should be read alongside this schedule on Brownfield are:</p> <ul style="list-style-type: none"> <li>• 2: Biodiversity</li> <li>• 17: Local Living</li> <li>• 25: Safety</li> <li>• 28: Site Appraisal Methodology</li> </ul>
Links to Evidence referenced in this schedule	<ul style="list-style-type: none"> <li>• <a href="#">West Lothian Council Vacant and Derelict Land Survey Return</a></li> <li>• <a href="#">Buildings at Risk, Register for Scotland</a></li> </ul>

### Summary of Evidence

#### Purpose, scope and structure of this schedule

This schedule focuses on brownfield, vacant and derelict land and empty buildings within West Lothian. The schedule and its evidence are set out in the following sections:

1. Part 1 - Vacant and Derelict Land Survey returns.
2. Part 2 - Buildings at Risk
3. Part 3 – Other considerations in the sustainable re-use of land in West Lothian

#### Part 1 – Vacant and Derelict Land Survey Return

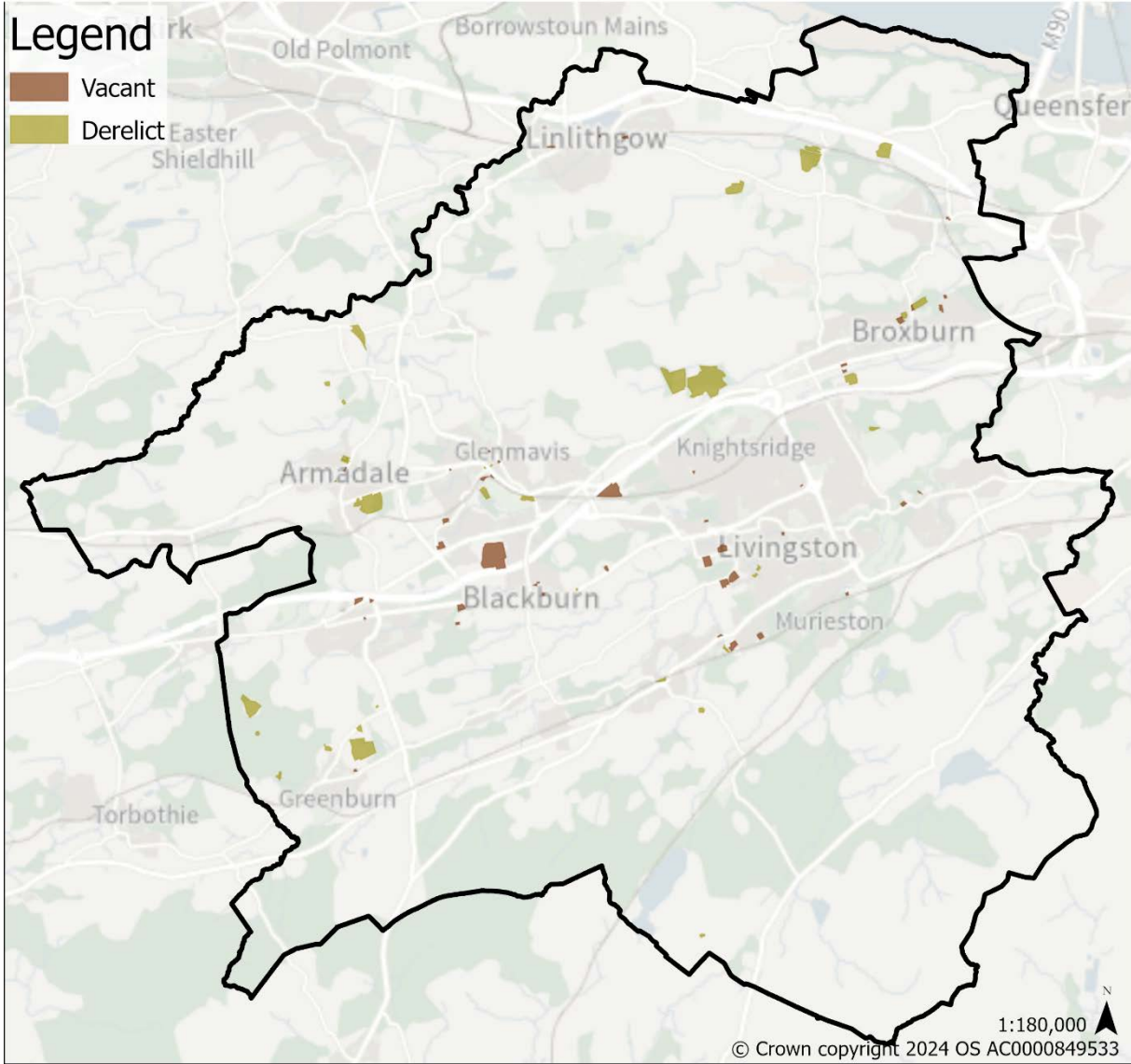
1.1 The Scottish Vacant and Derelict Land Survey (SVDLS) is updated by Local Authorities and published by the Scottish Government annually. The survey reports the annual take up of brownfield land and records new vacant or derelict sites.

- 1.2 **Vacant land** is previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment. It must be at least 0.1 Hectares in size and it must be located within a settlement boundary, as defined by the development plan.
- 1.3 This land must either have had prior development on it or preparatory work must have taken place in anticipation of future development. The land must not be in use (except for temporary open space) and must be ready for new development (i.e. there are no physical impediments caused by a previous development which would prevent new development).
- 1.4 **Vacant land and buildings** This classification is only used if it is not possible to identify a plot of vacant land on its own without including some associated non-derelict buildings.
- 1.5 **Derelict land** (and buildings) is land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation. In addition, the land must currently not be used for the purpose for which it is held or a use acceptable in the local plan. Land also qualifies as derelict if it has an un-remedied previous use which could limit future development. The site must be at least 0.1 hectares in size to be included. In contrast to vacant land, derelict land can be located both within and outwith settlement boundaries (as defined by the development plan).
- 1.6 The SVDLS submitted in October 2023 lists a total of 79 urban vacant and derelict sites equating to 335Ha, which equates to 3.7% of all of Scotland's urban vacant and derelict sites. This can be broken down to 44 urban vacant sites (95Ha) (5.3% of Scotland's urban vacant sites) and 35 derelict sites, 240 Ha, which amounts to 3.3% of Scotland's derelict land.
- 1.7 The amount of derelict and urban vacant land has reduced by 20% between 2017 and 2023. This is slightly less than the Scottish average of 24.7%.
- 1.8 The proportion of derelict sites located within a settlement is 24.2%. There are 17 sites with an average size of 3.4Ha. The proportion of derelict sites located in the countryside is 75.8%. There are 18 sites but with a larger average size of 10.1Ha. Across Scotland there is a 47.1% / 52.9% split of derelict land located within a settlement and in the countryside. 16.2% of West Lothian's population are within 500 metres of derelict land, this compares to 26.5% across Scotland.
- 1.9 There are 2 vacant and derelict sites, which amount to 0.38Ha within the 15% most deprived datazone.
- 1.10 There was a comprehensive review of sites in 2022. 33 sites were removed from the register, 30 of which were due to naturalisation. Other new uses included agriculture, storage and residential. 39 new sites were added, this included former community centres, depots, foundry, pub, schools, farm buildings and employment sites. A significant proportion of the newly identified 39 sites are vacant employment sites.
- 1.11 There are 79 sites that are included in the current Vacant and Derelict Land Register. There are a variety of previous uses, ranging from mineral activity, to public buildings such as schools, hospitals and community centres no longer in use.
- 1.12 There is a concentration of sizeable sites zoned for employment that are sitting vacant in West Lothian, especially in the Kirkton area of Livingston. Furthermore, there are employment sites that do not meet the 'vacant' land definition for the SVDLS, but are underused. The Proposed Plan will therefore explore opportunities to re-purposes employment land for residential given the finding

of an over-supply of employment land as set out in Schedule 19, Business, Industry, Community Wealth Building and Rural Development.

- 1.13 Vacant land is only classified as such in the SVDLR if it is within the settlement boundary as defined by the Local Development Plan. The former Freeport retail village is a sizable brownfield site that has been underused for approximately 25 years. The site is used for security training and film sets. The Proposed Plan should consider how the site can be re-purposed into a productive, sustainable use.
- 1.14 A sizeable site that has come forward for development is the Bangour Hospital site (over 81Ha). Since the last SVDLS return, development has commenced and further planning applications have been approved. The SVDLS will require to be updated in the next return to reduce the size of the derelict areas and update the development potential to less than 5 years.
- 1.15 The Lower Bathville site in Armadale is a large (25.7Ha), prominent, derelict site located in a residential area. The site is now subject to a planning application (0683/P/23) for residential development.
- 1.16 The Former Paper Mill in Westfield is large (8.7Ha) derelict site that benefits from a residential planning consent. However, the site has so far failed to deliver any homes. The site will require to be assessed through the site methodology assessment to establish if the site is capable of delivering any homes. The biodiversity value due to naturalisation should also be taken into account.
- 1.17 Derelict and vacant land can have an adverse impact of people's health and wellbeing, the Proposed Plan should identify which brownfield sites are especially harmful to the character of an area and consider mechanisms to bring prominent, long-standing derelict land into productive use.

# Vacant & Derelict Land



1.1 Figure XX Location of Vacant and Derelict Land in West Lothian

Table 1 List of Vacant and Derelict Land in West Lothian

Address	Site Area	Type	Previous Use	Ownership	Development Potential
LOWER BATHVILLE, ARMADALE	25.7	Derelict	Manufacturing	Unknown	> 10 years
EX GASHOLDER, ARMADALE	1.6	Derelict	Storage	Private Gas	5 - 10 years
EX NURSERY SCHOOL, ACADEMY STREET, ARMADALE	0.18	Derelict	Education	Private	< 5 years
FORMER ARNOLD CLARK FORECOURT, NORTH STREET, ARMADALE	0.69	Derelict	Transport	Private	< 5 years
EX- ARNOLD CLARK SHOWROOM, NORTH STREET, ARMADALE	0.1	Vacant Land	Retailing	Private	< 5 years
EX DALE CAFÉ SITE, NORTH STREET, ARMADALE	0.13	Vacant Land	Retailing	Private	< 5 years
NORTH STREET, ARMADALE	0.33	Derelict	Manufacturing	Private	> 10 years
VACANT LAND, DEANS, LIVINGSTON	13.41	Vacant Land	Agriculture	Public, other non-crown	uneconomic
RIDDOCHHILL, BATHGATE	35.82	Vacant Land	Mineral Activity	Local Authority	5 - 10 years

GUILDIEHAUGH DEPOT, BATHGATE	3.4	Derelict	General Industrial	Local Authority	< 5 years
FORMER FOUNDRY, BATHGATE	3.8	Derelict	Manufacturing	Unknown	< 5 years
FORMER CREAMERY GARAGE, BATHGATE	0.12	Vacant Land	Retailing	Unknown private	5 - 10 years
VACANT LAND TO THE SOUTH OF STANDHILL INDUSTRIAL ESTATE, BATHGATE	2.6	Vacant Land	Unknown	Unknown	5 - 10 years
BLOOMFIELD PLACE, BATHGATE	0.12	Derelict	Retailing	Private	unknown
EX ABBATOIR, BATHGATE	1.39	Vacant Land	Agriculture	Private	unknown
NORTH EAST MORRISONS, BATHGATE	0.88	Vacant Land	Manufacturing	Private	< 5 years
EX-DREADNOUGHT HOTEL, BATHGATE	0.14	Derelict	Hotel / Hostel	Private	5 - 10 years
RETAIL PARK SE CAR PARK, BATHGATE	0.31	Vacant Land	Retailing	Private	< 5 years
EX-COMMUNITY CENTRE, BATHGATE	0.27	Vacant Land	Education	Local Authority	< 5 years
TEMPORARY CAR PARK SITE, BATHGATE	0.13	Vacant Land	Residential	Private	5 - 10 years
FORMER COMMUNITY CENTRE, BLACKBURN	0.15	Vacant Land and Buildings	Community and health	Local Authority	5 - 10 years
ASH GROVE, BLACKBURN	0.26	Vacant Land	Unknown	Unknown	< 5 years
FORMER ADULT TRAINING CENTRE, BLACKBURN	0.42	Vacant Land	Education	Unknown private	< 5 years
BRIDGEND BING	9.9	Derelict	Mineral Activity	Unknown	unknown
WASTEGROUND, ALBYN, BROXBURN	0.52	Vacant Land	Agriculture	Unknown	> 10 years
ALBYN BING, GREENDYKES ROAD, BROXBURN	5.9	Derelict	Mineral Activity	Unknown	> 10 years
CANDLEWORKS, BROXBURN	2.02	Derelict	Manufacturing	Local Authority	unknown
WIMPEY DEPOT, UPHALL	6.9	Derelict	Unknown	Unknown	< 5 years
FORMER BROXBURN PRIMARY SCHOOL, BROXBURN	2.1	Vacant Land	Education	Local Authority	> 10 years
E-BU 1 YOUNGS ROAD SOUTH, EAST MAINS INDUSTRIAL ESTATE, BROXBURN	1.19	Vacant Land	Unknown	Unknown	5 - 10 years
E-BU 3 CLIFTON VIEW 2, EAST MAINS INDUSTRIAL ESTATE, BROXBURN	0.56	Vacant Land	Unknown	Unknown	5 - 10 years
BANGOUR GENERAL, DECHMONT	26.76	Derelict	Community and health	Private	> 10 years
EX HOSP BANGOUR VILLAGE, DECHMONT	54.49	Derelict	Community and health	Private	5 - 10 years
MILLBANK DEPOT, EAST CALDER	0.27	Vacant Land	Unknown	Local Authority	> 10 years
BROOMPARK FARM, EAST CALDER	1.1	Vacant Land	Agriculture	Unknown private	< 5 years
E-EW 1, WHITRIGG NORTH EAST, EAST WHITBURN	2.5	Vacant Land	Unknown	Unknown	5 - 10 years
E-EW 2, WHITRIGG SOUTH WEST, EAST WHITBURN	0.58	Vacant Land	Unknown	Unknown	5 - 10 years
DERELICT LAND, BENHAR, FAULDHOUSE	13.78	Derelict	Mineral Activity	Public, other non-crown	unknown
COAL BING, EAST BENHAR, FAULDHOUSE	0.78	Derelict	Mineral Activity	Public, other non-crown	unknown
FALLAHILL QUARRY, FAULDHOUSE	1.3	Derelict	Mineral Activity	Local Authority	unknown
NORTHFIELD BINGS, NORTHFIELD FARM, FAULDHOUSE	25.94	Derelict	Mineral Activity	Unknown	unknown
VACANT LAND, SHEEPHOUSEHILL, FAULDHOUSE	0.33	Derelict	Unknown	Unknown	unknown
VICTORIA COTTAGE BING, FAULDHOUSE	1.73	Derelict	Mineral Activity	Unknown	unknown
STONEHOUSE FARMHOUSE, LANGRIGG ROAD, FAULDHOUSE	1.35	Derelict	Agriculture	Unknown private	< 5 years
FORMER BSW TIMBER, FALKIRK ROAD, LINLITHGOW	0.55	Vacant Land	Wholesale distribution	Private	> 10 years
FORMER VICTORIA HALLS, 88 - 94 HIGH STREET, LINLITHGOW	0.13	Vacant Land	Recreation and Leisure	Unknown private	< 5 years

LAND AT EDINBURGH ROAD, LINLITHGOW	0.78	Vacant Land	Unknown	Unknown private	< 5 years
LAND OFF B7010, NORTH OF H-LR2, LONGRIDGE	0.27	Derelict	Unknown	Unknown	> 10 years
NELLBURN, DEANS SOUTH ROAD, LIVINGSTON	0.19	Vacant Land	Unknown	Local Authority	< 5 years
LAND AT CHARLESFIELD ROAD, LIVINGSTON	0.63	Derelict	Offices	Unknown private	< 5 years
LAND AT GARBETT ROAD, LIVINGSTON	0.78	Derelict	Offices	Unknown private	< 5 years
LAND AT FORESTBANK, LADYWELL, LIVINGSTON	0.11	Vacant Land	Unknown	Unknown	< 5 years
1 SIMPSON PARKWAY, LIVINGSTON	4.45	Vacant Land	Offices	Unknown private	< 5 years
LAND AT BAIRD WAY / SIMPSON PARKWAY, LIVINGSTON	4.7	Vacant Land	General Industrial	Unknown private	5 - 10 years
FORMER ETHICON PLANT, LIVINGSTON	3.35	Vacant Land	General Industrial	Unknown private	5 - 10 years
WILLIAMSTON NORTH, OAKBANK INDUSTRIAL ESTATE, LIVINGSTON	0.46	Vacant Land	Unknown	Unknown private	5 - 10 years
LAND AT ELIBURN INDUSTRIAL PARK, APPLETON DRIVE, LIVINGSTON	0.38	Vacant Land	Unknown	Unknown private	5 - 10 years
VACANT LAND AT BRUCEFIELD PARK SOUTH, LIVINGSTON	1.9	Vacant Land	Unknown	Unknown	5 - 10 years
LAND AT ALBA CAMPUS, LIVINGSTON	3.3	Vacant Land	Unknown	Unknown	5 - 10 years
LAND AT ALMONDVALE STADIUM ROAD, LIVINGSTON	0.4	Vacant Land	Unknown	Unknown	5 - 10 years
THE FIRS, LANGSIDE GARDENS, POLBETH	0.7	Vacant Land	Recreation and Leisure	Unknown	< 5 years
FORMER WEST CALDER HIGH SCHOOL, POLBETH	3	Vacant Land	Education	Local Authority	< 5 years
LIMEFIELD HOUSE BUSINESS CENTRE, POLBETH	1.1	Derelict	Offices	Unknown private	< 5 years
PHILPSTOUN SOUTH & NORTH BINGS, PHILPSTOUN	24.57	Derelict	Mineral Activity	Unknown	unknown
CRAIGTON QUARRY, PHILPSTOUN	11.18	Derelict	Mineral Activity	Unknown	unknown
DERELICT FARM STEADING, BY REDHOUSE, SEAFIELD	0.18	Derelict	Agriculture	Private	unknown
LAND AT REDHOUSE ROAD, SEAFIELD	0.9	Vacant Land and Buildings	General Industrial	Unknown private	< 5 years
LAND TO THE NORTH OF UPHALL INDUSTRIAL ESTATE, UPHALL	0.8	Vacant Land	Unknown	Unknown	5 - 10 years
LAND WITHIN UPHALL INDUSTRIAL ESTATE, UPHALL	0.56	Vacant Land	Unknown	Unknown	5 - 10 years
EX - KIRKFORFAR BRICK WORKS, UPHALL STATION	1.63	Derelict	Unknown	Unknown	unknown
EX BEATLIE SCHOOL, MAIN STREET, WINCHBURGH	0.35	Vacant Land and Buildings	Education	Local Authority	5 - 10 years
WEST CALDER, STATION GOODS YARD	1.3	Derelict	Transport	Unknown	unknown
COAL BING, COBBINSHAW, WEST CALDER	0.8	Derelict	Mineral Activity	Unknown	unknown
EX- BRICKWORKS, CRAIGRIGG, WESTFIELD	1.2	Derelict	Manufacturing	Unknown	unknown
COAL BING, BRIDGECASTLE, WESTFIELD	0.72	Derelict	Mineral Activity	Unknown	unknown
FORMER PAPER MILL, WESTFIELD	8.77	Derelict	Manufacturing	Private	5 - 10 years
LAND TO THE EAST OF E-WH 1, COWHILLS, HEARTLAND BUSINESS PARK, WHITBURN	2.1	Vacant Land	Unknown	Unknown	5 - 10 years
EX-MINERS CLUB SITE, WEST MAIN STREET (SOUTH SIDE), WHITBURN	0.19	Vacant Land	Community and health	Unknown	5 - 10 years
N.E. KING GEORGE V PARK, WHITBURN	0.53	Vacant Land	Recreation and Leisure	Unknown	5 - 10 years

## Part 2 – Buildings at Risk

- 2.1 The Buildings at Risk Register is maintained by Historic Environment Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be of risk. The Buildings at Risk Register shows there are 30 buildings on the register within West Lothian. The majority of these buildings sit within the Bangour Village Hospital site, which is currently being redeveloped.
- 2.2 The register shows 12 buildings in the low risk category, 11 buildings in the moderate risk category and 7 buildings in the high risk category. Three of these buildings on the register are A listed, four are B listed, 14 are C listed and nine are unlisted.
- 2.3 LDP Policy ENV 29 sets out a specific policy on ‘Unoccupied and threatened listed buildings’ stating there is support for sympathetic restoration of such buildings through securing a viable use. NPF 4 Policy 7 m) gives general support for restoration of listed buildings on the Buildings at Risk Register.
- 2.4 The Buildings at Risk Register should be updated with HES to ensure there is an up-to-date picture of buildings at risk when the Proposed Plan is published.

## Part 3 – Other considerations in the sustainable re-use of land

### Local Living

- 3.1 Scottish Government guidance on **Local living and 20-minute neighbourhoods (2024)** in support of Policy 15 of NPF4 supports “approaches to local living seek to redevelop brownfield, vacant and derelict land, helping to bring land back into permanent or temporary productive use, encouraging investment in our communities”. Evidence on Local Living and the council’s approach to this is set out in Schedule 17: Local Living.

### Biodiversity

- 3.2 NPF4 Policy 9 sets out that “In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account”. The Site Appraisal Methodology Criteria in Schedule 28 takes this into account.

### Contamination

- 3.3 NPF4 Policy 9 sets out that “Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use”. Evidence on contaminated land in West Lothian is set out in Schedule 25 on Safety.

## Summary of Stakeholder Engagement

*This will summarise the steps taken by the planning authority to seek the views of all relevant stakeholders. This will also summarise the views expressed, and explain how they have been taken account of in the Evidence Report.*

## **Statements of Agreement / Dispute**

*This will include statements from stakeholders highlighting their agreement or the areas they dispute.*

## **Summary of Implications for the Proposed Plan**

*This will cover what the evidence means for the plan, e.g. the spatial strategy, the Delivery Programme or plan preparation.*

Based on the evidence the proposed plan is required to:

1. Set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.
2. Ensure that the reuse of brownfield, vacant and derelict land, the biodiversity value of brownfield land which has naturalised should be taken into account
3. Ensure that where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.