



October 2015

West Lothian Local Development Plan
Proposed Plan



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West Lothian
Council



West Lothian Local Development Plan *Proposed Plan*

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Foreword

I have great pleasure in introducing the new *West Lothian Local Development Plan (LDP)*, the first of the new kind of development plans the council has prepared under the new planning system introduced by the Planning etc. (Scotland) Act 2006.

The Plan builds on the successful strategies, policies and objectives of the previous *West Lothian Local Plan (2009)* and I have every confidence that it will assist the council as it endeavours to play its part in developing a resilient, robust and dynamic economy and an enhanced urban and rural environment. At the same time, the Plan will play an important role in helping to tackle our changing climate, protecting valuable resources including the built and natural environment, developing more sustainable local communities and making the most efficient use of the transport network.

This *Local Development Plan* is one of the council's main policy documents and has the potential to have a direct effect on the lives of every resident of West Lothian. It will guide development up to 2024 and beyond and it sets out land-use planning policies and proposals (together with supporting Supplementary Guidance) which will provide a clear and fair basis for planning decisions, and which in turn will provide a stable framework for investment in West Lothian.

It presents a major opportunity to translate corporate objectives into development on the ground, with the overall aim of generating economic growth and improving the quality of life for local residents and communities. The decisions we make now about the quality and location of development will play a major role in ensuring that our key objectives of improving sustainability and reducing social inequalities are delivered.

The Vision which the plan aspires to cannot however be delivered by the council on its own. It will instead require commitment from partners in all sectors to work together and I therefore look forward to maintaining and developing existing relationships and forging new alliances in the coming years in order to achieve the best outcomes for the people and the environment of West Lothian and to deliver the vision set out in the plan.

Finally, I would like to thank everyone who has been involved in and contributed to the production of this *Local Development Plan* in whatever capacity.



Councillor John McGinty

Chair of Partnership and Resources Policy Development and Scrutiny Panel (PDSP)
and Leader of West Lothian Council



What Happens Next

The Proposed LDP will be published for consultation over a six week period. This will commence on 12 October 2015 and close on 20 November 2015. During this time representations in support or in objection to any part of the Plan can be submitted to the council. The consultation will be advertised in the local press and community councils and parties who have already engaged in the LDP process will be notified. When the consultation period has ended all of the representations will be considered and if as a result significant changes are proposed to the Plan, a modified version will require to be published for a minimum consultation period of six weeks prior to submission to the Scottish Ministers. If no significant changes are proposed a summary of any unresolved representations must be prepared and submitted to Scottish Ministers. The Scottish Ministers will appoint a Reporter to hold an Examination to consider these objections and the Reporter will provide recommendations to the council and the Scottish Ministers on changes that should be made to the Plan. The council is obliged to take on board these recommendations before proceeding to adopt the Plan.

How to Respond

If you wish to make representations to the Proposed LDP, the Supplementary Guidance and/or the Environmental Report, you should do so during the six week period commencing on 12 October 2015. The closing date for representations is midnight, on Sunday 22 November 2015 and submissions received after this date cannot be accepted.

Representations require to be concise and limited to 2000 words. Representations should include all of the supporting information you wish to raise at the Examination stage as there will be no opportunity to submit any further material to the Examination unless required to do so by the Scottish Government Reporter.

You can view the *Proposed Plan* and make representations via the [council's website](#).

We have also made Response Forms available to enable written comments to be submitted should this be preferred. You can obtain a paper copy of the Response Form by contacting the Customer Service Centre on 01506 280000.



1 Background

1.1 West Lothian, formerly a county of East Central Scotland and known as Linlithgowshire, has long been synonymous with industrial progress. The area was at the centre of the world's first oil boom in the Victorian era when underlying oil shale was exploited to literally fuel the Industrial Revolution. Shale extraction and associated industries produced much sought after products including candles, paraffin and engineering lubricants. From the 1840s, extensive deep mining - first ironstone, then coal and shale - as well as foundries, brickworks and railways changed the face of the county. These industries provided mass employment and brought substantial investment to the area. However, as markets changed and technology advanced after the First World War, these industries went into terminal decline, leaving behind a legacy of small mining towns and a landscape dramatically altered by its industrial past. Today, this is reflected in the many 'main street' townscapes, traditional miner's rows and the highly distinctive red shale bings, most notably the *Five Sisters*, a scheduled monument at the heart of West Lothian.

1.2 West Lothian experienced a second major industrial renaissance after the Second World War, the catalyst in this instance being the designation of the small village of Livingston Station as the kernel of the fourth Scottish New Town. It was largely conceived to accommodate the post-war population overspill from Glasgow, attract new industry and provide thousands of people with a better quality of life. "Make it in Livingston" was the simple yet effective advertising slogan adopted by Livingston Development Corporation. The growth of Livingston has radically altered the local landscape and has had a significant social, cultural and economic impact on West Lothian and the Edinburgh city region as a whole.

1.3 In the early 1960s, in an effort to address high levels of unemployment, the British Motor Corporation was incentivised by government to build a major new truck and tractor plant in Bathgate and by the 1970s it employed more than 7,000 people. Regrettably, the plant struggled to remain viable, eventually closing in 1986. Bathgate suffered the loss of a second major employer in the same year when electrical company Plessey left the town. At the time, these events had a devastating impact, both socially and physically, but the area has re-invented itself in the intervening years, first benefitting from inward investment associated with "Silicon Glen" in the 1990s and more recently by diversifying into many different employment sectors.

1.4 It can be seen that West Lothian has actively managed and facilitated change over many decades. It has moved on from its industrial past and built on its post-industrial legacy to re-emerge as a progressive and diverse place for people to live and work.

1.5 One of the key roles of the *Local Development Plan* is to support economic activity and to promote West Lothian as an attractive place to invest and do business. Under-pinning the area's strength as a business location is its development as a great place to live, work and visit. The LDP seeks to provide a framework for the growth which is necessary to continue this success and provides direction and clarity for the determination of planning applications in West Lothian.

2 Context

2.1 West Lothian is strategically located in the Central Belt of Scotland and is well served by a number of motorways and trunk roads and it has direct rail links from twelve rail stations to Edinburgh, Stirling, Glasgow and beyond. West Lothian's central location and excellent business and labour market connections make the area an important economic hub. 60% of Scotland's population live within one hour of West Lothian making for easy access to customers and suppliers.

2.2 The *West Lothian Local Development Plan* (LDP) seeks to capitalise on this by promoting development in the right locations in order to continue to attract investment and growth. It sets out a spatial strategy for a ten year period from 2014 together with a supporting planning policy framework. It also provides a longer term framework for development beyond 2024 and reflects the spatial strategy set out in the *Strategic Development Plan* (SDP) for Edinburgh and South East Scotland – SDP1 and the preferred strategy set out in the Main Issues Report to SDP2.

3 Role and purpose of Plan

3.1 The LDP has been prepared under the terms of the *Planning (Scotland) Act 1997* as amended by the *Planning etc (Scotland) Act 2006* and secondary legislation and policy guidance, including the *Climate Change (Scotland) Act 2009* and *Environmental Assessment (Scotland) Act 2005*, *National Planning Framework 3 (NPF3)* and *Scottish Planning Policy 2014 (SPP2014)*. It has also been informed by the representations received to the *Main Issues Report*.

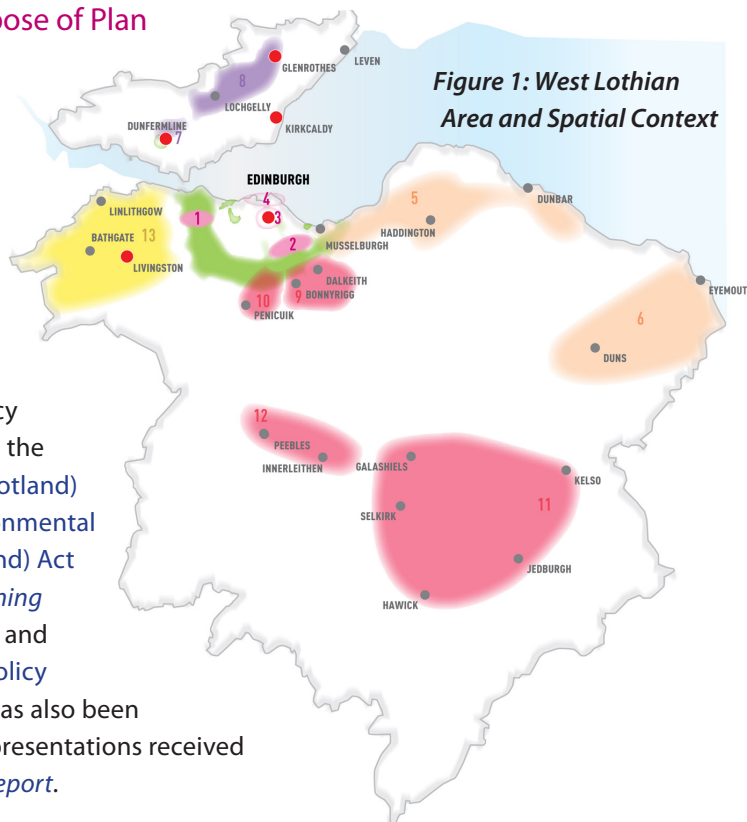


Figure 1: West Lothian Area and Spatial Context

3.2 The LDP builds on the spatial strategy set out in previous local plans for West Lothian and comprises a *written statement* setting out planning policies and proposals and a *proposals map*. Chapter 6 of the LDP allows for ready identification of development proposals affecting individual settlements. The *Action Programme* prepared in support of the LDP advises on how the requirements set out in the LDP are to be delivered. Also provided is a *schedule of land ownership* detailing sites within council ownership.

3.3 The LDP is supported by *Supplementary Guidance* prepared in connection with either the SDP or LDP and will form part of the Development Plan. This guidance will provide further detail on the policies in the LDP.

3.4 A *Strategic Flood Risk Appraisal*, *Transport Appraisal*, *Habitats Regulations Appraisal (HRA)*, *Green Network Plan*, an *Equality and Human Rights Impact Assessment* and a *Strategic Environmental Appraisal (SEA)* have been prepared in support of the LDP. Preparation of the **Environmental Report** for the SEA is a requirement of the *Environmental Assessment (Scotland) Act, 2005*. These documents can be viewed on the council's *Proposed Plan page*.

3.5 The LDP *Proposed Plan* is a material consideration in the determination of any planning applications for development in West Lothian and will in time when adopted by the council, replace the *West Lothian Local Plan*.

Vision Statement

By 2024 West Lothian's population will have grown and an improved employment position within a more diversified local economy will have been established. There will be a greater choice of housing options available, supported by the full range of education, community, health, retail, recreation and leisure facilities and a network of open spaces. The area will enjoy better transport connectivity with more options for sustainable travel choices and more active travel routes.

Development will take place in a way that is sustainable, meeting the challenges of climate change and renewable energy, and sensitive to the area's many built and natural heritage assets. At the same time development will be used as a vehicle to help regenerate communities and for improving the quality of life for all living in West Lothian.

4 Vision Statement and Aims

4.1 The LDP vision expressed is, in the first instance, informed by that of the *Strategic Development Plan* (SDP) and it sets the land use related aspirations for the plan area to 2024 and beyond. At the same time it is consistent with the West Lothian Community Planning Partnership (CPP) vision and shares its aspiration to provide an improved quality of life for everyone that lives, works and does business in West Lothian.

4.2 While a vision statement is not a mandatory requirement for LDPs in circumstances where an SDP is already in place, the council has concluded that there is value in incorporating such a statement in the plan.

4.3 The key aims for the plan area and reflected in the planning policy approach set out in the LDP, are as follows:

Economic Development and Growth

- Provide an adequate and diverse range and quality of employment land and maintain West Lothian's attraction as an area which provides a range of choice for those wishing to invest and do business;
- Promote West Lothian as an attractive tourist destination; and
- Continue to support major development within the Core Development Areas previously established under the Edinburgh and the Lothians Structure Plan at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley.

Community Regeneration

- Promote community regeneration through the development of brownfield sites, create local employment opportunities and help to address inequalities.



Sustainable Housing Locations

- Provide a generous supply of housing land and an effective five year housing land supply at all times;
- Continue to promote and support major development within the previously identified CDAs; and
- Support the council's new build housing programme.

Infrastructure Requirements and Delivery

- Ensure that all essential infrastructure and facilities are provided to support population and economic growth and where appropriate, secure proportional developer contributions to facilitate the delivery of such provision. It is important to note that without the necessary infrastructure requirements having been satisfactorily addressed the council will be unable to support development proposals.

Town Centres and Retailing

- Promote the development and regeneration of town and village centres and consolidate and enhance Livingston's role as a sub-regional retail and commercial centre.

The Natural and Historic Environment

- Protect and enhance the natural and built environment and its cultural landscapes;
- Provide an improved network of linked open spaces incorporating active travel routes; and
- Ensure that appropriate brownfield sites are redeveloped for appropriate uses.

Climate Change and Renewable Energy

- Help achieve climate change objectives by minimising the area's carbon footprint through promoting development in sustainable locations and supporting mitigation and adaptation measures.

Waste and Minerals

- Support the extraction and re-use of minerals where justified and in doing so ensure this is done in an environmentally sensitive manner by minimising impacts on the environment, local residents and local businesses; and
- Maximise recycling opportunities and minimise waste going to landfill in order to accord with the Scottish Government's requirements and aspirations as established in Scotland's Zero Waste Plan 2010.



5 The Spatial Strategy (including Policy Framework)

5.1 The *Strategic Development Plan* (SDP) for Edinburgh and South East Scotland sets the context for the West Lothian LDP. Policies 1A and 1B of the SDP – the spatial strategy, set the broad policy principles to be considered in implementing the SDP strategy at a local level. These include the allocation of land in the right locations to accommodate development needs and the phasing of development to secure the provision and delivery of infrastructure to accommodate development. In addition, the SDP requires LDPs to have regard to the built and natural environment when considering land allocations and the development strategy to be taken forward whilst also addressing the challenges of climate change.

5.2 Sustainability factors have been integral to determining the spatial strategy, as well as individual decisions on the development sites which have been identified where the aim is to:

- promote development in the most sustainable locations where its impact can be minimised;
- reduce the need to travel;
- prioritise sustainable transport modes;
- maximise the use of brownfield land; and
- conserve and enhance environmental resources.

5.3 The LDP spatial strategy is also informed by the *West Lothian Community Planning Partnership's Single Outcome Agreement (SOA) 2013-2023* (Achieving Positive Outcomes), which sets out the eight local outcomes we want to achieve in West Lothian. The council's *Corporate Plan 2013-17* is aligned to the SOA and sets out the council's priorities and targets. The SOA sets the overall direction for West Lothian but requires strategies to support achievement of specific outcomes, one of which is the development plan comprising the Strategic Development Plan and the West Lothian Local Development Plan.

5.4 To meet the requirements for West Lothian set out in the SDP there is a need to ensure the delivery of development land allocations in the right places to provide for community needs whilst protecting the built and natural heritage for future generations. The LDP spatial strategy seeks to deliver sustainable development by continuing to support the previously established CDA allocations at Armadale, East Broxburn/Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Gavieside, West Livingston) together with the strategic allocation at Heartlands, Whitburn. Further land allocations for development are required in order to meet SESplan requirements in full. A key requirement is the provision of infrastructure to support development and maximising use of existing infrastructure.

5.5 Outwith these areas major new housing and employment development beyond existing commitments is limited to those areas which address specific regeneration aims or meet other specific local planning objectives in accordance with policy 7 of the SDP – maintaining a five year effective housing land supply. Policy 2 of the SDP sets the requirements for the provision of employment land.

5.6 The requirement to provide for the development needs also requires to be balanced against the desire to maintain and protect West Lothian’s natural and historic assets. Development should seek to improve quality of life, respond to climate change and have regard to the need for high quality design, energy efficiency and the sustainable use of resources.

5.7 The council expects the design and layout of new developments to create buildings and places which respect their surroundings, establish a sense of place and identity, contribute positively towards the existing character of an area, are easy to get to and move around in, particularly for pedestrians, and incorporate the principles of sustainable development.

5.8 In addition the siting, design and layout of developments, including community growth areas, development framework sites and residential masterplan sites, should accord with the principles of placemaking. This requires them to demonstrate an understanding of landscape setting and context, reinforce the character and settlement patterns of local areas, contribute to a sense of place and have an understanding of local building traditions and materials. Guidance on design is provided in supplementary guidance ‘Residential Design Guide’

5.9 The outcome should be the creation of valued and appreciated places people can identify with, which can integrate the activities and services used by their community and where people will want to live, work, visit and enjoy. This will help communities fulfil their economic and social potential.



Policy DES1

Design Principles

All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be high quality in their design.

Development proposals which are poorly designed will not be supported.

When assessing development proposals, the developer will be required to ensure that:

- a. there is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity;
- b. there is no significant adverse impact on landscape character, built heritage, habitats or species including European sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates;
- c. the proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety;
- d. the proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscape provision;
- e. sustainability issues are addressed through energy efficient design, layout, site orientation and building practices;
- f. the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided;
- g. there are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and
- h. risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development.

Where appropriate, developers will be required to produce masterplans, design statements and design guides in support of their proposals.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

5.10 The LDP key aims headlined above are now examined in more detail in the following sections.

Economic Development and Growth

5.11 West Lothian has one of the fastest growing and youngest populations in Scotland, reflecting the area's location and attractiveness as a place to invest, live, work, and visit. Unemployment levels are lower than the national average (2.1% locally as opposed to 3.0% March 2015). Edinburgh is easily accessible by public transport as is Glasgow. New rail stations at Armadale and Blackridge now serve the west of the county and complement existing stations at Addiewell, Bathgate, Breich, Fauldhouse, Kirknewton, Livingston (North and South), Uphall Station and West Calder.

5.12 West Lothian has a diverse range of businesses across a range of sectors. It has a strong presence in food and drink manufacturing, life sciences and day tourism. In addition, West Lothian has key strengths in enabling technologies such as electronics and precision engineering. A high proportion of workers in the area also reside in the area, demonstrating the level of employment opportunities available. West Lothian also works with other local authorities across the Lothians and South East Scotland to promote economic growth. This includes infrastructure investment and skills development opportunities.

5.13 New business start-ups, assisting in business growth and the creation of employment opportunities are delivered through public/private partnership working with businesses across Edinburgh and the Lothians through Business Gateway services.

5.14 The *Single Outcome Agreement* outlines the outcomes we want to achieve around employability and economy, stating *"We are better educated and have access to increased and better quality learning and employment opportunities"* and *"Our economy is diverse and dynamic and West Lothian is an attractive place for doing business."*

5.15 The council's *West Lothian Economic Strategy 2010-20* focuses on three key strategic drivers:

- developing the business base;
- maximising West Lothian's competitiveness as an investment location; and
- realising the potential of young people.

5.16 The priority for the LDP is to support the council's *Economic Strategy 2010 – 20* in achieving the SOA outcomes and to continue to bring forward sites identified for employment purposes into economic use, in particular within the previously identified CDAs at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley and the strategic allocation at Heartlands Business Park, Whitburn.

5.17 The *West Lothian Economic Partnership Strategy and Action Plan 2014-2017* aims to support and attract 3,000 additional jobs across a range of sectors, particularly those which provide higher skilled and sustainable employment.

5.18 To support sustainable economic growth and regeneration the LDP identifies a range of employment sites and locations, providing policy protection for the retention of key employment locations and allows in some instances for mixed uses on a range of sites which have been identified to cater for other commercial uses which do not readily sit well in traditional employment locations.

5.19 The strategic context for the West Lothian economy is set by the requirements of the SDP. Policy 2 of the SDP requires the LDP to provide for 123 hectares of strategic employment land in West Lothian and to ensure that a range and choice of marketable sites of differing sizes and quality to meet the needs of business and industry within West Lothian are identified. These sites are principally but not exclusively focussed in and around Livingston with new sites proposed within the former CDAs and at Heartlands Business Park, Whitburn.

5.20 A summary of employment land allocations within West Lothian is set out in Figure 2. Details of individual sites identified to meet SDP requirements are set out in Appendix One.

Figure 2 - Total Employment Land Allocations in West Lothian

Employment Land Category	Hectares
Immediately available i.e. marketable	206
Minor Constrained	40.1
Major Constrained	108.3
Safeguarded	220.9
Total	575

Source: West Lothian Council

5.21 The LDP sets out a policy approach to facilitate the development of the employment land allocations across West Lothian, providing for a broad range of uses. Some of the more significant employment related opportunities are located in the previously identified Core Development Areas (CDAs), the M8 corridor and also in Livingston, reflecting the town's ease of accessibility to markets.

5.22 Further employment opportunities are available within a number of traditional communities including Bathgate (Riddochhill) and an emerging business location is at Heartlands, Whitburn accessed via the new junction on the M8 at junction 4a. New employment opportunities are also identified in those areas previously designated as CDAs to provide for mixed use communities and create local employment opportunities. A long term strategic employment site is identified and safeguarded at Balfour Farm, north of Junction 4a of the M8 (E-LW5). It is likely that this site will only be developed after these CDA allocations and the nearby Heartland's Business Park have been developed. Land at Burghmuir, Linlithgow will be considered for high amenity strategic employment use should such demand arise over the plan period and no other suitable site within West Lothian can be identified or is available for development.

POLICY EMP 1 **Safeguarding and Developing Existing Employment Land**

The council is supportive of sustainable economic growth and regeneration.

Existing employment land (and premises) for Class 4 business, Class 5 general industry and/or Class 6 storage and distribution uses which is identified in chapter 6 and shown on the proposals map are safeguarded for employment generating uses and will be protected from otherwise inappropriate development which would compromise their quality, accessibility or marketability as business locations.

The expansion, conversion or re-development of land and premises within these areas will be supported, as will proposals for new development embracing the same use classes, i.e. 4, 5 and 6, subject to the following criteria being satisfied:

- a. the proposal would be compatible with neighbouring land uses;
- b. the proposal would not have a detrimental impact on the amenity of the area;
- c. the transport implications of the proposal are capable of being effectively managed; and
- d. any infrastructure deficiencies or requirements are capable of being satisfactorily remedied.

Proposals must also conform to the site specific requirements detailed in Appendix 1 and demonstrate that they meet the other relevant requirements of this *Local Development Plan*.

Proposals for non-business/non-industrial uses on allocated employment sites will only be supported in circumstances where the following criteria can be satisfied:

- e. it has been satisfactorily demonstrated that there is no net detriment to the overall supply of employment land;
- f. it can be satisfactorily demonstrated that there is no reasonable or realistic demand for the retention of the existing premises or sites for use classes 4, 5 and 6. Prospective developers will be required to evidence their attempts to secure a continued employment-generating use and in particular that they have actively marketed the premises or site over a sustained period;
- g. the proposal would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites;
- h. the development of the site would not serve to fragment a larger industrial area or disrupt links between industrial users in that area;
- i. the proposal would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or can be made accessible by public transport and footway connections to the surrounding area;
- j. proposals are ancillary to, or complement the overall employment use, and can be satisfactorily demonstrated to directly benefit those working in that employment area.

Proposals to introduce retail uses into these areas will not be supported.

However, proposals for ancillary factory shop outlets may be permitted in circumstances where the following criteria can be satisfied:

- k. the premises must be physically linked to the manufacturing facility;
- l. it has been satisfactorily demonstrated that the retail use is clearly ancillary to the main manufacturing operation and is of a scale that is designed solely to support the existing business;
- m. goods sold are manufactured or substantially finished on the premises;
- n. the scale of the outlet will not affect the vitality or viability of existing town centres and complies with Policy TCR 1; and
- o. the proposals are satisfactory in terms of parking, access and traffic generation.

Proposals which do not satisfy these conditions will be determined against normal retail criteria set out in the Town Centres and Retailing section of the Plan.



Flexibility within traditional industrial estates

5.23 The types of uses generally permitted within employment areas are business uses, general industrial and storage and distribution – classes 4, 5 and 6 of the [Town and Country Planning \(Use Classes\)\(Scotland\) Order \(SI 1997/3061\)](#) respectively. These uses are found within established industrial estates and other employment land allocations. There has been increasing pressure for class 1 (retail), class 2 (financial, professional and other services), class 11 (assembly and leisure) and other uses such as car showrooms within existing employment areas. To encourage economic growth and provide jobs the LDP provides support for a broader range of employment uses within traditional industrial estates as identified in policy EMP 2.

POLICY EMP 2

Flexibility of uses within traditional industrial estates

Within the industrial estates of East Mains (Broxburn), Brucefield (Livingston), Deans (Livingston), Houston (Livingston), Whitehill (Bathgate), Whiteside (Bathgate), Standhill/Birniehill (Bathgate) and Murraysgate (Whitburn), proposals for a broader range of employment generating uses (other than Class 4 business, Class 5 general industry and/or Class 6 storage and distribution uses) will be afforded favourable consideration provided that:

- a. it can be satisfactorily demonstrated that there is no reasonable or realistic demand for the retention of the existing site or premises for use classes 4, 5 and 6. Prospective developers will be required to evidence their attempts to secure a continued employment-generating use; and
- b. the proposal would not restrict the range of uses which can lawfully be carried out by businesses and industry on the same industrial estate and on nearby sites; and
- c. the proposed use would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or can be made accessible, by public transport and footway connections to the surrounding area.

Proposals to introduce residential and retail uses into these areas will not be supported. However, proposals for ancillary factory shop outlets may be permitted in the same circumstances described in policy EMP 1.



POLICY EMP 3 *Employment development within settlement boundaries*

Proposals for new business development relative to sites within settlement boundaries but not on allocated employment land, and particularly smaller scale industrial and business developments such as single enterprises or starter units, micro-businesses and home-working, will be supported in principle. The appropriateness of individual proposals will however be evaluated against the following criteria:

- a. the proposed site is not identified for an alternative use on the proposals map;
- b. the proposal would be compatible with neighbouring land uses;
- c. the proposal would not have a detrimental impact on local, and in particular, residential amenity;
- d. the proposal would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or could be made accessible by public transport and footway connections to the surrounding area;
- e. the scale, layout and design of any proposed buildings shall be appropriate to the character of the site and the surrounding area and shall not adversely impact on any special architectural, natural heritage designations or landscape interests; and
- f. any infrastructure deficiencies or requirements are capable of being satisfactorily remedied.

In keeping with the overarching principle that development proposals should support sustainable development, the council encourages the re-use of brownfield, vacant or derelict land in preference to greenfield sites.

POLICY EMP 4 *Employment development outwith settlement boundaries*

Proposals for new small scale business development on sites outwith settlement boundaries (including the re-use and conversion of existing farm and industrial buildings) will be supported subject to the following criteria being satisfied;

- a. it can be demonstrated that there is no suitable alternative site available for the proposal within the settlement boundary; or
- b. a site specific business case/locational need justification can be successfully made; or
- c. the proposed development constitutes a legitimate farm diversification enterprise; or
- d. it can be satisfactorily demonstrated that the proposals would help sustain the rural economy or create significant social benefits.

Additionally;

- e. the scale, layout and design of any proposed buildings shall be appropriate to the character of the site and the surrounding area and shall not adversely impact on any special architectural, natural heritage designations or landscape interests;
- g. the proposal shall be compatible with neighbouring land uses;
- h. the proposal shall have no unacceptable traffic, amenity or environmental impact and the site is accessible, or could be made accessible by public transport and footway connections to the surrounding area; and
- i. any infrastructure deficiencies or requirements are capable of being satisfactorily remedied.

Proposals which rely on the construction of large or intrusive new buildings or structures, embrace elements of open air storage, constitute retail use or are likely to generate significant additional traffic on rural roads are not considered appropriate.



POLICY EMP 5 **Masterplan Requirements For Employment Sites**

As part of any development proposal, masterplans will require to be submitted to support the development of the employment sites at:

- * Beugh Burn, Livingston (E-LV 45)
- * Balfornie Farm, by Whitburn (E-LW 5); and
- * all employment sites in the previously identified Core Development Areas (CDAs) at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley.

The council reserves the right to require masterplans to be prepared for other strategic sites which emerge over the plan period.

Masterplans must include a phasing strategy for land release. Piecemeal development which would prejudice the long term potential of the sites will be resisted. Proposals must incorporate a variety of plot sizes and tenures to provide choice and flexibility.

Planning permission will not be granted until developers can demonstrate that any infrastructure deficiencies or requirements are capable of being satisfactorily remedied in phase with the development.

POLICY EMP 6 **Office development**

Office development (as defined by Class 2 of the Use Classes (Scotland) Order (1997)) will be supported in town centres, local neighbourhood centres and in the locations identified in Appendix 1 subject to the following criteria being satisfied:

- a. the proposal would be compatible with neighbouring land uses;
- b. the proposal would not have a detrimental impact on the amenity of the area;
- c. the proposal would not adversely impact on any special architectural or heritage designations;
- d. the transport implications of proposals would be capable of being effectively managed; and
- e. sites are well located in relation to sustainable transport networks and services so as to help minimise the use and environmental impact of motorised vehicles.

Enterprise Areas

5.24 The West Lothian Enterprise Area was established by Scottish Government in 2014 to stimulate growth in the food and drink sector following the closure of the Vion plant in Broxburn.

5.25 Within the Enterprise Area a range of incentives are available, to assist investment in this area including:

- i. discounted business rates (up to 100%);
- ii. enhanced capital allowances for investment in plant and machinery;
- iii. a streamlined planning application process;
- iv. high speed broadband connections;
- v. international promotion and marketing; and
- vi. skills and training support.

POLICY EMP 7

Enterprise Area

The council supports development within the West Lothian Enterprise Area as identified on the proposals map at:

- Clifton View [E-BU2], Broxburn; East Mains [E-BU5] Broxburn;
- Young's Road [E-BU4], Broxburn;
- Appleton Parkway East [E-LV15], Livingston

Developments which contribute towards enhancing the food and drink sectors will be supported in principle, subject to the following criteria being satisfied;

- a. the scale, layout and design of the proposal shall be appropriate to the character of the site and the surrounding area;
- b. the proposal shall have no unacceptable traffic, amenity or environmental impact; and
- c. the necessary local and strategic infrastructure requirements (as set out in Appendix 1) are capable of being satisfactorily addressed.

Local business opportunities, small business start-ups and working from home

5.26 The rise in home working and diversification into e-business, assists in promoting sustainable development patterns and supporting work/life balance. The LDP provides support in principle to encouraging local diversification for a range of small and start-up businesses which are based in the local community, principally through extensions and modifications to existing homes. Policy support is given to micro-businesses to expand into small workshop developments identified in local communities, thus supporting and developing local businesses all with a reduced need to travel.

Tourism

5.27 West Lothian's strategically central location and ease of access to other parts of Scotland makes it well placed to take advantage of the rapidly growing tourism and leisure markets, thereby making a potentially valuable contribution to the local economy. While it is not possible to identify specific types of new tourist attractions which may seek to locate in West Lothian the council is supportive, in principle, of enhancing the area's tourism potential. This includes new hotels in sustainable and accessible locations within the M8 corridor and developing the latent visitor potential of the Union Canal.

5.28 The natural assets of West Lothian are also an attraction to visitors and these present opportunities to broaden recreational access to the countryside for residents and visitors alike. Activities such as walking and cycling can be legitimately regarded as tourist attractions in their own right.



POLICY EMP 8 **Tourism**

New, or expanded tourism-related development, will be supported where it is capable of strengthening the appeal and attraction of West Lothian to a wide range of visitors, thereby contributing to the greater West Lothian economy. The council will also require to be satisfied that the proposals:

- a. would not adversely impact on the natural and built environment including any special architectural, natural heritage designations or landscape interests; and
- b. would not adversely impact on local or residential amenity; and
- c. would be compatible with neighbouring land uses; and
- d. would be of a character and scale in keeping with the setting of the area, can be located in an unobtrusive manner and includes high quality design; and
- e. the proposed development site is or can be well served by public transport and other sustainable modes; and
- f. accord with all other relevant policies in the *Local Development Plan*.

Additionally, where tourist accommodation is proposed on sites outwith the settlement boundaries, a site specific business case/locational need justification will require to be submitted in support of any planning application for evaluation.

Promoting Community Regeneration

5.29 West Lothian Council's Regeneration Framework 2013-2034 provides a long term plan for targeted action to improve the life chances of those living in the most disadvantaged communities. It gives fresh impetus and greater clarity for the targeting of interventions to address deprivation and economic exclusion within specific areas and communities. The framework will be implemented and monitored at a local level through community owned Regeneration Plans, based on priority areas with clusters of datazones in the worst 20% in West Lothian. The plans will detail how specific actions will be taken to identify and address needs in these individual communities.

5.30 The LDP will seek to ensure that necessary social and physical infrastructure accompanies growth, will support regeneration and enhance the quality of life for people living in our most disadvantaged communities.

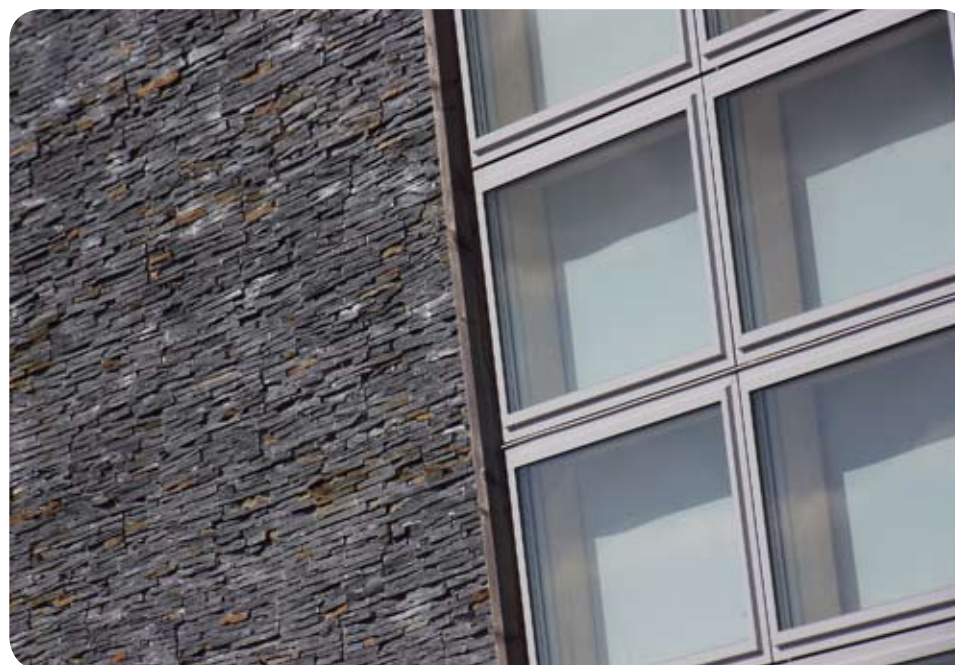
5.31 The council works corporately and with other external agencies to address the social, economic and environmental issues that adversely affect and have a disproportionate impact on disadvantaged communities.

5.32 The *West Lothian Community Planning Partnership* (CPP) is specifically charged with developing local Community Planning processes and delivering the Single Outcome Agreement at a more local level. It is seeking to make the best use of local data and information and empower communities in order to deliver targeted positive outcomes and tackle inequalities – the key theme of the CPP. Developing the relationship between Community Planning, Development Planning and Community Regeneration is key to delivering local Community Planning. One example is an initiative to take forward a placemaking approach in West Lothian.

5.33 Community regeneration initiatives are primarily focussed on areas identified in the Scottish Index of Multiple Deprivation 2012 as facing inequalities. This principally includes settlements in the west of West Lothian, many of which are former mining communities including Armadale, Blackburn, Blackridge, Fauldhouse, Stoneyburn and Whitburn. Other areas experiencing elements of disadvantage are Bathgate and Boghall and settlements in the Breich Valley such as Addiewell and Loganlea and Breich where headline levels of disadvantage including unemployment, financial exclusion, poor health and lower education attainment have been identified.

5.34 A typical characteristic of many of these settlements is a significant imbalance between public and private sector housing and it is one of the council's ambitions to achieve a more diverse housing mix in order help create more socially and economically balanced communities. It seeks to facilitate this by allocating a range of sites for private sector investment in these areas. At the same time the council is also active in promoting the improvement of the physical environment and townscape and encourages better design and build quality and the creation of healthy, greener and more sustainable environments which are well connected and accessible. The council's Village Improvement Fund is just one example of how communities can be assisted in delivering environmental improvement projects.

5.35 The council is also mindful of the continuing need and demand for social housing in these communities and has established an ambitious new council house building programme to address this. While much of the initial investment has been in the larger towns, e.g. Bathgate and Livingston, smaller settlements have also been identified and are set to benefit as the next phases of development are rolled out. In addition, the council continues to invest in the improvement of its existing rented housing stock which can also be seen to assist in community regeneration and environmental improvement.



Housing Growth, Delivery and Sustainable Housing Locations

Housing land requirements for the LDP

5.36 West Lothian’s population is currently in the region of 176,000 and is predicted to increase to 183,000 by 2020, an increase of nearly 4% compared to a projected increase in population for Scotland as a whole of around 3% during the same period. The number of households in West Lothian is also projected to increase with a 17% increase anticipated between 2012 and 2037.

5.37 In order to provide adequate land to meet future housing requirements and needs, having regard to housing projections and the Scottish Government’s policy of providing a generous supply of land for housing, the key objectives for the LDP are to:

- direct growth to places where it will support sustainable development goals, community regeneration, and maintain and enhance the character and identity of towns and villages;
- ensure that necessary social and physical infrastructure accompanies growth;
- allow for a range of house types and sizes across all sectors;
- achieve and maintain a minimum of 5 years effective housing land supply in each of the sectors identified in the current Housing Needs and Demand Assessment;
- have regard to significantly increased demand for rented housing; and
- deliver affordable housing, particularly in the areas of highest demand.

5.38 The LDP has been prepared in the context of the SESplan SDP approved by Scottish Ministers in June 2013 and SPP 2014. Housing land requirements for the plan area, as required by the SDP, are set out in Figure 3. A key role of the LDP is to allocate land to meet these housing requirements, taking into account contributions made from existing housing sites and other allocations such as completions from windfall sites and demolitions. Sites contributing to the overall requirement are identified in Chapter 6.0 and Appendix 2 of the LDP. To meet SDP requirements the level of house completions across the plan area will need to go well above recent rates of housing completions although the most recent Housing Needs and Demand Assessment (HoNDA2), which is a material consideration, identifies that the SDP requirements are significantly in excess of the most recent projections of demand. HoNDA2 also identifies that the majority of demand will be in the rented sector rather than in the owner occupied sector. The impact of this, in the LDP context, is considered in further detail in the following sections.

Figure 3: SESplan Housing Land Requirement 2009-2024

	Plan Period			
	2009/19	2019/24	2009/24 additional allowance	Total 2009/24
West Lothian	11,420	6,590	2,130	18,010
SESplan	74,840	32,720	24,380	107,560

Source: SESplan Housing Supplementary Guidance 2014

5.39 A new SDP (SDP2), currently at Main Issues Report stage is being prepared by SESplan. To assist in that process, a new *Housing Needs and Demand Assessment (HONDA2)* has also been published and has received the Scottish Government’s Centre for Housing Market Analysis “robust and credible” stamp of approval. HoNDA2 presents a number of scenarios and will inform the housing land requirement for SDP2, and because it incorporates the 2012 Based Household Projections, as opposed to the 2010 based projections which underpinned HoNDA1, the resultant housing requirement which SDP2 identifies may be of a different nature. The default scenario (a medium growth scenario referred to as Alternative Future Steady Recovery 2 in HoNDA2 and Option 1 Steady Economic Growth in the SESplan MIR2) incorporates more up to date housing projections and shows that housing need is expected to be around 40% less. The default rate of growth based on the 2010 projections is 19,480 houses over the period to 2012-2032 while the rate of growth based on the more up to date 2012 based projections over the same period, is 11,410 houses. Additionally, HoNDA2 identifies that a much higher percentage of housing demand in West Lothian will be for rented housing rather than owner occupied housing.

5.40 HoNDA 2 presents a more detailed assessment of housing demand over the projection period and breaks the overall demand figure down into four tenures: social rent, below market rent, private rent and owner occupation. On the basis of the demand figures in HoNDA2, the biggest single challenge with land supply issues will be meeting the demand for rented housing, and in particular socially rented housing. Socially rented housing is expected to account for around 34% of demand over the period to 2032. Requirements arising from HoNDA2 are set out in figure 4.

Figure 4: Projected Annual Unmet Need for New Housing in West Lothian by Tenure

	2009/19	2019/24
Social Rent	375	261
Below Market Rent	70	66
Private Rented	91	75
Owner Occupied	160	140
Total (Sub HMA)	696	542

Source: Figures derived from SESplan HoNDA2 (Alternative Future Steady Recovery 2 and also referenced Option 1 Steady Economic Growth in SESplan MIR2) – Extrapolated from outputs for the period 2012 to 2038

5.41 While the LDP must conform to the SDP, it should also take account of material circumstances which updates elements of the SDP strategy. For this reason the LDP continues to meet the housing requirements set out in the SDP in full. Indeed the LDP exceeds the SDP requirements and in doing so provided for further flexibility and generosity. However, the LDP must start to recognise the changing demand for housing both in terms of tenure and scale flagged up by HoNDA2. In particular the most up to date demand figures will be used to calculate the five year housing land requirement in the context of a revised housing land audit process which will compare supply and demand in each sector rather than as a single figure as has been the case until now.

5.42 In addition to the planned completions to 2024, a number of housing sites will continue to deliver beyond the plan period. Taking these into consideration this provides for a total established supply of 26,073 houses which is very considerably in excess of SDP1 requirements and the requirements set out in the MIR for SDP2, principally through ongoing development within the Core Development Areas (CDAs) and strategic allocations. The supply demonstrates that the council continues to support and promote development and continues to take a longer term view on the growth of the area.

5.43 The proposed housing allocations set out in this LDP have been informed by an assessment of the established housing land supply which is made up of the remaining capacity of housing sites currently under construction, sites with planning permission and sites with agreed potential for housing development.

5.44 Housing Land Audit (HLA) 2014 is the most comprehensive and up to date source of housing land data available to the council. It also has the benefit of having been agreed with Homes for Scotland and the assumptions which it contains on programming can reasonably be assumed to be realistic and representative of levels of output that the house building industry is comfortable with and capable of achieving.

5.45 The LDP continues to support the delivery of the previously designated CDAs locations and that of the strategic allocations at Heartlands, Whitburn, Wester Inch at Bathgate, Drumshoreland, to the east of Pumpherston and Uphall Station, and the former Bangour Village Hospital; whilst bringing forward a small number of new housing sites in and around other communities to spread the benefits of growth and to complement the spatial strategy.

5.46 The now superseded *Edinburgh and the Lothians Structure Plan 2015* identified three CDAs which were to be the focus of major new development in West Lothian. The CDAs were Armadale, Livingston and the Almond Valley and Winchburgh/ East Broxburn/Uphall. The West Lothian Local Plan (2009) vigorously embraced the CDA strategy and by the end of the plan period significant progress had been made, particularly in Armadale, Winchburgh and latterly the Calderwood area at East Calder. The legacy of the CDAs is evident in the LDP. Reference continues to be made to their geographical coverage and the vast majority of allocated but yet to be developed sites have been carried over to the LDP. Those areas defined as CDAs remain at the heart of the spatial strategy. Within the areas embraced by the original CDA allocations, the LDP will adopt a flexible approach to residential development and where it is appropriate to do so will allow additional development which may exceed the original capacities set in the Edinburgh and the Lothian Structure Plan. Implementation may also extend beyond the plan period thereby providing an element of ‘future proofing’.

5.47 The housing supply target for West Lothian, as informed by SDP1, is set out in figure 5.

Figure 5: West Lothian Housing Land Supply Target

		2009 - 2019	2019 - 2024	2009 - 2024
Setting the LDP Housing Land Supply Target				
(A)	West Lothian LDP Housing Land Requirement	11,420	6,590	18,010
(B)	Generosity Allowance (+10%)	1,142	659	1,801
(C)	LDP Housing Land Supply Target (A+B)	12,562	7,249	19,811
Meeting the LDP Housing Land Supply Target				
(D)	Effective Supply ¹	4,422	4,279	8,701
(E)	Constrained Sites coming forward ²	642	3,716	4,358
(F)	Housing Completions 2009 - 2014 ³	2,440	0	2,440
(G)	Windfall ⁴	480	400	880
(H)	Demolitions ⁵	568	100	668
(I)	Total Supply from Existing Sources (D + E + F + G - H)	7,433	8,295	15,738
(J)	Target to be met through new LDP allocations (C - I)	5,119	1,046	4,073
New LDP Allocations				
(K)	Total New LDP Allocations	1,496	2,610	4,106
(L)	Shortfall/Surplus (J - K)	SHORTFALL 3,623	SURPLUS 3,656	SURPLUS 33

Source: ¹Contribution of site in HLA 2014 to LDP Housing Land Requirement

²Contribution of sites recorded as constrained in HLA 2014

³ Completions recorded in HLAs for the period 2009 to 2014

⁴ Table 3.2 of SDP SG Housing Land Technical Note

⁵ Table 3.2 of SDP SG Housing Land Technical Note

5.48 In addition to new housing land allocations, HLA2014 has been reviewed and completions re-phased to reflect requirements for the house building industry to increase output on currently identified sites. The LDP also provides for some future proofing by looking beyond the LDP plan period. This applies to the strategic allocations at Heartlands, Whitburn and the former Bangour Village Hospital. Post 2024, 8,139 houses remain to be built out. 2,632 of these were identified as part of the constrained supply in the HLA 2014 and the remainder, 5,507 were identified as part of the effective supply.

5.49 The rate of new house building in West Lothian has been increasing in recent years following a period of decline as a result of the economic recession and the complexity of infrastructure costs, in particular additional school capacity, involved in bringing forward large housing sites in the CDAs at Armadale, East Broxburn and Winchburgh and Livingston and the Almond Valley. These areas are however, now delivering completions and form a key component of the development plan strategy.

POLICY HOU1 *Allocated Housing Sites*

The sites listed in Appendix Two of the Plan and shown on the Proposals Map are allocated as housing sites which contribute to meeting housing land requirements to 2024, as required by the *Strategic Development Plan* (SDP1) and are compliant with the spatial strategy set out in this plan.

Development of housing on these sites will be supported in principle. To ensure that an effective 5 year supply of housing land is maintained over the plan period, proposals for uses other than housing, except for subsidiary ancillary uses which may be appropriate to provide in a residential area, will not be supported unless it can be demonstrated that:

- a. there is a constraint on the site and there is no reasonable prospect of it becoming available for housing development within the plan period;
- b. the alternative use facilitates regeneration or offers significant environmental, economic or community benefits that are considered to outweigh the need to maintain the intended housing use; and
- c. the proposal has had regard to and is in accordance with the council's Supplementary Guidance: *Residential Development Guide*.

Where applicable, proposals must accord with the specific development requirements identified in Appendix Two and/or any other development guidance issued by the council.



Effective Housing Land and Generous Supply

5.50 In preparing the housing sections of the LDP, the council is required to have regard to national planning policy as set out in *SPP2014* and *Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits*. Amongst other things, these documents require local authorities to provide a generous housing land supply to meet housing need across all tenures and to maintain at all times a five year effective supply of housing land.

5.51 To achieve this, LDPs are required to allocate suitable land on a range of sites which are effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of plan adoption, ensuring a minimum of 5 years effective land supply at all times. 'Effective' means that sites are free, or expected to be free, of development constraints in the period under consideration, and will therefore be available for the construction of housing. *Planning Advice Note 2/2010 'Affordable Housing and Housing Land Audits'* provides details on matters to be taken into account in the determination of effective housing land and *SESplan* has separately set out a common approach to the measurement of the five year land supply in a paper entitled *Maintaining a Five Year Effective Housing Land Supply* (18 May 2015) which the council endorses and supports.

5.52 The LDP cannot guarantee that all sites will come forward. The supply can be identified in accordance with Scottish Government policy and current definitions of effectiveness set out in *Planning Advice Note 2/2010*, but there may

be factors outwith the council's control, such as the economic climate, which limit deliverability. Figure 5 is set out to comply with requirements of *SPP 2010* and the *SESplan Supplementary Guidance on Housing*. It identifies that over the period 2009 to 2024 that housing requirements can be met. However, it also indicates that new allocations coming forward after adoption of the plan (2016/17) are unlikely to make a significant contribution by 2019 and therefore impact on the ability to deliver a five year effective supply within the first Plan period.

5.53 To achieve a five year effective supply the LDP identifies a range of housing sites for development. The delivery of housing sites is however, incumbent upon the availability of infrastructure. Where there is an infrastructure constraint, such as education capacity, this will require to be addressed by housing providers in the first instance. Over the plan period 2014-2024 an effective supply is identified, subject to the delivery of new education capacity. Housing completions in the period is constrained until such time as education capacity becomes available and as such a five year effective supply will only be achieved if constraints can quickly be overcome and housing providers can significantly increase housing output. Going forward the five year land requirement will be measures on a specific tenure basis rather than as a single requirement as has been the case up to now.

POLICY HOU2 *Maintaining an Effective Housing Land Supply*

The council will endeavour to maintain a 5-year supply of land for housing that is effective or can be shown to be capable of becoming effective at all times throughout the lifetime of the plan. An annual audit of the housing land supply prepared on a sectoral basis (agreed with housing providers) will monitor and review, the land supply in accordance with the *SPP 2014* and the *Strategic Development Plan*.

Proposals for housing development will require to accord with the proposed phasing detailed in Chapter 6 and the related *LDP Action Programme*. Sites identified in Chapter 6 for longer term expansion are embargoed from development during the period of the *Local Development Plan* and shall be safeguarded unless required to contribute to the five year effective supply and any infrastructure required as a result of the development is either committed or to be funded by the developer. Proposals coming forward in advance of any identification of a shortfall in the effective housing land supply will be treated as premature.

New Housing Sites and Design

5.54 The creation of sustainable places, and the protection and enhancement of our built and natural environments, are specific 'National Outcomes' identified and championed by Scottish Government. It is high level recognition that the design and the build quality of buildings and the spaces in between make a fundamentally important contribution to the overall quality of life. The Community Planning Partnership's Strategic Assessment also identifies that sustainability should be embedded in the work of the partnership and the Single Outcome Agreement outcome sets out the long-term outcome the council wants to achieve in relation to this: *"We make the most efficient and effective use of resources by minimising our impact on the built and natural environment"*.

5.55 The importance of design and place-making in the planning process is set out in key national policy statements, *Designing Streets (2010)* and *Creating Places (2013)*. SPP2014 also reaffirms the Scottish Government's intentions in respect of design and place-making. The terms of these documents are enshrined in the council's *Residential Development Guide* and the *House Extension and Alteration Design Guide*. Together, these documents should be regarded as the council's definitive reference source on design and place making for prospective developers in West Lothian and they constitute Supplementary Guidance to the LDP.

5.56 In addition to the sites identified in the LDP as contributing towards the housing land supply, there will be instances where sites come forward within the settlement boundary which were not identified for development in the spatial strategy. These 'windfall' sites may allow for development and assist in maintaining an effective supply of housing land.

POLICY HOU3

Infill/Windfall Housing Development within Settlements

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries provided:

- a. the development will be in keeping with the character of the settlement and local area;
- b. the site is not identified for an alternative use in the LDP;
- c. the site does not form an area of maintained amenity or open space unless the proposal conforms with the terms of policy ENV 21 – Protection of formal and informal Open Space and is acceptable in landscape and townscape terms;
- d. the proposed housing use is compatible with nearby uses, there is no adverse effect on the character of the local area and a satisfactory residential environment can be achieved;
- e. the site benefits from good accessibility by public transport and active travel to shopping, education, recreational and other community facilities;
- f. existing physical infrastructure, including roads, drainage, sewage capacity, and education have the capacity to accommodate the proposed development;
- g. any additional infrastructure required as a result of the development is either committed or to be funded by the developer as required by policies INF 1 – Infrastructure Provision and Developer Obligations and TRAN 2 - Transportation contributions and associated works;
- h. the site is not at significant risk of flooding in the terms of policy EMG 2 - Flooding; and
- i. the proposal complies with other LDP policies and relevant Supplementary Guidance.

Proposals for development within or adjacent to sensitive locations such as Special Landscape Areas (SLAs), Gardens and Designed Landscapes, Historic Battlefields, Conservation Areas or affecting the appearance, character and setting of Listed Buildings and Scheduled Ancient Monuments and any other historic or archaeological asset will be subject to additional scrutiny and may require to be supported by the submission of additional information. In these circumstances, there is an expectation that the standard of design will be higher than in less sensitive locations.

Proposals for the change of use, conversion and reuse of existing buildings in non-residential use to housing will also be supported within the settlement boundaries subject to the above criteria being satisfied.



Strategic Allocations (including previously identified Core Development Area Allocations)

5.57 A key component of the spatial strategy is the delivery of housing and associated development within the previously identified CDAs at Armadale, East Broxburn/Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Gavieside, West Livingston) together with the strategic allocation at Heartlands, by Whitburn; Drumshoreland to the east of Pumpherston and Uphall Station, the completion of Wester Inch, Bathgate and the former Bangour Village Hospital.

5.58 These areas continue to provide for large scale development, principally housing, which will bring forward new and expanded communities. A range of housing including affordable housing will be required to provide for West Lothian’s current and future needs. The most up to date estimate of future needs are identified in HoNDA2. Incumbent upon delivery is a requirement to deliver key infrastructure projects to support development, including new schools, school extensions, community facilities and related developments such as open space and green networks, and infrastructure to support sustainable transport choices – active travel infrastructure on and off-road, electric vehicle charging points, bus stops, rail stations.

5.59 A key requirement will be the need for developers to work together to fund and deliver new schools and key infrastructure and facilities. Joint working is particularly important at East Broxburn /Winchburgh given the amount of common infrastructure required between the two areas and also at Calderwood and West Livingston/Gavieside given the need for developers to work together to fund secondary school provision and shared transport infrastructure. The funding of a new denominational secondary school at Winchburgh is a West Lothian wide issue affecting all of the previously identified CDAs in addition to all housing developments in West Lothian.

5.60 The scale of development to be delivered on sites is set out in chapter 6. Given that these areas (and Heartlands) are delivering substantial housing completions, the LDP continues to support their ongoing delivery subject to the availability of infrastructure. In addition, development within the strategic allocations at Wester Inch (Bathgate), Drumshoreland to the east of Pumpherston and Uphall Station and the former Bangour Village Hospital by Dechmont is supported. In addition, the LDP provides support for the longer term development of Heartlands by identifying the area as one which will continue to contribute to development beyond the LDP plan period and to provide the certainty that investors in this major brownfield regeneration project require for their longer term planning of the development.

5.61 Whilst recognising the contribution the previously identified CDAs and strategic allocations make to the delivery of new homes, businesses and infrastructure in West Lothian, significant levels of infrastructure are required to allow for their delivery in full. The LDP therefore identifies a number of smaller new housing sites to complement the spatial strategy.



The council will continue to support housing and mixed used development within those parts of West Lothian previously designated Core Development Area (CDAs) in Armadale, East Broxburn/ Winchburgh and Livingston & Almond Valley subject to the preparation of master plans to be approved by the council, and provided that all infrastructure required to support development is either committed or provided by the developer. Infrastructure requirements are set out in Chapter 6 and the *Action Programme*.

Planning conditions and legal agreements will be used to secure infrastructure funding and proper phasing of development. Developer contributions will be sought in accordance with Scottish Government Circular 3/2013 '*Planning Obligations and Good Neighbour Agreements*' and any subsequent legislation which emerges during the life of the LDP. Contributions will also be required to remedy deficiencies in local facilities and amenities which result from proposed developments.

A diversity of house types, tenures and densities must be provided within these areas. Within the mixed use areas net housing densities shall average at least 25 residential units per hectare. Affordable housing shall be provided within the previously identified CDAs in accordance with policy HOU 5 – Affordable Housing and relevant Supplementary Guidance.

Whitburn / Charette

5.62 Whitburn has been the subject of a 'Charette' 2015 to discuss with local residents and organisations physical planning issues related to the town centre and surrounding areas in the town. This has produced an *Action Plan* that the council, along with partners including the community council, community development trust, local businesses and the private sector, will seek to implement over the coming years. The Community Planning Partnership is particularly keen to develop this type of placemaking approach across West Lothian.

Linlithgow and Linlithgow Bridge

5.63 The SDP identifies Linlithgow as being part of the West Lothian Strategic Development Area and as such it is not automatically afforded any special exemption from development. Policy 1a of the SDP does however make provision for LDPs to identify 'areas of restraint' in prescribed circumstances where such action is justified. The council has subsequently reviewed the reasons underpinning the original justification for Linlithgow being designated an area of restraint and after considering the infrastructure requirements and all relevant environmental considerations in the town, it has been concluded that there is scope to allow for some development within the town. Consequently, the 'area of restraint' designation previously applied to Linlithgow is removed.

5.64 Land at Linlithgow is identified for release for development in order to address housing needs and demand following a sequential approach to development. Over the period 2001/2012 a total of 307 houses were built in Linlithgow, representing only 3.4% of the total number of completions across West Lothian during that period. Housing development can only proceed once secondary school capacity is available and it is therefore unlikely that land will be released before 2019 given current education constraints.

5.65 The sequential approach to new development being supported in Linlithgow/ Linlithgow Bridge is to be followed with the priority being given firstly to brownfield sites within the current settlement boundary, secondly appropriate and suitable greenfield sites within the current settlement boundary and, thereafter, greenfield release outside the current settlement boundary. Any release of land would also follow a sequential approach with preference given to those sites which are closest to the town centre, including the railway station, are within walking distance of catchment schools and other services are acceptable in landscape and townscape terms and avoid impacting on water quality of Linlithgow Loch Site of Special Scientific Interest. Developers of greenfield sites are required to demonstrate that development of their site is appropriate taking account of the wider policy framework in the LDP and would not prohibit development of a brownfield site within Linlithgow/ Linlithgow Bridge

5.66 The sequential approach presumes against the expansion of Linlithgow/ Linlithgow Bridge beyond its current limits except in circumstances where sites closer to the town centre are undeliverable, or cannot be delivered without causing environmental harm to the town, principally, but not exclusively, by way of visual impact, traffic congestion or air quality. Mitigation includes traffic signalling at points on the network to reduce queueing and slip roads on the M9. Land is safeguarded to allow for future provision of the slips.

5.67 Supplementary Guidance will be prepared for developer contributions towards transport mitigation measures for Linlithgow should new development proceed. Supplementary Guidance will also be required towards Linlithgow Academy and to reduce development impact on Linlithgow Loch.

POLICY HOU4

Windfall Housing Development in Linlithgow and Linlithgow Bridge

Linlithgow and Linlithgow Bridge are particularly sensitive to the impact of new infill housing development by virtue of unique historic character, environmental constraints (landscape setting, air quality and drainage), traffic congestion and the availability of education capacity.

Proposals for windfall housing development within the settlement boundary of Linlithgow/Linlithgow Bridge will therefore be subject to additional scrutiny and will only be supported where it can be demonstrated that their impact can be satisfactorily managed and would not singularly or cumulatively exacerbate these matters.

Deans South, Livingston: Area for Comprehensive Re-development

5.68 The Deans South estate, as show on the proposals map, is an area where the council wishes to see a comprehensive redevelopment take place in order that the houses with structural problems can be replaced with modern houses and the vacant land re-used, thus creating a high quality place where people want to live. This process has commenced with the council proposing to build new homes as part of the current council house build programme. Complete redevelopment of the estate will have education infrastructure implications which will require to be addressed in future development proposals.

Affordable Housing

5.69 Since 2007, the council has delivered over 800 new build council houses and has a programme to provide a further 1,000 new build council houses by 2017. The LDP continues to support the council’s ambitious programme of new build council housing to help address in part housing needs in West Lothian. Registered Social Landlords and other social housing providers have also made an important contribution to the supply of affordable housing in West Lothian in recent years. The council has in the past successfully secured land for its new build council housing programme through the implementation of its affordable housing policy and will look to do so in the future.

5.70 However, the availability of affordable housing continues to be a major issue for West Lothian. Having regard to the findings of the *SESplan Housing Need and Demand Assessment 2*, it is anticipated that the demand for social rent and below market rent housing will increase over the plan period. To assist in community regeneration and promote more of a mix of housing, the council’s approach to affordable housing requirements is set out below.

5.71 To achieve appropriate levels of affordable housing in the plan area for those households who cannot afford a market solution to meet their housing needs, developers of market housing will be required to make affordable housing contributions, unless a specific exemption applies. Exemptions will be set out in Supplementary Guidance.

5.72 The current *West Lothian Housing Strategy* covers the period 2012 to 2017. The strategy identifies which council wards have the highest demand for affordable housing and categorises the 9 wards into priority areas for investment in affordable housing with priority 1 areas those in most need. The council’s approach to affordable housing requirements reflects these priorities and the LDP sets out differing affordable housing requirements for each of the priority areas. This will ensure that the highest level of affordable housing delivery will take place in the highest demand areas. The LDP also continues to recognise that the scale of development proposed in the previously identified Core Development Area provides an opportunity to create balanced communities with appropriate levels of affordable housing being provided.



5.73 The SDP identifies a benchmark figure of 25% i.e. 25% of the total number of housing units per housing site should be provided as affordable units. However, the SDP recognises that each local authority area has its own characteristics and variations in need and therefore allows for each to set out an appropriate approach to provision, compliant with SPP2014 and taking into account council house waiting lists and HoNDA evidence. It is proposed that the affordable housing requirement in priority 1 areas as identified in the *West Lothian Local Housing Strategy* and also within the previously identified Core Development Area allocations should be 25% with lower levels of provision proposed in priority 2 and 3 areas. The composition of the 25% figure does however differ between locations.

5.74 Supplementary Guidance on *Affordable Housing* provides detailed information, including guidance on the flexibility and options available in the application of the policy in order to best fulfil the council's aspirations to provide affordable housing needs. The Supplementary Guidance has also been prepared with regard to emerging requirements as identified in the *Housing Needs and Demand Assessment 2* to inform SDP2.

POLICY HOU 5 **Affordable Housing**

New market housing developments must provide affordable housing levels as set out in the table below and in compliance with the terms of Supplementary Guidance on Affordable Housing.

Council Ward	LHS Priority Area	% Affordable Housing required	Threshold for commuted sums
Broxburn, Uphall and Winchburgh	1	25	< 25
East Livingston and East Calder	1	25	< 25
Livingston South	1	25	< 25
Livingston North	1	25	< 25
Linlithgow	1	25	< 25
Bathgate	2	15	<40
Armadale and Blackridge*	2	15	<40
Whitburn and Blackburn*	2	15	<40
Fauldhouse and Breich Valley*	3	10	<60

All affordable housing contributions shall be secured by Section 75 Agreements or Section 69 Agreements.

*25% will apply to master plan allocations in the previously identified Core Development Areas of Armadale, East Broxburn/Uphall/Winchburgh and Livingston and the Almond Valley (i.e. Calderwood, East Calder and Cleugh Brae, Mossend and Gavieside, West Livingston).

Accommodation for Gypsies, Travellers and Travelling Show People

5.75 SPP2014 requires councils to address any need identified for gypsy/traveller and travelling show people and set out policies where appropriate in development plans. The council recognises the right of the gypsy/traveller community to travel and continue their traditional way of life and provided permanent pitches for the travelling communities at Sibbald's Brae, Bathgate since the early 1990s. However, the site is no longer operational and the council has instead chosen to direct resources to improving outreach services as a more effective means of supporting and serving the needs of the travelling communities. There is a show peoples site at Greendykes Road, Broxburn. The council's *Local Housing Strategy* does not identify a need for additional provision in West Lothian and as a result, no new sites or facilities are identified in the LDP. Any new sites that come forward during the plan period will be assessed against the policy framework set out in the LDP.

POLICY HOU6 Sites for Gypsies, Travellers and Travelling Show People

Proposals for small privately owned sites to accommodate gypsies, travellers and travelling show people, whether transit or permanent will be supported provided:

- a. there is an identified locational need;
- b. all relevant planning policies in the Local Development Plan relating to the protection and enhancement of the built and natural environment and the protection of public open space can be satisfied;
- c. the site can be appropriately landscaped and would not give rise to any adverse environmental impact or detract from the appearance and character of the local area;
- d. there will be no detrimental impact on the amenity currently enjoyed by residents in the local area;
- e. the site can provide users with an acceptable level of residential amenity and is physically accessible to public transport, education and other community facilities;
- f. access, parking, storage and other technical requirements can be satisfactorily met (i.e., drainage; water supply; electricity; waste collection; free from flood risk or contaminated land); and
- g. it can be demonstrated that the site will be properly managed.

Residential Care and Supported Accommodation

5.76 West Lothian's population is one of the fastest growing in Scotland. Population growth has generally been concentrated in the older age groups with people aged 65 to 79 increasing by 8.5% and those aged over 80 increasing by 20% across the SESplan area. However, in West Lothian, the increase has been more substantial. 32.5% of the population is aged 65 to 79, and an almost 31% increase in the population aged 80+. An aging population will have implications for health and social care provision. There may also be significant challenges for the housing sector as demand for types of houses change and lead to increased demand for supported living and sheltered housing.

5.77 The Community Planning Partnership works to optimise the independence and wellbeing of older people, enabling them to live in their own home or in a homely setting for as long as possible (SOA outcome "Older people are able to live independently in the community with an improved quality of life").

POLICY HOU7 Residential Care and Supported Accommodation

Proposals for new or extended residentially based community care facilities, nursing homes, or other supported accommodation provision will be supported where this meets an identified local need as defined by agreed joint strategies and commissioning plans by the council and NHS Lothian.

Proposals for residential care facilities and supported accommodation will generally be permitted where:

- a. the location provides a good residential environment; including sufficient garden ground or external amenity space for the enjoyment of residents;
- b. the facilities are in close proximity to community facilities, active travel infrastructure and public transport services that meet the needs of residents;
- c. the proposal is compatible with adjacent uses and is of a scale and character appropriate to the site and has no adverse effect on the local character and amenity of the local area;
- d. the proposal is capable of accommodating sufficient parking to meet the requirements of residents, staff and visitors;
- e. the proposal will not lead to an excessive concentration of non-mainstream residential uses to the detriment of the character of the particular area; and
- f. the proposal complies with other Local Development Plan policies.

In locations where there is a shortfall in capacity, quality or location of health service provision identified by NHS Lothian and/or community facilities identified by the council, an appropriate developer contribution may be sought to improve the quantity or quality of such provision commensurate with the impact of the new development.

The contribution will be a proportionate one, the basis of which will be set out in Supplementary Guidance. In circumstances where facilities cannot be improved or provided physically the development will not be supported. Similarly, development involving the loss of valuable health or other community facilities will not be supported unless appropriate alternative provision is to be made.



Infrastructure Requirements and Delivery

5.78 The development opportunities identified in the LDP will continue to place pressure on existing facilities and, as such, will require significant investment in infrastructure. This can only be addressed through appropriate forward planning and crucially, long term investment.

5.79 A lack of infrastructure capacity and investment, particularly in relation to education capacity, will impact on the delivery of development proposals. To address this there is a need to consider mechanisms to bring forward the implementation of key infrastructure projects to enable the realisation of proposals within the development plan; to link to the investment and delivery programmes of infrastructure providers and an essential requirement for developer contributions to help secure delivery.

5.80 There has been some progress in bringing infrastructure requirements forward (particularly to provide education capacity) however, further investment and continued commitment on the part of both the public and private sectors will be required to deliver the level of development anticipated over the plan period. Partnership working with key infrastructure providers is crucial to delivery, as is securing appropriate levels of funding.

5.81 Critical infrastructure requirements for the plan area relate to education and transport (including sustainable transport infrastructure). However, it's also important to consider, open space and the associated green network, water supply and drainage, energy (electricity and gas supply), provision of health services, community facilities and Information Communication Technology (ICT) infrastructure.

5.82 Section 75 Obligations under the *Town and Country Planning (Scotland) Act 1997* and Section 69 agreements under the *Local Government (Scotland) Act 1973*, are established and valuable mechanisms for securing planning obligations, including payment of developer obligations used to make good any deficiencies created by development proposals.

5.83 Chapter 6 and supporting Appendix Two provide details of infrastructure requirements. The *Action Programme* accompanying the LDP provides details of responsible authorities to deliver infrastructure and other requirements of the LDP and allows for monitoring of progress. The *Action Programme* is reviewed and updated every two years.

5.84 Supplementary Guidance on [Developer Obligations](#) provides detailed information on the requirements for developer funding arising across the plan area.

POLICY INF 1 **Infrastructure Provision and Developer Obligations**

The council will only support development when identified infrastructure requirements have been addressed to its satisfaction.

Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.

Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.

Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the *Action Programme*.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.

Note: Supplementary Guidance explaining how Developer Obligations will be implemented will be developed during the Plan period.

POLICY INF 2 **Telecommunications**

Proposals for telecommunications developments will be supported in principle where a specific locational need has been identified and provided they are sited and designed to minimise visual and environmental impact.

New homes, business properties and re-development proposals should be designed in such a way as to incorporate high speed broadband connections and other digital technologies that could optimise energy efficiency and contribute to reducing the carbon footprint of the building. Considerations to be taken into account are:

- a. technical and operational considerations;
- b. the possibility of sharing existing telecommunication facilities, subject to there being no increase in adverse visual impact;
- c. the possibility of erecting/installing equipment on existing structures or buildings;
- d. the possibility of concealing or disguising masts, antennas, equipment housings, etc., where appropriate;
- e. impact on residential amenity and other sensitive sites and areas;
- f. the availability of alternative sites;
- g. safety of vehicular access;
- h. disturbance to agricultural management, trees and woodland, wildlife habitats and land of community value;
- i. landscape impact;
- j. use of the smallest suitable equipment, commensurate with technology requirements; and
- k. any other relevant policies in the LDP.

Providing for Community Needs

5.85 The Community Planning Partnership seeks to engage with the community to ensure their needs are taken into consideration in service design and delivery. A Community Engagement Plan is in place, taken forward by the Community Engagement Practitioners Network

5.86 Rapid expansion of the West Lothian area over recent years has placed additional pressure on community infrastructure and in particular schools. There has been major investment in community facilities, particularly new and upgraded schools, open space and play facilities, new health facilities, council partnership centres in Bathgate, Broxburn and Fauldhouse and the Civic Centre in Livingston (shared with the courts and the police).

5.87 Ensuring that infrastructure keeps pace with growth has been a major challenge over recent years and will continue to be so over the LDP plan period. Notwithstanding the fact that significant investment has taken place in key infrastructure over the past 10 years, there are deficiencies that still need to be addressed..

5.88 Providing for community needs, is particularly problematic given continuing reductions in public sector budgets and private sector borrowing constraints and these may be difficult to deliver. The council will update current Supplementary Guidance and developer contribution policies relating to infrastructure provision and prepare further Supplementary Guidance to support development delivery where required. This would include education, transport infrastructure and other community facilities such as cemeteries and the provision of public art although other requirements may emerge over the plan period. Some have already been reviewed and contributions reduced to help stimulate recovery, particularly in the house building sector.



Education

5.89 West Lothian's school estate is proactively managed by the council to assist in the delivery of the development plan strategy. In addition, further education opportunities are provided at West Lothian College and Scotland's Rural College (SRUC) Oatridge Campus at Ecclesmachan.

5.90 In the absence of increased funding from the Scottish Government to the council the onus of securing education provision to serve new development falls to developers. The council is, however, committed to working in partnership with developers, to secure funding for infrastructure required to support development.

5.91 To meet planned housing growth new or extended schools both at primary and secondary level facilitated by appropriate developer contributions, will be required. Some existing secondary schools may also require extension. The delivery of two new additional secondary schools is crucial to delivery of the spatial strategy and will assist in removing constraints on new housing development. There is likely to be a need for school catchment area reviews to assist in the management of the school estate. A particular constraint is in the denominational secondary school sector which is to be addressed through the previously identified CDA allocation at East Broxburn/Winchburgh.

5.92 The education requirements are set out in the Chapter 6 and the *Action Programme*. Supplementary Guidance to support the council's education strategy will be required.

Healthcare Provision

5.93 The responsibility for health care provision in the Lothians falls to NHS Lothian which provides a comprehensive range of primary, community-based and acute hospital services. Multi agency working is evident through the West Lothian Community Health and Care Partnership (CHCP) and centres such as the Strathbrock Partnership Centre and the Fauldhouse Partnership Centre. A new partnership centre is planned at Blackburn. However, a number of challenges remain.

5.94 The delivery and implementation of new provision is ultimately dependent on business decisions of individual practices and those of the NHS and the Community Health Care Partnership. The development plan can however allocate land for new health centres, and assist in joint working to provide new facilities.

5.95 Further new partnership centres with possible health centre provision are proposed for Armadale, East Calder, Whitburn and Winchburgh. Those at East Calder and Winchburgh may include health provision. A feasibility study to identify a location and funding programme for a new health centre in Linlithgow is proposed.

5.96 Details of proposed community facilities are can be found in Chapter 6.



Sports Facilities

5.97 Sport and recreation are important aspects of modern life and have increasingly important roles to play in the quality of life of residents in West Lothian as well as Scotland as a whole.

5.98 Increasing physical activity levels is regarded as being key to tackling health inequalities which in turn is a local and national priority (SOA outcome: *We live longer, healthier lives and have reduced health inequalities*).

5.99 There is a programme to improve sports facilities in West Lothian, informed by the council's indoor and outdoor [Sports Facilities Strategies](#).

5.100 The council and other public sector partners will continue to use capital budgets and external grant funding as effectively and creatively as possible in order to maintain and enhance sports facilities. However, continuing financial pressures on public and private sectors will inevitably provide a challenge to what can realistically be delivered. Where the need is generated by new development, developer contributions will be critical, and the council will continue to promote a mixture of generic policies and Supplementary Guidance for certain types of infrastructure and bespoke guidance for specific sites, or items of infrastructure.

5.101 The strategic infrastructure improvements which the council proposes to identify and promote through the LDP are detailed in Chapter 6.

Green infrastructure and Green Networks

5.102 A green network is concerned with the linking up of areas of open space. Central to the concept are the principles of connectivity and multi-functionality. Both principles are directly relevant to a number of key objectives in SPP2014; particularly the delivery of high quality sustainable places, active travel and drivers towards the more efficient use of land.

5.103 The council supports the Central Scotland Green Network (CSGN) included in NPF3. CSGN's inclusion in NPF3 recognises the important role that green networks can play in delivering a high quality landscape structure to support development plan ambitions for settlement growth, infrastructure and economic development. The council signed a concordat with the CSGN Trust in 2012.

5.104 The Central Scotland Green Network within West Lothian is defined as a network of multi-functional green corridors focussing on the existing network and will build on existing green network initiatives extending the network into the rural hinterland to connect with adjacent local authorities existing and emerging networks, and penetrating into urban areas, linking with the council's *Open Space Strategy*.

5.105 A West Lothian wide strategic Green Network has been identified focusing on the existing strategic-level assets. More locally focused, connected green networks in and around West Lothian settlements are also identified along with potential environmental improvements. Supplementary Guidance will be prepared by the council.

Water and Drainage

5.106 West Lothian is served by three different water treatment works (WTw) – Balmore (west of Kirkintilloch), Pateshill (south West Lothian), Marchbank (south of Balerno) and a number of waste water treatment works (WWTw).

5.107 Whilst Scottish Water is funded to facilitate growth for residential development and the domestic component of new commercial/business development, developers must meet the costs of any additional strategic treatment capacity that may be required to deal with industrial or trade effluent associated with any commercial/business development. Scottish Water has advised that the scale of development proposed in the LDP will require developer contributions towards the water and drainage network across West Lothian.

Travel in and around West Lothian

5.108 The accessibility of West Lothian within Central Scotland, by road and rail, is one of its key assets. West Lothian is well served by three railway lines and a number of major roads including two motorways - the M8 and M9. East-west connectivity is generally good by walking, bicycle, rail, bus and road. These corridors provide significant connections between communities across the area. However, connectivity for all modes of transport is less effective on a north-south axis, between the areas north of the Bathgate Hills and the main centres of population and employment around Bathgate, Livingston and Uphall/Broxburn.

5.109 The strategic and local road network is subject to some constraints and experiences capacity problems in various key locations at peak times. There is however, a continuing need to curb transport related greenhouse gas emissions and address increasing air quality issues by reducing single occupancy car trips and promoting the use of sustainable forms of transport. The LDP seeks to address these challenges by promoting sustainable economic growth and creating better quality living environments.

5.110 Although priority will be given to sustainable transport modes such as active travel, public transport and car share, consistent with SPP2014, meeting the identified overall level of housing need and economic growth aspirations will have implications for the transport network. An increase in the capacity of the road network in some key locations will also be required if both the housing and employment growth set out in the LDP are to be accommodated. Travel demands resulting from new development should be met, as far as possible, by sustainable forms of transport including public transport and creating active travel links, such as footpaths and cycleways to adjacent facilities and between communities.

5.111 Reducing the need to travel and promoting the use of sustainable modes of transport are key principles underpinning the spatial strategy of the SDP. Policy 8 of the SDP sets out policy guidance for LDPs with which they will be required to accord.

5.112 To address network constraints, the spatial strategy guides development to areas that are capable of being well served by public transport and that are accessible by foot and cycle to reduce the need to travel by private car. The council's [Active Travel Plan](#) sets out a policy approach to mainstreaming active travel across West Lothian, where trips up to five miles are routinely made by bicycle, and trips up to two miles are routinely made on foot.

Roads

5.113 Key developments for West Lothian include the continued safeguard of western slip roads at Junction 3 on the M9 at Linlithgow and a new four way junction at Duntarvie near Winchburgh. Negotiations are also ongoing with the Scottish Government and Falkirk Council to secure the required finances to implement the long established 'missing link' between the M8 and M9 via the A801, across the Avon Gorge into Falkirk. An additional motorway junction on the M8 at Polkemmet, Whitburn (Junction 4a) opened in September 2013. Whilst accessibility to the motorway network is good, there are certain key junctions on the M9 and M8 that are constrained, principally Newbridge. Key infrastructure projects are set out in Chapter 6 and the *Action Programme*. Developer contributions towards transport infrastructure are set out in Supplementary Guidance.

A71 Corridor

5.114 In addition to the council having already undertaken some improvement works to the Livingston section of the A71 it has prepared Supplementary Guidance for other public transport improvements in support of the previously identified Livingston and Almond Valley CDA comprising mixed use developments at Calderwood and at West Livingston. Key infrastructure requirements in relation to movements that go along or impact on the A71 corridor are identified below:

- West Calder Station Park & Ride;
- Gavieside Link Road and Almond Bridge to Toll Roundabout, Livingston;
- Charlesfield Road improvements and link to the A71 at Polbeth
- East Calder - Distributor Link and improvements;
- Kirknewton Station Park & Ride;
- Wilkieston Northern Bypass; and
- Linhouse distributor road

5.115 These elements of infrastructure are key to the continued development of the CDAs and to the delivery of longer term sustainable development. Supplementary Guidance may be revised over the plan period.

A801 Corridor

5.116 The A801 traverses West Lothian in a north/south direction connecting central West Lothian to Falkirk–Grangemouth. The LDP includes sites where development would impact on the A801 at its southern end linking with the M8, including land within the previously identified CDA allocation at Armadale, the employment sites at Pottishaw/ Riddochhill and further afield at Polkemmet and Cowhill. Supplementary Guidance is in place for development contributions towards dualling of the section from junction 4 on the M8 to the Pottishaw Roundabout, Bathgate within which a number of development sites have been identified.

5.117 Planning permission has been secured for a new Avon Gorge crossing and is partially funded. West Lothian and Falkirk councils continue to seek funding from the Scottish Government for construction of the crossing and associated works with both councils safeguarding land for implementation. The closure and removal of through traffic from existing routes associated with the A801 will create opportunities to improve accessibility and local links to the Avon Valley Heritage Trail.

A89/A8

5.118 The A89/A8 route is a key cross boundary travel corridor between West Lothian and Edinburgh. A shared cycle footpath caters for longer distance cycling trips. However, improvements to public transport are key to delivering sustainable transport options in the previously identified CDAs of Winchburgh and East Broxburn. Previous study work on the A89/A8 corridor has been reviewed and developed to look at cross boundary public transport issues in partnership between West Lothian Council, City of Edinburgh Council and Transport Scotland.

5.119 The requirement for a park and site at Kilpunt is already identified and the study when completed will identify specific initiatives along the A89/A8 corridor and in particular will identify public transport improvements at Newbridge Roundabout. Supplementary Guidance will be developed setting out developer contribution requirements.

5.120 Transport and land-use planning are inter-related and the extent of their integration has a significant influence on where people choose to live and work, where they shop and whether they are able to access services such as health and education. It also has important social aspects and its availability, or absence, influences the social make-up of communities, the ease and quality of social interactions, and people's health and quality of life.

5.121 In addition, good transport infrastructure and services are key to the competitiveness of West Lothian's economy by determining how materials and skilled staff get to businesses and their goods get to the market.

5.122 In order to balance the often conflicting demands of economic growth and reducing carbon emissions and other negative issues arising from transport, the spatial strategy set out in the LDP prioritises development that reduces the need to travel, facilitates travel by public transport and movement of freight by rail or water on the Union Canal, and provides a safe and convenient environment for walking and cycling. This approach is fully consistent with SPP2014.

5.123 Joint working with SEStran, the [Regional Transport Partnership \(RTP\)](#) for the South East of Scotland, and SESplan will be required particularly in relation to schemes of regional significance. SEStran published a draft [Regional Transport Strategy \(RTS\)](#) in 2014. The RTS sets out a vision for the strategic development of transport in South East Scotland until 2028 and includes a particular focus on links to and from Edinburgh, as the economic hub of the region. A final version of the RTS is proposed for publication during 2015. The council will seek to complete a number of strategic projects that are identified in the current RTS for South East Scotland and/or the [Strategic Transport Projects Review \(STPR\)](#). Details are set out in Chapter 6 and the Action Programme prepared in support of the LDP.

5.124 SESplan, in consultation with Transport Scotland, is engaged in a study to consider the cross boundary effects of the SDP. This work will explore the cumulative, cross border impacts of the SDP spatial strategy and identify required mitigation measures at specific locations to address the nature and scale of the impact associated with the land allocations. Further to this, SESplan are tasked with identifying and producing an appropriate developer contribution mechanism through Supplementary Guidance This will be taken into account in the assessment of development proposals in and adjacent to West Lothian.

POLICY TRAN 1 *Transport Infrastructure*

The council will co-operate with other agencies in preparing investment programmes to enhance the environment by active travel infrastructure, public transport facilities, traffic and parking management in its towns and villages.

Development will only be permitted where transport impacts are acceptable. This will be established where appropriate, through a Transport Assessment which covers all modes of transport and has been approved by the council.

Parking levels for development shall conform to the council's current adopted standards.

Further guidance is found in the council's draft Active Travel Plan (2015) which will be taken forward as Supplementary Guidance alongside the council's draft Local Transport Strategy (refresh) (2016).

Strategic transport infrastructure requirements are set out in Chapter 6 of the LDP.

POLICY TRAN 2 *Transportation contributions and associated works*

Developers will be required to provide or contribute towards, the provision of travel improvements including traffic and environmental management measures, measures to promote trips by sustainable modes including walking, cycling, public transport, car sharing, and road improvements where these would be justified as a result of new development or redevelopment.

Travel plans and an associated monitoring framework will be required to support major new developments such as the previously identified Core Development Areas, strategic housing allocations and inward investment proposals.



Rail

5.127 The [Edinburgh Glasgow Improvement Project \(EGIP\)](#) will bring significant rail service improvements to West Lothian through the electrification of routes and extending station platforms to accommodate longer trains.

5.128 Linked to this is the delivery of a new rail station at Winchburgh which has been agreed with all interested parties and is to be constructed by developers. Rail services at Winchburgh are to commence in December 2018 subject to all necessary construction and timetabling works being completed on schedule.

5.129 In January 2013 the UK government announced detailed plans for extending the proposed High Speed 2 (HS2) rail link north from Birmingham to Manchester and Leeds. HS2 developments offer opportunities for new connections and services in West Lothian.

5.130 The Scottish Government has also announced consultation on new high speed rail routes within Scotland in advance of HS2. An improved Edinburgh to Glasgow service linked to HS2 south of the border has been mooted. It is possible that any route would travel through the southern section of West Lothian following the existing Kirknewton to Carstairs rail corridor although plans are unclear at present. Transport Scotland has announced proposals for the electrification of the Shotts line (Kirknewton to Livingston South Station and westwards through to Fauldhouse) in 2019.

Walking and Cycling

5.131 Core Paths are a requirement of the Land Reform (Scotland) Act 2003 and provide a basic framework of routes for the purpose of giving the public reasonable access throughout the area. They are recognised within LDP maps and must be taken into account for new developments and provision made for paths.

5.132 The [West Lothian Core Path Plan](#) was adopted by the council in December 2013 and constitutes non-statutory planning guidance. The core path plan includes the most important multi-use routes, across West Lothian particularly those in and around towns and villages. These routes take priority for maintenance and improvement as well as being protected from development or closure.

5.133 The council's draft *Active Travel Plan for West Lothian (2015)* sets out a framework to facilitate higher levels of active travel for everyday and functional journeys. It presents strategic priorities for active travel infrastructure improvements. In addition, a series of community-based network plans will be developed in the coming years, to ensure active travel connections exist within communities.

5.134 There is a significant overlap between the *Core Path Plan*, existing rights of way and the completion of strategic longer distance walking and cycle networks and the provision of links to these routes from existing and proposed development areas. Shared use of these routes, as appropriate, will allow for more sustainable travel patterns to be promoted and facilitated through partnership working.

POLICY TRAN 3 Core Paths and Active Travel

Provision of active travel networks are deemed integral to the delivery of successful, sustainable places. The council will encourage and seek to develop an active travel network to promote sustainable travel and give priority to active travel in line with SPP2014's modal hierarchy. Linking land use and transport is important for improving the sustainability of development, as well as providing economic and other environmental benefits, and new development will be expected to contribute to the network and provide links where appropriate.

Active travel includes walking, cycling, scooting and running. Where appropriate, developer contributions will be required towards maintaining and enhancing the network. New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure, including cycle parking, which complies with national guidelines including *'Designing Streets'*.

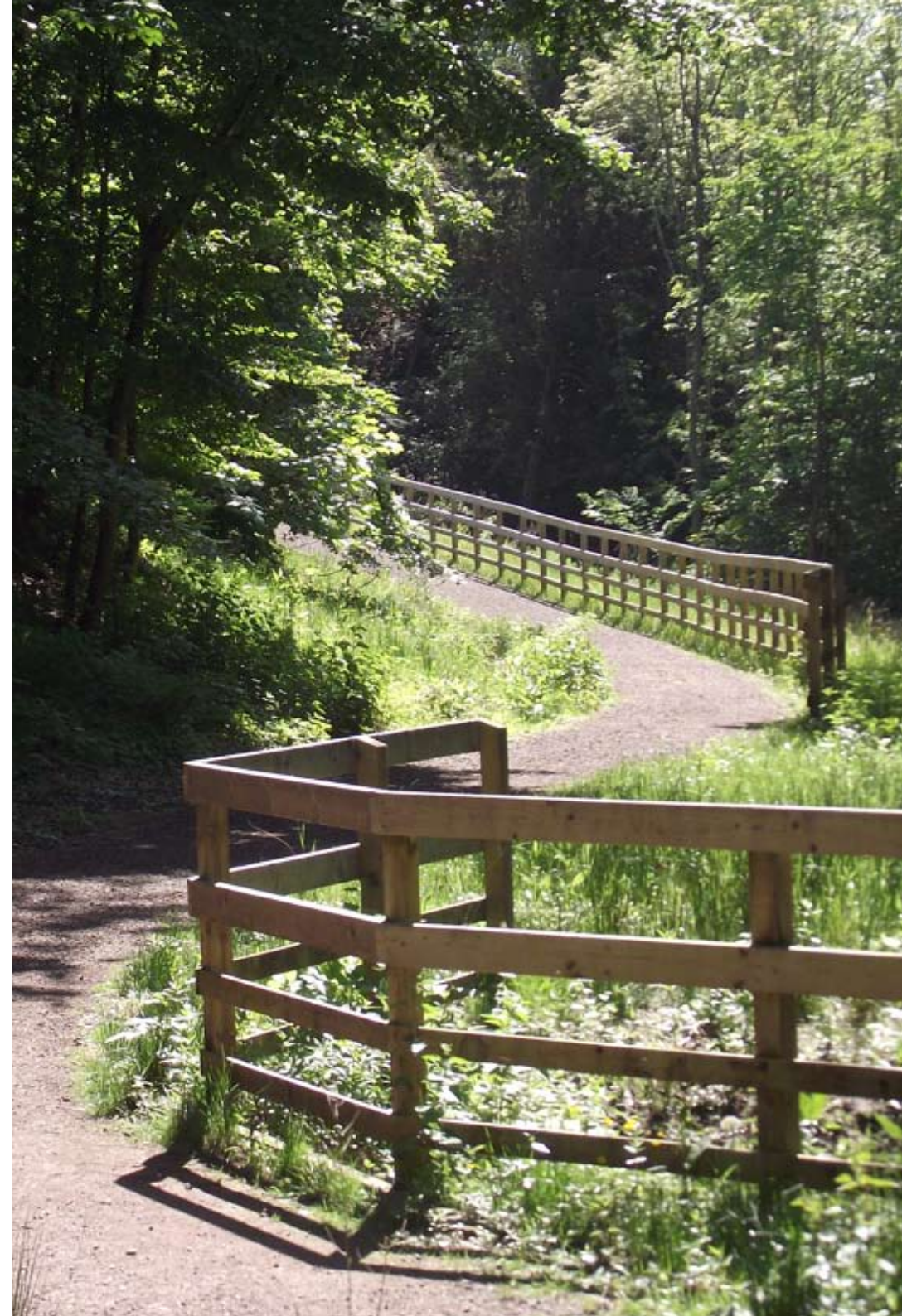
The network, as set out in the Active Travel Plan and other relevant policy, would be a combination of existing and new routes and infrastructure which could include:

- safer routes to school;
- re-prioritised road space to support high quality walking and cycling connections;
- dedicated off-road routes to encourage walking and cycling to work, and for recreation and leisure;
- active travel connections to public transport interchanges such as rail stations;
- core paths;
- the Green Network routes;
- the integration of new and existing housing and economic development;
- contributions towards cross-boundary/long distance recreation and commuting routes emerging from Scottish Government proposals through Scottish Natural Heritage;
- the development and extension of the National Cycle Route Network; and
- facilities for visitors and tourists and which support economic development.

All proposals require to be in accordance with other policies of the plan and the proposed *'Active Travel Plan'*.

POLICY TRAN 4 Advertisements within Key Transport Corridors

Within key transport corridors, namely the M8, M9, A89, A7066, A706, A70, A71 and A801, the siting of advertisements on land visible from the carriageway will ordinarily be resisted. This includes fixed signs and advertisements on trailers or other moveable objects placed in both rural and urban roadside locations.



Town Centres and Retailing

5.133 West Lothian has a well-established hierarchy of town, district and local neighbourhood centres which has provided a robust basis for retail planning and is committed to the principle of “town centre first”.

5.134 Identifying, supporting and promoting the network of town centres, including appropriate opportunities for their improvement, links to the green network and any new retail provision which may be required in the area are key aspects of the LDP strategy. Policy 3 of the SDP (town centres and retail) requires that the LDP identify, support and promote the network of retail centres within the area and clearly define their roles and that a sequential approach be taken to the selection of sites for new retail and commercial leisure proposals.

5.135 West Lothian has five traditional town centres - Armadale, Bathgate, Broxburn/Uphall, Linlithgow and Whitburn. The council has approved public realm design guides for all these centres with the exception of Linlithgow. The guide establishes a framework for public realm investment and the basis for the town centre improvement works. A design guide for Linlithgow is to be prepared.

5.136 In addition, Livingston is the primary shopping centre within West Lothian - “The Centre” at Almondvale providing for wider shopping needs, whilst neighbourhood centres provide for more local needs. Bathgate town centre is a Business Improvement District (BID) as is Linlithgow town centre. The smaller settlements are served by local shops. A new town centre is identified at Winchburgh associated with development of the previously identified Winchburgh CDA. A new local centre is identified around the old core of Livingston village. West Lothian’s retail hierarchy is set out in Figure 6.

5.137 These town centres and local neighbourhood centres are at the heart of the area’s communities, providing a focus for economic activity and growth, a sustainable and accessible location for employment and services, and a night-time economy and an expression of civic identity and pride. They play a key role in shaping the area’s sense of place and contributing to the West Lothian economy. The council is committed to further improve town centres through its capital programme and utilising funds secured from developers and remains committed to working in partnership with town centre management groups, community councils and community development trusts. Further local neighbourhood centres will be provided in major new housing developments and identified in master plans i.e. “Heartlands”, Whitburn and the previously identified CDAs.

Figure 6 - West Lothian’s Existing Retail Hierarchy

Type	Centre	Function
Sub Regional Centre	Almondvale, Livingston	Serves council-wide catchment and beyond as sub regional centre to the Lothians in terms of comparison and convenience shopping. Major visitor destination and includes the Civic Centre. Provides an extensive range of shops services, leisure activities and community facilities. Contains West Lothian’s main bus interchange.
Traditional Town Centres	Armadale, Bathgate, Broxburn/Uphall, Linlithgow and Whitburn	Serves the larger towns in terms of main food shopping, limited comparison shopping and services. Provides a reasonable range of local shops, services and community facilities.
Town Centres associated with new development	Winchburgh	To provide a range of local shops, services and community facilities.
Local Town Centres and Local Neighbourhood Centres	Armadale CDA, Blackburn, East Calder, Fauldhouse, Livingston (Bankton, Carmondean, Deans, Dedridge, Murieston South, Craigshill, Howden, Ladywell Knightsridge, Livingston Village), Mid Calder and West Calder,	Serve the smaller towns, villages and suburbs of larger towns in terms of top-up shopping and limited local services. In larger catchments may be anchored by larger retail store serving proportion of main shopping needs.
Commercial Centres	Stockbridge Retail Park (Linlithgow Bridge)	Provides out-of-centre focus for household, shopping and leisure complementary to Linlithgow Town Centre.

5.138 The council is supportive of the broad principles set out in the Scottish Government’s Town Centre Review Group’s *Community and Enterprise in Scotland’s Town Centres* to encourage greater activity within town centres and re-focus retail and other development opportunities within these locations.

Policy TCR 1**Town Centres**

Proposals for retail, offices, business, community, leisure and recreation, visitor locations and higher density residential uses will be supported in the sub-regional centre and identified town centres where it can be demonstrated that the proposal is of the scale and type commensurate to the centre's role as set out in the network of centres (Figure 6).

Within the sub-regional centre and town centres any retail change of use proposal will only be permitted if it does not adversely impact the vitality and viability of the town centre and it is satisfactory in terms of other LDP policies.

Residential use on the upper floors of commercial premises in town centres will be supported where this does not prejudice the operation of existing businesses at ground floor level, a satisfactory level of residential amenity can be achieved for the prospective occupants of the new homes, adequate car parking provision can be provided and sufficient school capacity is available to support the development.

Policy TCR 2**Location of New Retail and Commercial Leisure Developments**

New retail, commercial leisure, visitor attractions and other developments appropriate to town centres should be located in accordance with the following sequential approach, depending on the availability of suitable opportunities:

Town Centres

Within an identified town centre as defined on the proposals map and in accordance with the town centre policy.

Edge of Centre

Proposals on sites which adjoin the boundary of a town centre or can form an effective extension to the centre may be supported where it can be demonstrated that all locations within existing town centres have been discounted; there will be no adverse effects on the vitality and viability of the sub-regional centre or any other town centre; the proposal is of an appropriate scale and type consistent with the function of the centre and that the proposal is accessible by a choice of transport modes.

Commercial Centres

Proposals for additional retail floorspace at commercial centres will only be supported where it can be demonstrated that the proposal is appropriate in

scale to meet only a qualitative or quantitative deficiency; all other locations within the town centre or on the edge of an identified town centre have been discounted; the proposal will not have an adverse effect either individually or cumulatively on the sub-regional centre, town centres, commercial centre or local neighbourhood centres; the proposal is of an appropriate scale and type consistent with the function of the centre and that the proposal is accessible by a choice of sustainable transport modes.

Out of Centre

Proposals for out of centre developments will only be supported where it can be demonstrated that the proposal is appropriate in scale to meet only a qualitative or quantitative deficiency; all other locations within the town centre or on the edge of an identified town centre have been discounted; the proposal will not have an adverse effect either individually or cumulatively on the sub-regional centre, town centres, commercial centre or local neighbourhood centres and that the proposal is accessible by a choice of sustainable transport modes.

Local Neighbourhood Centres

New shopping facilities will be supported in local neighbourhood centres provided they do not undermine the vitality and viability of the sub-regional centre or any of the identified town centres. Further local neighbourhood centres will be supported in major new housing developments (strategic housing locations and previously identified CDAs) and identified in master plans provided there is no adverse impact on the amenity of surrounding residents.

Proposals above 2,500m² outwith a town centre will require a Retail Impact Assessment to be submitted for assessment. Where proposals of less than 2,500 square metres are considered to affect the vitality and viability of existing town centres a Retail Impact Assessment may be required to be submitted for assessment.

POLICY TCR 3**Commercial Entertainment and Hot Food Premises**

Proposals for most forms of commercial entertainment developments, including hot food shops, amusement arcades, public houses, discotheques and other licensed premises in town or village centres, or in areas of predominantly non-residential use, will be supported in principle. It must however be demonstrated that there will be no adverse impact on the amenity of adjacent residential properties, or the surrounding area generally, by virtue of noise, disturbance, litter or odours, and that parking and access requirement can be satisfied.



The Natural and Historic Environment

Natural Environment

Landscape Character and Local Landscape Designations

5.139 West Lothian's diverse landscapes make an important contribution to the identity of local communities, the setting of settlements and the area's wider image. Landscape character assessments identify and explain the unique combination of elements and features that makes landscapes distinctive.

5.140 The West Lothian local countryside designations 'Areas of Great Landscape Value' (AGLV), 'Areas of Special Landscape Control' (AoSLC), Areas of Special Agricultural Importance (ASAI) and Countryside Belt have been key planning policy mechanisms across the rural area for several decades. They have helped to maintain the separate identity and landscape setting of settlements, encourage regeneration, manage urban growth and protect important areas of local biodiversity, countryside, woodland and open space by focusing development towards urban areas. These have grown and evolved into a series of multi-function 'green networks', protecting the rural hinterland of West Lothian, the landscapes of the Forth Coast, Bathgate Hills and the Pentlands, forming a backdrop to and separating the main communities.

5.141 West Lothian does not have any National Scenic Areas, but landscape quality is nonetheless important to the setting of settlements, and to the area's image and identity of local communities.

5.142 Landscape character assessments covering all of Scotland were carried out in the 1990s by Scottish Natural Heritage. West Lothian was included in the Lothians Landscape Character Assessment, (1998). The council's landscape character assessment was updated in 2011 and the boundaries supercede those in the 1998 assessment but the original descriptions and supporting information still provide relevant context.

5.143 The council undertook a '*Local Landscape Designation Review*' (LLDR) in 2013 which identified 'Candidate' Special Landscape Character Areas (cSLA's). The review was consistent with the terms of SDP policy 13: '*Other Countryside Designations*' and has informed the selection and identification of the SLAs which are shown on the proposals maps and which contribute to the development and extension of landscape components of the West Lothian green network, in accordance with SDP policy 11: '*Green Networks*'

POLICY ENV 1 Landscape character and special landscape areas

Development will not be permitted where it may significantly and adversely affect local landscape character. Where development is acceptable it should respect this landscape character and be compatible in terms of scale, siting and design. New rural development will be required to incorporate design elements to maintain the diversity and distinctiveness of local landscapes and to enhance landscape characteristics where they have been weakened.

Within the Special Landscape Areas (SLAs) shown on the proposals map there is a presumption against development which would undermine the landscape and visual qualities for which the areas were designated. Development proposals 'outwith' these areas which would affect its setting from strategic viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area.

Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual impact assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit can be achieved.

The council will seek to protect and enhance landscape character and local landscape designations in accordance with Supplementary Guidance '*Landscape character and local landscape designations*' and '*Green Networks*'.

Countryside Belts and Settlement Setting

5.144 Countryside Belts are spatial designations, and critical planning tools somewhat like statutory greenbelts around Scotland's cities, for the purposes of controlling urban spread into the countryside. A key purpose is to maintain the identity of towns by avoiding coalescence. Protecting the setting of settlements is another important purpose of countryside belts. Generally Countryside Belts are comprised of agricultural and undeveloped land, not necessarily idyllic countryside but of a quality sufficient to provide access to informal green space. They offer a definable edge to urban development and avoid suburbanisation of the countryside and sporadic development which can harm the setting of settlements and their identifiable characteristics.

5.145 To control urban development, Countryside Belts are defined for a planning purpose - such as where development pressures are likely to cause the unwanted merger of two settlements - and not necessarily based on the quality of the countryside within the designation. They are formed around Livingston; Bathgate/Whitburn, Winchburgh/Broxburn; East Calder/Kirknewton and Linlithgow/Philpstoun & Bridgend. It is desirable for the countryside areas designated within Countryside Belts to be improved and generally this follows landscape character, biodiversity and should include opportunities for recreation and active travel.

Development in the Countryside

5.146 West Lothian's countryside is a finite resource. Close proximity to the City of Edinburgh and ease of access places development pressure on the area. To address this the LDP seeks to deliver a balance between the development requirements set out in the SDP and the need to protect the area's valuable natural environment by setting out a policy approach which seeks to avoid sporadic development in the countryside that would erode its character and amenity and identify those circumstances in which development may be supported.

5.147 West Lothian's rural areas are relatively accessible to its main population centres, as well as Edinburgh to the east, and new housing in the countryside may tend to be orientated to the urban areas for employment and services, without bringing any obvious benefits to existing rural communities. The LDP seeks to address this through a policy framework which seeks to protect the countryside and supports SPP2014 modal hierarchy in so far as it ranks walking, cycling and public transport ahead of private motor vehicles. Supplementary Guidance on development in the countryside and the specific 'lowland crofting' concept provide

detailed guidance, such as the opportunities to provide new housing in identified housing groups, and to convert redundant non-residential buildings to dwellings. For proposals relating to business development in the countryside the terms of Policy EMP 1 Employment Land refer.

POLICY ENV 2 Housing development in the countryside

Housing development in the countryside will only be permitted where:

- a. the house is required for a full-time worker in agriculture, horticulture, forestry, countryside recreation or tourism or other rural business; or
- b. the house is required for a retired farmer who wishes to remain on the farm but vacate the existing farmhouse to accommodate his successor; or
- c. the proposal provides for the restoration of a brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; or
- d. the proposal is for the replacement of an existing house in the countryside which is of a poor design or in a poor structural condition; or
- e. the proposal is for infill development within the curtilage of an existing building group or infilling of gaps between existing houses of a single plot width; or
- f. the proposal involves the conversion or rehabilitation of existing rural buildings which the council deems worthy of retention because of their architectural or historic merit; or
- g. the proposal is supported by the council's lowland crofting policy.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.

Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character.

The detailed of Supplementary Guidance on "*Development in the Countryside*" and "*Lowland Crofting*" will apply.

POLICY ENV 3 *Other development in the countryside*

Development in the countryside will only be permitted where the following guiding principles are taken into account: or

- a. the development is justified for agriculture, horticulture, forestry, countryside recreation or tourism or other rural business use; or
- b. the proposal provides for the restoration of a brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; or
- c. the proposal is for the replacement of a building in the countryside which is of a poor design or in a poor structural condition; or
- d. the proposal is for infill development within the curtilage of an existing building group or infilling of gaps between existing buildings in the countryside; or
- e. the proposal involves the conversion or rehabilitation of existing rural buildings which the council deems worthy of retention because of their architectural or historic merit.

Where a proposal by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside an exception to policy may be justified.

Proposals should make the best use of resources, integrate with services and facilities and demonstrate the highest standards in design and environmental quality to protect and enhance the established landscape character.

POLICY ENV 4 *Loss of prime agricultural land*

Development will not be permitted where it results in the permanent loss of prime agricultural land as defined by the James Hutton Institute Land Capability Classes 1, 2, and 3.1 unless it can be demonstrated that:

- a. the development forms a key component of the spatial strategy set out in the LDP or the site benefits from planning permission; and
- b. the proposal is necessary to meet locational need, for example for essential infrastructure; and
- c. there are no other suitable sites available; and
- d. the proposal is for small-scale development directly linked to a rural business; and
- e. the proposal provides for the generation of electricity from a renewable source or the extraction of minerals where this accords with other LDP policies.

POLICY ENV 5 *Soil Sustainability Plans*

On all greenfield development sites over 1 ha, an assessment of soils will be required in relation to their sustainable re-use for landscape, habitat creation and open space provision and for their capacity to absorb water. These Soil Sustainability Plans, to be submitted with relevant planning applications will include soil identification for after-use purposes, top-soil handling, soil management during construction, site restoration, open space drainage and post-development monitoring.

The terms of policy EMG 6 will also require to be met.

POLICY ENV 6 *Peatlands and carbon rich soils*

Within or adjacent to ecologically significant areas protected in this LDP (identified in policies ENV 18, ENV 19 and ENV 20) peat extraction and development likely to have an adverse effect on peatland and/or carbon rich soils will not be supported. Elsewhere commercial peat extraction and other development likely to have an adverse effect on peatland and/or carbon rich soils, will only be permitted in areas suffering historic, significant damage through human action and where conservation value is low and restoration is impossible. Where peat and other carbon rich soils may be affected by proposals, an assessment of the developments potential effects on CO² emissions will be required.

Where this is not possible development should be informed by an appropriate peat survey and management plan, any disturbance or excavation should be minimised and suitable mitigation measures should be implemented to abate carbon emissions.



POLICY ENV 7 **Countryside Belts and settlement setting**

The following areas, as indicated generally on the Proposals Map are designated as Countryside Belt:

- Livingston;
- Bathgate/Whitburn;
- Winchburgh/Broxburn;
- East Calder/Kirknewton; and
- Linlithgow/ Philpstoun & Bridgend

The strategic purposes of Countryside Belts are to:

- maintain the separate identity and visual separation of settlements;
- protect the landscape setting of settlements;
- promote public access to green space for informal recreation; and
- enhance landscape and wildlife habitat.

Protection and enhancement of the landscape of these Countryside Belts will be sought and encouraged as part of the Central Scotland Green Network and other opportunities, through woodland planting and managed access.

Within designated Countryside Belts, development will not be permitted unless it can be demonstrated that the proposal satisfies following criteria:

- a. a proposal is environmentally acceptable and the criteria set out in the policies ENV 1 – ENV 6 of the LDP can be met;
- b. the proposal will not undermine any of the strategic purposes as set out above;
- c. the proposal will not give rise to visual or physical coalescence between settlements, sporadic development, or the expansion of existing clusters of houses (existing groups of houses in the countryside but not within a town or a village) by more than 20% of the number of houses within that group; and
- d. there is a specific locational need which cannot be met elsewhere and need for incursion into Countryside Belt can be demonstrated.

Lowland Crofting

5.148 The council's lowland crofting policy was initially formulated and adopted in the early 1990s at a time of significant rural economic and agricultural decline. Since then it has supported the development of 13 low density rural housing developments in circumstances where they are specifically related to the restructuring of whole farms in the west of West Lothian.

5.149 Typically, this has involved making satisfactory arrangements for the retention and ongoing management of the agricultural land, implementation of new woodland planting, protecting wildlife habitats, fostering biodiversity and improving countryside access. This in turn has allowed for a number of individual houses to be built without the need for an overt rural business justification as would otherwise have been necessary under the development in the countryside policy.

5.150 Concerns were however raised that the proliferation of lowland crofting developments in such a relatively constrained geographic area, together with an increased demand generally for development in the countryside, had the potential to give rise to the unacceptable suburbanisation of the countryside that remains in the west of West Lothian and this prompted the council to commission an assessment of the terms of this policy in order to inform the LDP.

5.151 It has since been concluded that the policy should continue to be supported as part of the overall approach to managing rural development in the west of West Lothian, subject to there being enhancements to the link to green network policy and priorities and an explicit requirement for future lowland crofting sites to be guided and supported by masterplans. These refinements are held to be consistent with the design-led approach set out in SPP2014 and which has evolved since the lowland crofting policy was originally drafted. The effectiveness of the lowland crofting policy will nevertheless continue to be monitored and there will be opportunity for further review and re-evaluation when subsequent LDPs are produced.



Green Networks, Local Biodiversity Sites and Geodiversity Sites

5.153 West Lothian has a strong track record of improving open space as part of the Central Scotland Forest. It remains at the heart of the new Central Scotland Green Network (CSGN) initiative, presenting an opportunity to further create connected, multi-functional green spaces across the area to add to the already significant resource available.

5.154 The council has been involved with key partners in the related *Central Scotland Forest (CSF) Strategy* for many years, undertaking woodland creation, habitat and landscape enhancements, along with outdoor access opportunities and improvements. This strategy was reviewed and updated by the CSF Trust in 2012 that has evolved into the Central Scotland Green Network Trust (CSGNT).

5.155 The related *Edinburgh & Lothians Forestry and Woodland Strategy* (2012) provides a framework to guide the expansion and management of woodland, in parallel with wider sustainable development goals and helps ensure that woodland expansion and management contribute to the CSGN and also provides targets for a more locally focused West Lothian 'Tree and Woodland Strategy' which is being prepared by the council. Together with the review of the West Lothian Open Spaces Strategy (2005 - 2015) and Core Paths Plan (2013), all these inter-related programmes need translated into West Lothian's part of the CSGN.

5.156 All development sites identified as part of the spatial strategy, the previously identified CDA allocations and strategic development sites in particular, allow further opportunities for the provision and integration of new green infrastructure. The inclusion of SuDS, swales, wetlands, rivers and canals and their banks and other water courses as part of green networks is also encouraged subject to meeting the requirements set out in policies EMG2 and EMG3.



POLICY ENV 8 Green Network

The council will support proposals which help to deliver the green network as set out in the Green Network Plan and Supplementary Guidance. Where green network opportunities are relevant to a proposed development (as determined by the council), the development will be expected to contribute wholly, or in part, to their delivery.

The priority areas will be along strategic road corridors and in areas of development restraint and landscape protection including Special Landscape Areas and Countryside Belts. New woodland planting should be planned and designed to meet the criteria set out in the *Edinburgh and Lothians Forestry and Woodland Strategy* (2012).

New woodlands for community use and planting for bio fuels will be supported where there is landscape and design integration, biodiversity enhancement and multi-use benefits including, where appropriate, public recreational access particularly near to communities.

5.156 The UK Forestry Standard (UKFS) acts as a foundation for sustainable forestry in the UK and links international obligations on sustainable forest management with policies on implementation, therefore setting the context for forest policy and practice in Scotland. Compliance with the UKFS is mandatory and applies to all authorities with responsibilities for controlling the creation and management of woodlands including through planning conditions. In addition, the council maintains a register of trees protected by Tree Preservation Orders.

5.157 Woodland removal is defined as the permanent removal of woodland for the purposes of conversion to another land use. Woodlands provide a valuable resource in terms of climate change as well as landscape and recreational benefits. Semi natural woodland is an irreplaceable resource and should be protected from development. This policy aims to avoid clear felling of woodlands for development unless the terms of the policy are met.

5.158 The Forestry Commission Scotland will be consulted on issues arising from proposals in relation to the management of woodland. Scottish Natural Heritage will be consulted on the biodiversity value of the woodland.

POLICY ENV 9 **Woodland, forestry, trees and hedgerows**

There will be a presumption against development adversely affecting woodlands unless there is a proven locational need and where a sustainable environmental gain through replacement and additional tree planting appropriate to the area is provided and accords with the Scottish Government “Control of Woodland Removal” policy (2009) and the Forestry Commission Scotland’s policy “The right tree in the right place” (2010).

Where the removal of woodlands or forestry is sanctioned, the practical implications of timber removal from the site will require to be considered and thereafter managed in order to minimise damage to the road network. Details must be provided to and agreed with the council prior to the commencement of the works.

The council recognises that woodlands, hedgerows and individual trees can have significant ecological and biodiversity value and make a substantial contribution to landscape character and quality and that they can also be of economic and recreational value.

Scottish Planning Policy (SPP2014) encourages Local Development Plan policies to protect and enhance areas of woodland which are of high nature conservation and/or landscape character value. Accordingly:

- a. there will be a presumption against development proposals which involve the loss of, or damage to, woodland, groups of trees (including trees covered by Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of designated and designed landscapes) and hedgerows, which have particular amenity, nature conservation, biodiversity, recreation, landscape, shelter belt, cultural, historical value or are of other importance;
- b. proposals that involve the removal of woodland will only be supported where it would achieve significant and clearly defined public benefits and the criteria for determining the acceptability or otherwise of any proposed woodland removal is set out in the Scotland’s Control of Woodland Removal Policy document;
- c. approval for woodland removal will be conditional on the undertaking of actions to ensure full delivery of the defined additional public benefits;
- d. planning conditions and agreements will be used to mitigate the environmental impacts arising from development and developers will generally be expected to provide compensatory planting;

- e. where felling is permitted but woodland removal is not supported, conditions conducive to woodland regeneration will require to be maintained through adherence to good forestry practice as defined in the UK Forestry Standard;
- f. as an irreplaceable resource, it is unlikely that benefits can be demonstrated for removal of ancient woodland. Exceptions for ancient woodland will therefore not be considered;
- g. development which is likely to affect individual trees and groups of trees considered important for amenity or their cultural or historic interest should comply with Supplementary Guidance “Protection and promotion of woodland, trees and hedges” including the undertaking of a Tree Survey, indicating constraints and tree protection requirements including BS 5837:2012;
- h. the enhancement and management of existing woodland, trees and hedgerow will be encouraged and supported. Where retention of a woodland area is integral to a development proposal, developers will be required to prepare and implement an appropriate Management Plan; and
- i. there will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to local and/or historic landscape character.

5.159 Woodland within settlements contributes to placemaking, can support setting and amenity, supports urban greenways and tree cover to provide habitat and improve micro-climate. The loss of such woodland can have a detrimental effect on communities particularly those living in close proximity to the area of tree cover.

Policy ENV 10 **Protection of Urban Woodland**

Urban woodlands within settlements that contribute to townscape, landscape, amenity, biodiversity, cultural or historic value, particularly where their loss would jeopardise ongoing contribution to place-making and/or green network objectives, will be protected from development.

Proposals that involve the removal of urban woodland in part or in its entirety will only be supported where it would achieve significant and clearly defined public benefits and the criteria for determining the acceptability or otherwise of any proposed woodland removal as set out in Scotland’s Control of Woodland Removal Policy document.

Proposals to remove urban woodland must be accompanied by an independent aboricultural report.

5.160 West Lothian has a short coastline of only 5.5 km which forms part of the Firth of Forth Estuary. This has a variety of natural habitats including inter-tidal mudflats, saltmarsh and reedbed. The mud flats at Blackness are particularly important as a refuge and feeding ground for wading birds and wildfowl. The wealth and diversity of plants and animals to be found in these habitats make the Forth an internationally important wintering site for birds travelling from as far afield as Scandinavia, Iceland and the Arctic.

5.161 Most of the coastline and the islands are legally protected by national and international wildlife designations. The Sites of Special Scientific Interest (SSSI) protect nationally important habitats, species and geology. The Special Protection Area (SPA) is an international designation which protects important bird species. These habitats not only bring beauty and life to the landscape, but offer exciting opportunities- including sustainable flood management, climate change mitigation and potential for recreation, tourism and education.

5.162 The Forth Estuary Forum is a wide partnership of statutory and voluntary bodies and the main land and estuarial users. The council supports the objectives of the forum's sustainable development plan, published in 1999, which covers the tidal waters of the Forth, and the concept of coastal zone management.

5.163 The management of activities on inshore waters (up to 12 nautical miles) and some activities in offshore waters (12-200 nautical miles) are managed through the marine planning system. Marine Planning interacts with Development Planning and other consenting regimes in the Scottish Marine area. Scotland's [National Marine Plan](#) was adopted in 2015 and has statutory effect for any public authority taking decisions which can affect the marine environment.

POLICY ENV 11 *Protection of the water environment / coastline and riparian corridors*

The council recognises the importance of the water environment in terms of its landscape, ecological, recreational and land drainage functions. Accordingly:

- a. there will be a general presumption against development which would have a detrimental effect on the integrity and water quality of aquatic and riparian ecosystems, or the recreational amenity of the water environment, or which would lead to deterioration of the ecological status of any element of the water environment. Where appropriate, development proposals adjacent to a waterbody should provide for a substantial undeveloped and suitably landscaped corridor to avoid such impacts;

- b. there will be a general presumption against development which would have a detrimental effect on Groundwater Dependent Terrestrial Ecosystems (GWDTE);
- c. there will be a general presumption against any unnecessary engineering works in the water environment including new culverts, bridges, watercourses diversions, bank modifications or dams;
- d. opportunities to improve the water environment by opening out previously culverted water course, removing redundant water engineering installations, and restoring the natural course of watercourses should be exploited where possible;
- e. there is a presumption against proposals which would undermine, through intrusive development, the landscape character and amenity of river valleys and other significant water courses. Development within riparian corridors which impacts on the ecological and landscape integrity will not be permitted unless a specific need for the development can be demonstrated;
- f. the council will support the development of measures identified within the Forth Area River Basin Management Plan designed to improve the ecological status of the water environment and coastal areas ;
- g. the water environment will be promoted as a recreational resource (subject to the requirements of Natura 2000 sites) with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives.
- h. there is a general presumption in favour of sustainable development and use of the marine environment in the coastal zone where the proposals can satisfactorily demonstrate that they are compliant with the objectives of the National Marine Plan (2015). This principle is applicable to all marine activities, but is especially relevant to aquaculture, oil and gas, renewable energy activities and tourism. Generally:
 - i. proposals must not have a significant impact, either individually or cumulatively, on the natural, built environment and cultural heritage resources either in the sea or on land;
 - ii. the location, scale and design are such that proposals will not have a significant adverse impact;
 - iii. proposals must not result in any deterioration in ecological status or potential for any water body or prevent it from achieving good ecological status in the future;
 - iv. there will be no significant adverse impact on other users of marine resources and/or neighbouring land.

The Union Canal

5.164 The Union Canal is much more than just a heritage asset. In addition to being a scheduled monument which incorporates associated listed structures, it continues to function as a navigable waterway, principally for recreational boating. It is a key component of strategic access as a core path and the emerging green network across the CSGN and has the potential to deliver some of the goals identified in the council's Active Travel Plan. It has long been a popular and well used walking and cycling route and is the focus of recreational/tourism activity and investment, particularly since it's re-birth as part of the Millenium Link Project. Latterly, the canal has been identified as having the potential to receive surface water, thereby opening up the prospect of it playing some part in servicing adjoining development sites and at the same time creating revenue which could help to sustain and improve it.

5.165 The council will work with Scottish Canals and others to diversify the range of uses of the canal, thereby enhancing its vitality and realising its latent economic potential whilst at the same time safeguarding its unique natural and built heritage.

POLICY ENV 12 *The Union Canal*

Conservation, recreational and economic proposals associated with the Union Canal will be supported, especially at Linlithgow, Broxburn and Winchburgh, provided they:

- a. sustain and enhance the natural and built heritage of the canal in its setting;
- b. allow opportunities for access and biodiversity promotion and improvement along the canal and the emerging CSGN green network as a whole; and
- c. comply with other policies of the LDP and development briefs approved by the council.

Development will not be permitted that impedes the unrestricted continuity of navigation of the canal (and associated tow path) at any point over its length through West Lothian.

Pentland Hills Regional Park

5.166 The Pentlands Hills Regional Park (PHRP) covers a small part of West Lothian in its northern foothills around the Harperrig Reservoir area. The area of the park falling within West Lothian is more distant from settlements than those areas lying within Midlothian and the City of Edinburgh Council areas. Its setting is, however, no less sensitive to change. The stated aims of the Regional Park are:

- to retain the essential character of the hills as a place for the peaceful enjoyment of the countryside;
- caring for the hills, so that the landscape and the habitat are protected and enhanced;
- encouraging responsible public enjoyment of the hills within a caring framework; and
- co-ordination of these aims so that they can co-exist with farming and other land uses within the Park.

5.167 Subject to the availability of resources, the council will continue to work within the joint management framework agreed by the councils across the hill range and will continue to seek benefits for those living and working in the Pentlands.

5.168 In February 2014 a consultation was launched on extending the PHRP over the whole Pentlands Hills range as was originally proposed in the mid-1980s when the Regional Park was set up. This would extend the PHRP a further 22km² into West Lothian and towards the administrative boundaries with South Lanarkshire and Scottish Borders Councils. While the council is, in principle, supportive of the park extension for landscape planning policy, recreational improvement and nature conservation protection reasons, this is subject to there being no adverse capital and revenue budget implications on the council.



POLICY ENV 13 Pentland Hills Regional Park

Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park, or in an area which contributes to its landscape setting, will not be permitted unless essential for the purposes of agriculture (including farm diversification), forestry, outdoor recreation, tourism or other rural activities compatible with the aims of the Regional Park.

Any such proposal will be considered against the following criteria:

- a. the contribution towards the amenity of the park in terms of design and landscaping;
- b. it should not be visually obtrusive or necessitate visually obtrusive constructions;
- c. it should be compatible with existing adjoining and neighbouring developments and uses;
- d. it should be capable of being served by an adequate and appropriate access;
- e. it can be serviced at reasonable cost and there would be no unacceptable discharge to watercourses; and
- f. where conversion is proposed this should be possible without substantial rebuilding and with the retention of original character and attractiveness.

POLICY ENV 14 Pentland Hills Regional Park – Further Protection

The following policy will apply to land within the Pentland Hills Regional Park or in an areas which contributes to its landscape setting and the aims of the Park:

- a. in co-operation with landowners, occupiers and Scottish Natural Heritage; the economic, landscape and nature conservation of the grouse moor will be protected and safeguarded;
- b. new forestry schemes accord with the approved Edinburgh & Lothian's Forestry and Woodland Strategy;
- c. there will be a general presumption against waste disposal operations;
- d. the conservation of the hill landscape and wildlife interests will be sought in all proposals involving the installation of service utilities;
- e. intrusive tourist developments, including static caravan and camping sites, will not be permitted;
- f. public car parks will only be provided on the periphery of the park and must relate to recreation opportunities. They must be designed to integrate with the landscape and character of the location;
- g. there is a general presumption against formal picnic sites in the remote hill areas and managed sites will only be provided in association with existing facilities and car parking; and
- h. any proposals will also be required to comply fully with the criteria provided in policies related to development in the countryside and conversions, subdivisions and re-use of existing buildings in the countryside.

Country Parks

5.169 West Lothian has three country parks providing for a range of leisure and recreational facilities in close proximity to centres of population. Beecraigs near Linlithgow and Almondell and Calderwood Country Park between Broxburn and East Calder have been graded by Visit Scotland as 4 Star Visitor Attractions. In addition, Beecraigs has been recognised by Visit Scotland as a 4 star touring park and has been awarded a TripAdvisor Certificate of Excellence. Polkemmet Country Park near Whitburn has been graded by Visit Scotland as 3 Star Visitor Attractions.



Allotments/Community Growing

5.170 The Community Empowerment (Scotland) Bill 2014 places a duty on local authorities to take reasonable steps to provide more allotments if waiting lists exceed certain trigger points. The Bill also prevents local authorities from disposing of or changing the use of an allotment site without the consent of Scottish Ministers.

5.171 To reflect the increased need for allotments and to improve the delivery of services to the public, by facilitating and enabling communities to actively manage and participate in allotment gardening the council prepared the *West Lothian Allotment Strategy* in 2011. Following the *Community Empowerment (Scotland) Bill 2014* it is now under review and due to be updated during 2015. The existing strategy provides a mechanism to deliver long term, sustainable improvements to existing and new allotment gardens across West Lothian. There are a number of private allotment sites across West Lothian which are safeguarded for allotment/ community growing use.

POLICY ENV 15 Community Growing and Allotments

The West Lothian Allotment Strategy 2011 and its review will inform the location of community growing spaces.

Community Growing spaces will only be supported where there is no detriment to the existing recreational use or natural heritage, biodiversity or landscape provisions and adjacent uses and the proposals can be shown to be self-sustaining and free of additional revenue implications for the council.

Temporary / Advanced Greening

5.172 Where sites become derelict they can have a negative impact on local neighbourhoods, affecting the appearance and image of places. One solution is 'temporary greening' and included uses such as growing spaces (for food or biomass crops), community gardens, landscaping and recreation resources. This has the potential to improve sites which detract from the environment of a neighbourhood until development can be implemented and can also provide a focus for community action and make a valuable contribution to green and open space networks.

5.173 Green features on site can sometimes be retained and new structural planting can also be implemented before construction begins; known as advance greening, helping to establish trees and other planting and creating an attractive landscape framework before the development is completed. Advance greening can also have economic benefits by improving the perception of a development project and assist in the marketing of the site.

5.174 SPP2014 encourages the temporary use of unused or underused land as green infrastructure while making clear that this will not prevent any future development potential which has been identified from being realised.

POLICY ENV 16 Temporary / Advance Greening of Development Sites

Allocated development sites that are taking time to be developed will be considered for temporary / advance green infrastructure works, including advance structural woodland planting, which bring environmental and community benefits in the short term, to create a landscape framework around unused or underused land. This must not, however, prevent future development of these sites for their allocated uses in the long term.

Biodiversity

5.175 Whilst the green network emphasises the need to promote habitat enhancement and connectivity at a landscape scale across West Lothian, there will be a continuing need to offer particular protection to specific sites and species.

5.176 Natura 2000 is the European wide network of protected areas developed under the European Commission 'Habitats Directive' (Directive 92/43/EEC) and the 'Birds Directive' (Directive 79/409/EEC). The Natura 2000 Network is made up of Special Areas of Conservation (SAC) which support rare, endangered or vulnerable natural habitats and species of plants or animals (other than birds) of European importance, and Special Protection Areas (SPA) which support significant numbers of wild birds and their habitats. SACs in Scotland are designated by Scottish Ministers under the Habitats Directive and SPAs are classified by Scottish Ministers under the Birds Directive.

5.177 The status of statutory nature conservation designations such as Special Protection Areas (SPA) (for example, the Firth of Forth) and Special Areas of Conservation (SAC) at Blawhorn Moss, near Blackridge (which is also a National Nature Reserve), and Craigengar in the Pentlands as well as numerous Sites of Special Scientific Interest (SSSI) across West Lothian, will continue to be upheld.

POLICY ENV 17 Protection of International Nature Conservation Sites

Development proposals within or affecting areas classified as existing or candidate sites of international importance, under European Directives (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)), or affecting the habitats and species listed in the Habitat Directives Annexes I and II and Birds Directive Annex 1, will not be permitted unless it can be ascertained that it will not adversely affect the integrity of a European site, or

- a. there are no alternative solutions;
- b. there are imperative reasons, of over-riding national public interest, including those of a social or economic nature, to allow development; and
- c. compensatory measures are provided to ensure that the overall coherence of the Natura European site n Network is provided.

Proposals likely to have a significant effect on a European site will only be approved if it can be ascertained by the council, by means of an Appropriate Assessment, that the integrity of the European site will not be adversely affected. Applicants will be required to provide information to inform the Appropriate Assessment.

5.178 Whilst international and national nature conservation sites are designated by Scottish Ministers with advice from SNH, and have statutory protection in their own right, local biodiversity sites are identified by the council, and are given status by inclusion in the *Local Development Plan*.

POLICY ENV 18 Protection of Local and National Nature Conservation Sites

Development proposals within, or affecting areas classified as sites of national importance, including National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI), and locally designated nature conservation sites will not be permitted unless it can be satisfactorily demonstrated that it will not compromise the objectives or integrity of the designation.

In the case of national designations, development will only be supported where there is an over-riding national public interest that outweighs the designation interest.

Proposals for development within such areas will require an appropriate level of environmental or biodiversity assessment. The need for an Environmental Impact Assessment will (EIA) be considered against the EIA (Scotland) Regulations 1999.

5.179 Under the Nature Conservation (Scotland) Act (2004), all public bodies in Scotland are required to further the conservation of biodiversity when carrying out their responsibilities. The Wildlife and Natural Environment (Scotland) Act (2011) requires public bodies in Scotland to provide a publicly available report, every three years, on the actions which they have taken to meet this biodiversity duty.

5.180 It is estimated there are approximately 130 potential Local Biodiversity Sites (pLBS) across West Lothian, but not all have had an ecological survey that would allow assessment under the LBS criteria. Details are available in the *Green Network Supplementary Guidance*. Over the lifespan of the LDP, Site Management Briefs will be prepared, which will identify key management actions and potential sources of grant funding for these sites. The terms of Planning Guidance on '*Planning for Nature – Development Management and Wildlife 2015*' will apply to any development proposals. The guidance emphasises the importance of design in considering natural heritage and undertaking the right surveys at the right time.

Geodiversity

5.181 A comprehensive audit of West Lothian's geodiversity potential was undertaken by the British Geological Survey in 2006/7. From the initial long list of several hundred potential sites, these have been assessed and around 50 are considered to represent West Lothian's best geological resource. More detailed site boundaries and accompanying citations covering their specific geological merit, socio-economic value and recommendations for retention and interpretation are provided in Supplementary Guidance 'Green Networks'.

POLICY ENV 19 Protection of Local Biodiversity Sites and Local Geodiversity Sites

There is a presumption against development affecting areas of regional or local natural heritage importance such as [Local Biodiversity](#) and [Local Geodiversity Sites](#), or their settings, unless it can be clearly shown that the objectives and integrity of the area will not be compromised or that the social or economic benefits to be gained from the development outweigh the nature conservation interest of the site.

In addition, measures require to be included with such development to show that the conservation interest of a designated area has been safeguarded, enhanced and sustained, insofar as is possible.

Designations are: [Local Nature Reserves](#) (LNR), Local Biodiversity Sites (LBS), Peatland areas and Local Geodiversity Sites (LGS).

Proposals for development within such areas will require an appropriate level of environmental or biodiversity assessment. The need for an Environmental Impact Assessment will (EIA) be considered against the EIA (Scotland) Regulations 1999.

Proposals must also have regard to and be compliant with the requirements of Planning Guidance (Planning for Nature : Development Management & Wildlife).

POLICY ENV 20 Species Protection and Enhancement

Development that would affect a species protected by European or UK law will not be permitted unless:

- a. there is an overriding public need and there is no satisfactory alternative;
- b. a species protection plan has been submitted, which is based on survey result, and which includes detail of the status of the protected species on site and the possible adverse impact of development;
- c. suitable mitigation is proposed and agreed; and
- d. if it is established that European protected species are present, the development is not detrimental to the maintenance of European protected species at a favourable conservation status.

Planning Guidance on Planning for Nature: Development Management and Wildlife provides advice on policy context, key habitats and protected species in West Lothian, survey methods and timing, good design and mitigation measures and licensing requirements.

[West Lothian Open Space Strategy 2005-15](#)

5.182 It is important to protect public open space, and to promote the creation of green networks around and linking towns to promote health and well-being through accessible leisure and sports provision.

5.183 The council's [Open Space Strategy](#) was originally undertaken in 2004/05 and reviewed in 2010. It comprised a major audit of over 2000 open space sites within urban areas in West Lothian. This has led to the identification of thresholds for the provision of different types of open space such as local and neighbourhood parks in all settlements and identified where there was a deficiency or over-supply. The terms of the [Open Space Strategy](#), together with the interim update of 2010 and further review for the period 2015 – 2020 is reflected in the LDP. Similarly, the related [West Lothian Outdoor Sports Facilities Strategy](#) (2010) is under review.

5.184 The aim of the policy is to give protection to a wide range of defined types of open space within settlements and to prevent their piecemeal loss to development. The policy also aims to protect and safeguard the most important spaces within settlements. The open spaces covered by this policy are based on the typology contained in the Scottish Government's Planning Advice Note (PAN) 65 [Planning and Open Space](#).

POLICY ENV 21 Protection of Formal and Informal Open Space

Proposals which will result in the loss of open space and/or sports and recreation facilities, will not be supported unless it can be demonstrated that:

- a. there is a specific locational justification for the development which outweighs the need to retain the open space, sport and/or recreation facilities;
- b. there is no significant adverse effect on the overall recreational amenity of the local area, taking account of the council's *Open Space Strategy*;
- c. the area is not of significant ecological value and disturbance and loss of trees, woodlands and wildlife habitats or green corridors is minimised;
- d. comparable open space or enhancement of existing open space can be provided and/or paid for by the developer at an appropriate alternative location where this will provide adequate and acceptable replacement for the open space lost as a result of the development; and
- e. connectivity within, and functionality of, the wider green network is not threatened and public access routes in or adjacent to the open space will be safeguarded.

POLICY ENV 22 Protection of Playing Fields and Outdoor Sports Facilities

Development of school playing fields and outdoor sports facilities will not be permitted unless it can be clearly demonstrated that:

- a. there is an adequacy of alternative playing fields, sports facilities and open space to serve both school and community needs in the area, taking into consideration longer term requirements;
- b. alternative and adequate replacement playing fields outdoor sports facilities and open space are provided as part of a development proposal (secured by planning condition or other legal agreement) and there is no net loss in provision;
- c. the proposed development is ancillary to the principle use of the site as school playing fields and outdoor sports facilities and would not adversely impact on the principle use; and
- d. the land does not otherwise make an important contribution to the amenity of the area as a formal or informal open space, either on its own or in association with adjacent areas of open space.



Historic and Cultural Environment

5.185 The Historic Environment is an important part of West Lothian's cultural heritage; it helps to enhance the local distinctiveness of the area; and contributes towards the achievement of sustainable economic growth by playing a key role in supporting the growth of the area's tourism and leisure industry.

5.186 SPP2014 identifies the historic environment as including ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and designed landscapes and other features of both a statutory and non-statutory designation. SPP2014 observes that planning authorities can help safeguard historic assets through the land use planning system, and intimates that development plans should provide the necessary framework for the protection, conservation and enhancement of all elements of the historic environment.

5.187 This section of the LDP sets out the historic environment policy framework for West Lothian, in line with the SPP2014 and Scottish Historic Environment Policy (SHEP).

Conservation Areas

5.188 There are nine conservation areas in West Lothian and details are available on the [council's website](#). Conservation areas are areas which are worthy of protection or enhancement because they have a special architectural or historic character. As such, special regulations apply for development in conservation areas. Some types of development which may normally be considered permitted development require an application for planning permission or conservation area consent.

POLICY ENV 23 Conservation Areas (Designations)

The status of designated conservation areas will be publicised and upheld. Further designations will be promoted in other areas of special architectural or historic interest where it is considered desirable to preserve or enhance their character and appearance. Character appraisals will be undertaken and may be supported by development briefs, design guides, controls and proposals to preserve and enhance their special architectural character.

Initiatives for preservation and enhancement will include the consideration of appropriate partnership funding schemes, as resources allow. The council will work with communities on the formulation and promotion of community led enhancement schemes where appropriate to the character of the area.

POLICY ENV 24 Conservation Areas (Demolitions)

Within Conservation Areas new development will not be permitted which would have any adverse effect on its character and appearance. Proposals must contribute to the preservation or enhancement of the character and appearance of the area and will require appropriate high standards of design, materials, siting and implementation.

When assessing applications for the demolition of unlisted buildings in Conservation Areas, the council will give careful consideration to the merits of the building and its contribution to the character and appearance of the Conservation Area.

In circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the

Conservation Area, demolition would not ordinarily be resisted. However, where a building is considered to be of value, either in itself or as part of a group, there will be a presumption in favour of its retention, restoration for the current or another appropriate use. In these circumstances demolition to facilitate new development will only be permitted where it can be shown that all of the following criteria can be satisfied:

- a. the condition of the existing building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit; evidence of marketing for a period of five years must be submitted to the council as planning authority;
- b. to accommodate the proposal, the building cannot be adapted without material loss to its character;
- c. demolition and replacement will result in significant economic benefit for the community and the conservation area will be enhanced as a result of the development;
- d. there is no alternative location for the development; and
- e. it can be demonstrated that the proposals allow for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Where planning permission and conservation area consent is granted, appropriate conditions will be applied to ensure that demolition does not take place in advance of the letting of a contract for the construction of a replacement building or alternative means of treating the cleared site having been agreed.

POLICY ENV 25 Linlithgow Palace and Peel and High Street Rigs

There is a presumption against development which would have an adverse effect on the amenity, outlook, character or setting of the Palace and Peel at Linlithgow. Developments within 800m of the Palace and Peel will be assessed for their potential effects.

Development will not be permitted in the rigs off Linlithgow High Street. Exceptions may be made for developments which are small scale and are ordinarily incidental to the enjoyment or use of the principal property. In all cases, these must respect the existing rig pattern, boundary walls and character of the area.



Former Bangour Village Hospital, Dechmont

5.189 The former Bangour Village Hospital site has been allocated for housing for over a decade since closure of the hospital. The deteriorating condition of the large number of listed buildings is an ongoing cause for concern and the council is keen to see a positive outcome for the site. The council remains hopeful that a development solution can be agreed with relevant parties to allow for preservation of the listed buildings protecting and enhancing the conservation, the character and appearance of the listed buildings and their settings and protect areas of woodland and open space within the site. The council remains supportive of new development within the site subject to an agreed master plan. Delivery of the site must be allied to the delivery of the infrastructure, such as a new local primary school, required to support the development.

Conservation Area at Abercorn/Hopetoun Estate

5.190 The area of Abercorn village and Hopetoun Estate, principally around the category A listed Hopetoun House, is of sufficient special architectural and historic interest to merit designation as a conservation area.

POLICY ENV 26 Hopetoun Estate and Abercorn Village

The council will undertake an appraisal on the prospective designation of a conservation area to cover the listed buildings and landscape associated within the vicinity of Hopetoun House, including Abercorn of village on the Abercorn/Hopetoun Estate.

Consultation with affected stakeholders, heritage and amenity bodies will be undertaken.

Other Areas of Built Heritage and Townscape Value

5.191 The council has prepared a range of urban design frameworks, premises improvement design guidance and public realm design guidance for the traditional towns of Armadale, Bathgate, Broxburn and Uphall and Whitburn. These centres provide a valuable urban context and warrant recognition in the control of development. The design guidance have been prepared to assist in promoting and facilitating urban regeneration and investment in town centres whilst maintaining the built heritage within these centres.

5.192 West Lothian has a legacy of buildings reflecting its industrial past. These include the shale miners' rows as well as a range of original sandstone buildings. A small number of built-up areas associated with mining industries still retain much of their original character including miners' terraced rows at Oakbank Cottages near West Calder, Winchburgh Rows, Roman Camp Cottages, Beresford Rise at Dedridge in Livingston and at South Village, Pumpherston. Supplementary Guidance is in place - 'Areas of Special Control – the Shale Miners Rows' to assist those proposing to alter these properties.

5.193 Both West Calder and East Calder retain many of their original sandstone buildings, while village centres at Ecclesmachan, Bellsquarry in Livingston, and Abercorn are all of historic and visual interest and worthy of protection. Policy ENV 27 advises that the council will undertake an appraisal of Abercorn village with a view to its designation as a conservation area.



POLICY ENV 27 Areas of Built Heritage and Townscape Value

When determining applications for planning permission special consideration will be given to maintaining the architectural character and historic significance of the following areas of built heritage and townscape value (and as identified on the proposals map).

- Abercorn village
- Bathgate town centre
- Bellsquarry village
- Beresford Rise, Dedridge, Livingston
- East Calder Main Street
- Ecclesmachan village centre
- Oakbank cottages, West Calder
- Roman Camp cottages
- South Village, Pumpherston
- West Calder village centre
- Winchburgh Rows

Proposals must accord with the relevant urban design framework, premises improvement design guidance and public realm design guidance where pertinent.

Proposals relative to the former miners' rows (at Beresford Rise, Dedridge, Livingston, Oakbank Cottages, West Calder, Roman Camp Cottages; South Village, Pumpherston and Winchburgh Rows) must accord with the terms of Planning Guidance: 'Areas of Special Control – the Shale Miners Rows'.

Over the course of the LDP the council will review the Areas of Special Control with a view to determining whether their status should be enhanced to conservation areas. The opportunity will also be taken to update planning guidance on shale miners rows.

5.194 A "Buildings at Risk" register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) on behalf of Historic Environment Scotland. The register provides details of properties of architectural or historic merit listed buildings and buildings in Conservation Areas that are vacant and have fallen into a state of disrepair. Details of such properties in West Lothian can be found at <http://www.buildingsatrisk.org.uk/>

Listed Buildings

5.195 Historic buildings are an important and very visible component of West Lothian's built heritage. They contribute to the identity of places and provide a cultural, educational, social, and economic resource. The best examples of these buildings are afforded statutory protection through their identification on a nationally compiled list, in a process known as 'listing'. The listing process is undertaken by Historic Environment Scotland.

5.196 There are approximately 450 listed buildings in West Lothian and almost 50 scheduled monuments. Details of these are available on the [council's website](#).

5.197 Listed Building Consent is required for alterations or extensions to listed buildings, even where such alterations may be regarded as very minor. In some cases it is necessary to get consent for alterations to the interior of a listed building or for structures that adjoin it. The need to seek consent does not mean that alterations/ extensions are not acceptable but is a reflection of the higher design standards expected with respect to listed buildings. Listed Building Consent is also required to demolish a listed building.

POLICY ENV 28 Listed Buildings

The council will protect listed buildings and will have particular regard for their special architectural, historic features and, where appropriate, archaeological interest in considering proposals for their alteration, extension or change of use.

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special interest.

Demolition of a listed building will only be permitted where it can be shown that all of the following criteria can be satisfied:

- a. the building is no longer of special interest;
- b. the condition of the building is such that its repair and re-use is not economically viable. Supporting evidence, including a full economic appraisal, evidence that grant aid is not able to meet any funding deficit and evidence of marketing for a period of 5 years must be submitted to the council as planning authority;

- c. the building cannot be adapted without material loss to its character;
- d. demolition is essential to delivering significant economic benefit for the community.

In considering proposals for development within the vicinity of listed buildings, the council will have particular regard to the setting of listed buildings. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.

The preservation of buildings of architectural or historic interest will be promoted through partnership working with interested parties and the use of powers including Compulsory Purchase Orders, Repair Notices, Building Preservation Notices or other statutory procedures.

There is a presumption against 'enabling development' to cross subsidise works to a historic building. Such works will only be considered favourably where the character or setting of the building is not adversely affected; where there are sound conservation or design reasons for the new development (such as the re-instatement of a missing wing or courtyard building); where the works are economically justified to ensure the survival of the building; and, on balance, the benefits clearly outweigh any dis-benefits to the historic asset or its setting.

In determining applications for planning permission and listed building consent relating to a listed building, the council will specify and require the fullest supporting information. Prior to the implementation of an approved alteration, recording shall be required in accordance with a schedule to be issued.

Owners of major heritage assets will be encouraged to prepare and adopt management or conservation plans based on current best practice for their long-term guardianship.

Additional controls (such as Article 4 Directions removing permitted development rights) will be introduced to protect the setting of listed buildings where such buildings are under threat from development.

POLICY ENV 29 *Unoccupied and Threatened Listed Buildings*

Proposals for the adaptation and use of unoccupied or threatened listed buildings will be considered sympathetically where the council is satisfied that the proposals involve the best viable use of the building and where the future of the building's special architectural or historic interest and setting can be assured.

5.198 Many buildings are of local importance, architecturally or historically, but for the purposes of statutory listed building designation they do not fully meet the criteria under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

5.199 The council will compile a "Local List" of buildings which are important to the fabric of West Lothian and will publish guidance on the Local List. Buildings and structures which feature on the Local List will not be subject to any additional statutory planning controls, but when a proposal is submitted for the extension, alteration or change of use of a building or structure which features on the Local List, its local architectural or historical interest will be taken into account in the determination of planning applications. It is intended that the recognition of locally important buildings and structures through their inclusion on the Local List will encourage owners to manage sympathetically their properties in the long-term to ensure that they continue to contribute positively to the character of West Lothian.

Historic Gardens and Designed Landscapes

5.200 The Inventory of Gardens and Designed Landscapes, maintained and updated by Historic Environment Scotland, identifies nationally important sites. Within the Inventory are sites which have been assessed against a number of criteria which include historic, architectural horticultural, scenic and/or nature conservation value. There are four sites within West Lothian: the policies of Hopetoun House; the House of the Binns; Harburn House near West Calder and Hatton House (part), near Wilkieston. There are two designed landscapes at Hatton House (part) and Newliston which are both in the administrative area covered by the City of Edinburgh Council but adjoin West Lothian and therefore might be affected by planning proposals in the LDP area. West Lothian also contains designed landscapes of merit which are not included in the inventory. Details are available on [Historic Environment Scotland website](#).

5.201 The historic gardens and designed landscapes of West Lothian are important features which should be recognised and respected. Inclusion in the Inventory of Gardens and Designed Landscapes does not always provide protection from such pressures and, therefore, other protection development as conservation area status and the introduction of Article 4 Directions may be considered where necessary.

POLICY ENV 30 *Historic Gardens and Designed Landscapes*

The council will encourage the sympathetic restoration and management of historic gardens and designed landscapes and encourage the promotion of management plans.

There is a presumption against development which would adversely affect the character or setting of sites recorded in the Inventory of Gardens and Designed Landscapes in Scotland.

Where the special historical character and setting of any historic garden or designed landscape is under threat, the area will be designated a conservation area and additional planning controls introduced as appropriate. This will apply to both Inventory and non-inventory sites.

Developments which are adjacent to Inventory sites will be assessed carefully as to their potential impact on the site and will have to make a positive contribution to the setting.

Historic Battlefields

5.202 Historic battlefields provide an insight into the past and play an important part in our sense of identity. They can tell us about the course of battles which have taken place and can contain important archaeological remains and artefacts. They can also provide potential for attracting tourists as well as providing a recreational resource. Sites included in the Inventory are of national importance through links to key events or individuals; for physical remains or archaeological potential; and contribution to the landscape. The battlefield at Linlithgow Bridge (1526) is included in the Inventory of Historic Battlefields.

POLICY ENV 31 Historic Battlefields : Battle of Linlithgow Bridge (1526)

Proposals for the sensitive management and interpretation of battlefield sites such as Linlithgow Bridge will be supported in principle.

There is a presumption against development within a site listed in the Inventory of Historic Battlefields where it would have a significant adverse affect upon the archaeology, character, appearance, setting or the key landscape features of the battlefield.

Where it can be demonstrated that the overall integrity of the battlefield will not be compromised and there will be no adverse impact on the archaeology, character, appearance, setting or the key landscape features of the battlefield, proposals and developments affecting battlefield sites will require an appropriate level of mitigation, and measures (to be agreed with the Planning Authority). The siting, scale and design of any new development, or extensions to existing buildings, must preserve, conserve or enhance the key characteristics of the battlefield. These may include landscape characteristics, key viewpoints that assist in the understanding of the battle and historic assets (particularly archaeological deposits found in-situ). However, minor developments such as household extensions will in most cases be exempt.

Archaeology

5.203 West Lothian contains a range of archaeological sites and the council uses the West of Scotland Archaeological Service (WoSAS) in assessing development proposals. Where preservation of archaeological remains is not feasible, professional excavation and recording will be required to be arranged and funded by developers.

POLICY ENV 32 Archaeology

Development will not be permitted where it would adversely affect an identified regionally or locally important archaeological or historic site or its setting unless it can be demonstrated that:

- a. the proposal has been sited and designed to minimise damage to items or sites of archaeological and historic interest; and
- b. there is no alternative location for the proposal.

Archaeological remains should be preserved in situ. Where this is not possible, archaeological investigation and recording will be required and must be to the highest professional standards. These investigations will be carried out at the developer's expense, prior to the implementation of the development to include archaeological excavation, recording, analysis and publication of findings.

Scheduled Monuments

5.204 Scottish Ministers are required to maintain a schedule of monuments of national importance and to publish from time to time a list of such monuments under the terms of the Ancient Monuments and Archaeological Areas Act, 1979. A number of archaeological sites and ancient monuments are found in West Lothian, some 52 in total, and include shale bings and the Union Canal. The full list for West Lothian is on the [council's website](#).

5.205 Archaeological sites and ancient monuments are part of national and local history of the area. Prior written consent of Scottish Ministers is required for most works to scheduled monuments including repairs. Faucheldean Bing (a locally important wildlife site), the Five Sisters at West Calder and most of Greendykes Bing are scheduled monuments and will require to be preserved as reminders of the West Lothian's mining past. Any alterations to these bings would require Scheduled Monument Consent from the Scottish Ministers.



5.206 The scheduled bings are in close proximity to the expanding communities at Winchburgh and East Broxburn. A management plan, by developers of the previously identified CDAs, is required for the bings and their immediate surroundings and must address their long term stability and condition, safety and related public access issues. Developers will also be required to identify proposals to enhance the appearance and setting of the bings and to maintain and enhance their biodiversity of the bings. Consultation with Historic Environment Scotland and the local communities will be required. Supplementary Guidance on West Lothian's industrial heritage is to be prepared.

POLICY ENV 33 *Scheduled Monuments*

There is a presumption against development which could have an adverse impact on a scheduled monument, or the integrity of its setting. Where appropriate, the council will introduce special controls such as Article 4 Directions removing 'permitted development' rights to protect scheduled monuments and their settings from unsympathetic development.

Where Scheduled Monument Consent has been granted for works in connection with a planning permission, conditions will be applied to ensure that development is sympathetic to the monument and its setting. Developers may be required to make appropriate and satisfactory provision for archaeological and/or standing building investigation and recording, assessment, analysis, publication and archiving in advance of development. Detailed requirements will be determined on a case by case basis and clearly specified.

Public Art

5.207 Public Art can increase public awareness of the heritage of an area and the environment and can stimulate a sense of identity and local pride in existing and new communities. The *West Lothian Public Art Strategy* was approved in 2008 and reviewed in 2013. Developer contributions for residential and retail developments have been key in providing public art in West Lothian. Supplementary Guidance sets out developer requirements for public art and requires developers of major residential and public buildings to fund or contribute to the cost of works of art appropriate to the setting and scale of their surrounding area. A programme of maintenance on artworks across West Lothian is underway.

5.208 The M8 Art Project sought to enhance the main strategic route through West Lothian by creating landmarks and features of interest visible from the M8 such as "The Pyramids" by J3A and the Horn by J4A and a site remains at J3. Private and public agencies provision of sculptures, building treatments or ground modelling will be supported. Direct advertising will not be acceptable and driver safety will be important in consideration of any project.

POLICY ENV 34 *Art and development*

In accordance with the council's *Public Art Strategy* and related Supplementary Guidance, developers of major residential and public buildings will be required to fund or contribute to the cost of works of art appropriate to the setting and scale of their surrounding area. Artists will be invited to contribute to environmental designs at an early stage.

The implementation of the M8 Art project on a site at Junction 3 and other suitable locations is promoted.



Climate Change and Renewable Energy

Climate Change Measures

5.209 Tackling climate change is one of the main challenges of sustainable development. Sustainable development means promoting economic and social development in a way which safeguards and enhances the environment and conserves environmental resources for future generations. Ensuring that development is promoted in the most sustainable locations, and reducing the need to travel are the key elements in the council's approach to reducing carbon consumption.

5.210 Action on climate change, the environment and sustainability is an integral part of delivering all of the outcomes in the Single Outcome Agreement and is specifically addressed under the outcome 'We make the most efficient and effective use of resources by minimising our impact on the built and natural environment'.

5.211 The council has prepared a *Climate Change Strategy 2015-2020*. The Strategy identifies the key areas that need to be addressed to meet the challenges of climate change, whilst also referring to opportunities associated with climate change. Actions identified within the strategy will continue to drive change by, for example, addressing our energy sourcing and use, waste production and disposal, travel and transport, and the purchasing of goods and services.

5.212 A revised *Carbon Management Plan (CMP)* and an *Adaptation Action Plan* will be elements of the strategy, and will provide the detailed actions required in these areas. The *Adaptation Action Plan* will be informed by a *Local Climate Impact Profile (LCLIP)* for West Lothian, which is currently being prepared.

- Outcome 1: A Low Carbon Council
- Outcome 2: A Resource Wise West Lothian
- Outcome 3: Sustainable Transport and Active Travel
- Outcome 4: A Resilient Natural Environment
- Outcome 5: A Well-Adapted West Lothian
- Outcome 6: Sustainability and Behaviour Change

5.213 The *Climate Change (Scotland) Act 2009* sets out ambitious targets for the reduction of greenhouse gas emissions - 42% by 2020 and 80% by 2050 - and requires action on the part of all public bodies to contribute towards the delivery of emission targets and help deliver the Scottish Government's climate change adaptation programme in a sustainable manner. Planning has a role to play in reducing building and transport related emissions, encouraging decarbonised energy generation and carbon storage. The Scottish Government anticipates almost complete decarbonisation of road transport by 2050 with significant progress by 2030 through wholesale adoption of electric cars and vans, and significant decarbonisation of rail by 2050.

5.214 The Scottish Government's latest renewable energy targets are that, by 2020, 30% of all Scottish energy needs will be generated from renewable sources. This includes 11% of heat demand, 10% of transport fuel and an equivalent of 100% of Scotland's electricity consumption. Renewable energy includes wind turbines, hydro schemes, biomass and energy from waste. There is also a target to reduce energy consumption in Scotland by 12% by 2020.

POLICY NRG 1 *Climate Change and Sustainability*

The reduction of greenhouse gas emissions through a wide range of measures designed to mitigate and adapt to climate change is a strategic over-arching set of principles which will be promoted by having the statutory requirements of The Climate Change (Scotland) Act 2009 enforced in relation to:

- assisting in achieving the Scottish Government’s renewable energy targets set out in the Act;
- assisting in achieving the Scottish Government’s Climate Change Adaptation Programme (May 2014) to address identified impacts and build resilience for a climate ready natural environment, society, buildings and infrastructure networks;
- protecting and enhancing land uses that act as ‘carbon sinks’ (for example extending woodland cover and protecting valued peat lands);
- protecting the amenity of new and existing development including environmental quality;
- assisting the move to zero waste; and
- influencing reduction in environmental impacts of production and consumption, particularly energy efficiency and waste reduction.

Sustainable land use will be promoted through:

- assisting in achieving compliance with the long-term objectives of the Scottish Government’s Land Use Strategy (2011): delivery of multiple benefits from land based businesses; responsible stewardship of natural resources and partnerships with nature; and better linkages of communities to the land;
- integrating land use with sustainable transport approaches through safeguarding and enhancing the network of sustainable forms of transport: walking and cycling, public transport, rail, park and ride and water-borne traffic;
- directing new developments to locations accessible by a choice of modes of transport and which specifically encourage walking, cycling, and public transport in preference to the private car; and
- encouraging more sustainable forms of transport and active travel.

Sustainable design and development will be promoted through:

- building in harmony with the site including optimising orientation and relationships to land contours, improvements to micro-climate, and utilising natural features;
- addressing sustainable energy approaches;
- facilitating designs for passive heating and cooling including natural ventilation and supportive landscape schemes;

- fostering and maintaining the site’s biodiversity and maintaining and enhancing connections with local habitat networks;
- facilitating accessibility and adaptability;
- treating and conserving water on site in line with best practice and guidance on sustainable drainage;
- recycling of construction materials and minimising the use of non-renewable resources; and
- providing for waste minimisation and recycling incorporating high speed broadband connections and other digital technologies.

The council will expect development proposals to have regard to the above principles, and further detailed policy throughout the LDP for reducing climate change and increasing sustainability.

Low carbon development and renewable energy

5.215 Planning has a vital role in promoting a climate resilient low carbon future through its influence on the location, type, scale, design and sustainability of new development. Development that contributes towards Scottish Government targets for climate change and renewable energy can comprise low carbon buildings, siting and design that assists with passive solar gain and embedding of renewable energy technologies i.e. reducing greenhouse gas emissions through the operation of low and zero carbon generating technologies (LZCGT). This is part of the 30% reduction required by the *Building Standards Technical Handbooks 2010*, de-centralisation of energy such as combined heat and power (CHP) and district heating and water efficiency. Supplementary Guidance may be prepared on sustainable design/planning for climate change including small/micro-renewable proposals. In addition, Supplementary Guidance – Residential Design Guide provides further detail to be considered in development proposals.

5.216 The decentralisation of energy generation, particularly on larger sites, or combinations of sites, which create a critical mass, may offer opportunities for reducing emissions. This involves the generation of energy closer to the user, as opposed to large, centralised power stations feeding into the national grid and offers the potential to reduce transmission wastage and utilise heat generated in the process. Included amongst these are high efficiency co-generation or CHP; on-site renewable energy systems and energy recycling systems. There may be opportunities for district heating systems to serve developments and, where appropriate, these will be encouraged by the council.



5.217 One of the Scottish Government’s current aims is de-carbonisation of heat policy. For spatial heating reducing the demand to heat homes and buildings is a key way in which planning can contribute to reductions of energy for heating. Mitigating and adapting to climate change, and the arising priority of sustainable development, are areas which planning needs to address.

5.218 Solar energy technologies for water heating and photo-voltaic cells are advanced renewables industries. Spatial heating accounts for approximately half of all domestic energy usage. While Building Standards tackle energy efficiency through ever increasing requirements Planning’s remit is wider than the building envelope and can address how land is used and how buildings are laid out.

5.219 If a new building is built, or already exists, without a roof which can accommodate solar energy generating equipment – i.e. no south or near south-facing aspect - then this is a long-term loss of spatial heat generation potential over the life-time of the building. Ensuring that new buildings have roofs with the capacity to produce solar energy is an important tool in giving residents and businesses the opportunity to contribute to disaggregated energy supply and reducing communities demand for external energy sources. Requiring new buildings to have solar roofs will have implications for site layouts, building orientation, roof design and structural supports.

5.220 Houses and sites with a beneficial aspect absorb heat from the sun. This passive solar gain through good design of residential layouts and individual properties which will benefit homes and neighbourhoods in perpetuity. Passive solar gain is essentially a source of free energy which will result in lower energy bills and direct heating from the sun’s energy.

5.221 Passive house technologies can be so efficient that additional heating sources are only required in the depth of winter. However, even a modest design approach to improving the aspect of a roof has the potential to increase the uptake of passive solar gain of an individual property and across a new residential development. Due to changes in the grant giving status for solar technology the following policy is aspirational and anticipates a more favourable climate for the uptake of tried and tested solar technology.

Policy NRG 2 **Solar Roof Capacity Requirements**

All new residential, commercial and industrial buildings must have a minimum installed solar roof capacity requirement as follows:

- Residential properties – 70% of new houses/dwellings within an application site must offer the main orientation as East-West with not more than 30 degrees deviation from south;
- Small commercial properties – new buildings must have a significant roof capable of accepting solar or PV cells;
- Large commercial properties – new development must have a significant roof capable of accepting solar or PV cells.

Exceptions will be made in rare instances where it can be demonstrated that there is no reasonable grid access or structural limitations prohibit the installation of solar power.

Supplementary Guidance will be produced to indicate how the requirements for solar energy roofs will be assessed at planning application stage.



Wind Farms and Wind Turbines

5.222 The compact nature of West Lothian, its predominantly urban character especially in central West Lothian, and the range and nature of constraints which affect it (including parts of the area lying within the flight path of Edinburgh airport) has not deterred interest in on-shore wind energy developments. West Lothian's location in Central Scotland reduces grid transmission costs and the few international and national heritage designations and absence of statutory green belt provides for a less constrained area of interest. There continues to be interest for wind energy development in the higher ground in West Lothian - and more recently small wind energy proposals where higher wind speeds are found.

5.223 Policy 10 of the SDP promotes sustainable energy technologies, taking into account economic, environmental, social and transport considerations.

5.224 The council produces a quarterly compendium of wind energy applications in both chart form and as a GIS map. The latest version of this information can be found on the [council's website](#).

5.225 The council has prepared also Supplementary Guidance for wind energy which provides the spatial framework for on-shore wind energy development including small scale wind turbines, i.e. proposals involving a maximum of two turbines having an upper limit of 35m to blade tip. The spatial framework identifies protected areas, areas with potential constraints and broad areas of search.

POLICY NRG 3 *Wind Energy Development*

The council supports the development of wind energy schemes in principle.

Wind energy proposals will be assessed against the detailed spatial framework and the criteria set out in Supplementary Guidance – “Wind Energy Development”. Development will be supported where it can be satisfactorily demonstrated that proposals will not individually or cumulatively have a significantly adverse impact on local communities, the natural and historic environment, public safety and the economy of the local area.

The council will have regard to the precautionary principle when assessing wind energy proposals where nationally or internationally important landscape and natural heritage resources are potentially being impacted upon.

POLICY NRG 4 *Other Renewable Energy Technologies*

The council supports the development of renewable energy schemes in principle. Renewable energy proposals will be assessed against the detailed spatial framework and with regard to other policies set out in the LDP, specifically Policy ENV 5, ENV 11 & EMG 1 relating to carbon rich soils and the water environment. Development will be supported where it can be satisfactorily demonstrated that proposals will not individually or cumulatively have a significantly adverse impact on local communities, the natural and historic environment, public safety and the economy of the local area. The council will have regard to the precautionary principle when assessing wind energy proposals where nationally or internationally important landscape and natural heritage resources are potentially being impacted upon.



Energy and Heat Networks

5.226 District heating networks can make more efficient use of heat from existing energy generation or other processes. The Scottish Government requires that LDPs should use heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply. Further, on the ground, LDPs should support the development of heat networks in as many locations as possible, even where they are initially reliant on carbon-based fuels if there is potential to convert them to run on renewable or low carbon sources of heat in the future.

5.227 Policy NRG 5 seeks to ensure that available heat supply sources in the area are used to mitigate West Lothian's territorial greenhouse gas emissions, and in particular that development with a high heat demand makes use of such sources, as well as encouraging the uptake of community heating in connection with new development. The need for an energy centre will depend on the scale of heat demand.

5.228 The council is committed to developing a local West Lothian Heat Map to support the planning and deployment of local low-carbon energy projects. It will indicate demand and supply opportunities for energy and heat networks in West Lothian and will be used as a tool to prioritise locations for more detailed investigation and to indicate where development opportunities might be. If appropriate a strategy will be prepared to encourage the uptake of local energy and heat network opportunities.

5.229 The council also wishes to promote the use of renewable energy schemes where it can be demonstrated that there will not be any negative social, economic, or environmental results from the scheme.

POLICY NRG 5 Energy and Heat Networks

The council will seek to ensure heat supply sources in the plan area are used to mitigate West Lothian's territorial greenhouse gas emissions. All applications that create a significant heat demand or waste heat will be assessed against local Heat Mapping information.

Information in relation to technical feasibility, financial viability, and optimisation of heat supply sources for co-located high-heat demand uses is likely to be a requirement in high density developments and major developments with a constant demand for heat such as hospitals, hotels, schools/ colleges, leisure centres/ swimming pools, community and civic buildings and industry.

Developers may be required to provide energy centres within new development in areas identified as appropriate for district heating, or where a district network exists or is planned. New development in these areas will include infrastructure for connection to the district network.

Waste heat generating installations subject to cost-benefit analysis under the Energy Efficiency Directive will, as far as reasonably necessary, be designed with a view to supporting analysis which shows the waste heat can be utilised in accordance with the Directive.

Development proposals for over 100 homes will be encouraged to consider the use of community energy networks in their development. Where an existing local energy network is established, developments will be expected to connect to the network, if feasible.

Off-gas Grid Areas Renewable Heat Requirement for New-build Housing

5.230 Gas is a carbonised form of energy therefore it is not a sustainable practice to extend the gas grid, or install LPG and oil tanks as the main type of energy for heating. Alternative forms of energy are available to gas and best practice is for their installation at construction stage.

5.231 Many properties and areas, primarily in west West Lothian do not benefit from gas as a source of energy as the gas grid does not reach within a usable distance of these properties and settlements. By requiring new off-grid properties to supply spatial heating through renewable technologies it is anticipated that there will be considerable uptake of air-source and ground source heat-pumps as well as bio-mass technology in addition to solar roof capacity requirements already set out in other sustainable design policies.

5.232 Applicants should be aware that new build housing which gains planning approval where it would be reliant on linkage to the gas-grid, LPG or oil will be required to design in renewable sources of space heating to comply with Building Standards. Further, evidence of renewables based spatial heating at planning application stage should not be assumed as planning permission: full assessment of new development proposals in the countryside will be required to determine such proposed new build housing.

The Water Environment and Flood Risk and Management

5.233 Scotland's climate is already changing, bringing an increase in the frequency of heavy rain and extreme weather events as well as wetter winters, which increases the risk of flooding. Planning has a major role to play in mitigating flood risk, whilst the Flood Risk Management (Scotland) Act 2009 introduces further legislative provisions requiring the council to act with a view to reducing overall flood risk; act to secure compliance with the European Floods Directive; act with a view to achieving the objectives set out in the flood risk management plans; have regard to the social, environmental and economic impact of carrying out those functions; prepare flood risk management plans and local flood risk management plans; prepare maps of bodies of water; assess bodies of water; and obtain information.

5.234 So far as is consistent with their flood risk functions, local authorities must also act in the way best calculated to manage flood risk in a sustainable way; promote sustainable flood management; act with a view to raising awareness of flood risk:

and act in the way best calculated to contribute to the achievement of sustainable development. There is also a legal requirement for local authorities to adopt, wherever practicable, an integrated approach through co-operating with each other. Adopting a fully coordinated approach to implementation, with SEPA, Scottish Water and other bodies is central to the delivery of the improved management of flood risk.

5.235 The council is a responsible body under the Water Environment & Water Services (Scotland) Act 2003, which confers a legal duty to ensure that the aims of the European Water Framework Directive remain integral to the discharge of its statutory functions. The council's administrative area forms part of the Scotland River Basin District and the Forth River Basin Management Plan.

5.236 West Lothian includes a small stretch of exposure to the Forth estuary. Coastal flooding including tidal surge from the Firth of Forth does not present significant risk to the small number of properties close to the Forth within the council's administrative area at this time.

5.237 The Supplementary Guidance Flooding and Drainage provides further advice on measures to avoid flooding and contribute to the objectives of the *River Basin Management Plan*, updated in due course to reflect the Local Flood Risk Management Plan for the Forth Estuary area when adopted, and the second River Basin Management Plan for Scotland. Revised and updated Supplementary Guidance on Flooding and the Water Environment will be prepared over the LDP plan period.

5.238 Flood risk is a key factor which has informed the spatial strategy and the *Strategic Flood Risk Assessment (SFRA)*. SEPA's flood hazard maps have also highlighted areas where there are potential issues. The flood hazard maps show specific areas deemed, by modelling, to be at risk of flooding and are to be used to develop Local Flood Risk Management Plans as well as influencing development planning decisions. In addition, SEPA has prepared plans which show Potentially Vulnerable Areas (PVAs), deemed to be at an enhanced risk of flooding from one or more sources. Policy 15 of the SDP provides guidance to be taken forward in the LDP. In accordance with SPP2014, development within areas at risk from flooding should be avoided. Where a development is proposed in an area deemed at risk from any type of flooding or where the risk of flooding might increase elsewhere as a result of development, applicants will be required to demonstrate that flood risks can be appropriately managed in line with best practice.



Policy EMG 1

Water Environment Improvement

Proposals for the culverting of a watercourse will be considered with reference to [SEPA's position statement](#) on culverting.

Opportunities to improve the water environment and promote natural flood management are supported where it can be demonstrated that these will help to reduce overall flood risk. This could include wetland restoration, riparian planting, flood plain creation, daylighting of culverted watercourses and restoration of heavily modified watercourse.

Proposals that are aligned with measures identified in the River Basin Management Plan will be supported in principle, including the retrofitting of SuDS features to the existing surface drainage system, the restoration of watercourses and the removal of redundant structures.



Development will specifically not be supported in:

- a. locations identified as being at medium to high flood risk, unless it accords with the flood risk framework set out in SPP2014; or
- b. where it would lead to an increase in the probability of flooding elsewhere.

Developers will be required to submit a full Flood Risk Assessment (FRA) for all developments deemed to be at risk of flooding from any source in medium to high risk areas and developments in low to medium risk areas identified in the risk framework (i.e. developments located in an area at the upper end of the probability scale, essential infrastructure and the most vulnerable land uses). The Flood Risk Assessment should be undertaken in accordance with the relevant and prevailing [SEPA technical guidance](#).

To limit the impact of potential flood risk any development that is subsequently permitted in medium to high risk areas (that accords with the exceptions in the risk framework) or is located in adjacent low to medium risk areas must be built to a water resilient design.

Development that is proposed in an area that is or will be behind a formal flood protection scheme must be an appropriate and acceptable land use for the location, designed to be resilient and must not be constructed until the flood protection scheme is confirmed operational by SEPA.

Appendices 1 & 2 (which respectively list employment and housing land allocations in the plan) identify those sites where there is a known requirement for a FRA, watercourse buffer strips and best practice SuDS treatment.

The council nevertheless reserves the right to require the preparation and submission of FRAs for other development sites which present over the plan period where deemed necessary. Guidance will be sought from SEPA and other agencies as appropriate.

Alterations and small-scale extensions to existing buildings are outwith the scope of this policy, provided that they would not have a significant effect on the storage capacity of the functional floodplain or local flooding problems.

All proposals must comply with the terms of Supplementary Guidance on Flooding and Drainage.

Policy EMG 2 Flooding

Flooding can seriously impact on people, businesses and the environment and the council will, as a first principle, seek to prevent development which would have a significant probability of being affected by flooding or would increase the probability of giving rise to flooding.

When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted impacts of climate change.

POLICY EMG 3 Sustainable Drainage

Developers may be required to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development. With the exception of single houses, SuDS will be a required part of all proposed development as a means of treating/attenuating surface water and managing flow rates.

Developers will be required to ensure that adequate land to accommodate SuDS is incorporated within development proposals and that housing densities take into account the physical space for effective SuDS. The design of the system should meet best current practice. It is expected that surface water drainage systems, including sustainable drainage systems, for most will be vested in Scottish Water as drainage authority and will, as a consequence, be designed and constructed in accord with the most up to date edition of Scottish Water's Construction Standards and Vesting Conditions 'Sewers for Scotland' (3rd Edition) and at the same time comply with SEPA's Policy and Supporting Guidance on the provision of Waste Water Drainage in Settlements in promoting connection to the public sewerage system where possible.

Where new development (or the change of use of land or buildings) impacts on existing drainage arrangements, the council may require these arrangements to be upgraded and SuDS retrofitted as a condition of planning approval in order to avoid detriment to the water environment.

Where there are existing issues of capacity or flooding associated with combined drainage systems, developers may be required to invest in off-site works to provide additional capacity or reduce loadings on such drainage systems.

Private drainage systems for sewered areas will only be considered as a temporary measure where there is no capacity in the existing sewer system; Development relying on private sewage systems will only be permitted where there is no public system in the locality and where the council is satisfied that the proposal is acceptable in terms of the impacts on the water environment and on public health.

Developments involving private water supplies will only be permitted where there is no public supply in the locality and where the council is satisfied that there is sufficient water and that the proposal is acceptable in terms of the environment and public health.

The council will support in principle the incorporation of water conservation measures in new developments, including rainwater harvesting and systems for the recycling of "greywater".

Regard should also be had to other LDP policies in relation to drainage in new developments, SuDS, flood risk and the treatment of watercourses and proposals will require to contribute to the delivery of green infrastructure and the green network where this is considered appropriate.

Air Quality and Noise

5.240 West Main Street, Broxburn and Linlithgow High Street have been identified as Air Quality Management Areas AQMA where air quality is continuously monitored as a result of increasing levels of pollution. Completing the road network in the previously allocated East Broxburn CDA is expected to reduce traffic in the town centre, thus improving air quality.

5.241 Air quality in central Linlithgow has been and continues to be a significant source of concern. The problems are principally associated with high volumes of stop-start traffic in the High Street, which in most cases has no alternative practical east – west route. The combination of peripheral housing developments and major retail and education facilities outwith the centre of the town give rise to a significant volume of cross-town short distance car use. Short distance journeys are disproportionately polluting. Further development which generates additional traffic in Linlithgow High Street and Low Port can be expected to worsen air quality. Air quality in Linlithgow High Street is currently being monitored and a statutory 'Detailed Assessment' is currently being carried out. Early indications are that an Air Quality Management Area will be recommended and if declared, it is anticipated that an Air Quality Management Area would be for PM10 and potentially also for NO2.

5.242 There is a statutory process to be followed to develop and agree prioritised measures to improve air quality. This will involve all relevant stakeholders including the public, although initial work would be carried out by a cross service officer group from within West Lothian Council to promote behaviour change programmes which facilitate modal shift of shorter journeys to sustainable modes.

5.242 Future pressures on air quality may come from an increase in road traffic and congestion following implementation of the spatial strategy. The council will also actively promote strategies that seek to address air quality management issues in Broxburn and Linlithgow in particular and will support the preparation and implementation of action plans to provide solutions to both, for example supporting the installation of charging points for low carbon/electric vehicles and instigating a modal shift to sustainable modes of transport.

POLICY EMG 4 Air Quality

Where appropriate, developers will be required to provide additional information on the impact of their proposed development on air quality.

Development promoting behaviour change programmes in Linlithgow and Broxburn/Uphall to facilitate modal shift of shorter journeys to walking and cycling is supported in principle.

Development will not be supported where it is not possible to mitigate the adverse effects of that development on air quality effectively or where development proposals cause unacceptable air quality or dust impacts, or would result in sensitive uses, which give rise to air pollution concerns, being located within or close to uses with potential to generate such pollution.

Where appropriate, planning conditions will be imposed which require air quality monitoring apparatus to be installed.

Edinburgh Airport

5.243 Parts of West Lothian lie within the safeguarding zone for Edinburgh Airport. The council is required to consult with Edinburgh Airport on planning applications within its area that may attract birds within 13 kilometres of the airport. To reduce the risk of bird strike specific requirements associated with landscaping schemes within 13km of the airport should be factored into development proposals from the outset.

Noise

5.244 By guiding development to the right locations and through promoting good design, the planning process can help to avoid or minimise problems associated with noise arising from developments. Supplementary Guidance provides developers with information on dealing with the planning process where new noise sensitive developments are planned near to existing noise sources and where potentially noisy developments are introduced into existing noise sensitive areas.

POLICY EMG 5 Noise

There is a presumption against developments that are:

- a. likely to generate significant amounts of noise being located close to noise sensitive developments such as existing or proposed housing; or
- b. residential or other noise sensitive developments being close to noisy land use.

The only exceptions will be where it can be demonstrated that:

- a. through design or mitigation, satisfactory internal and external noise levels can be achieved at the noise sensitive development; and
- b. through design or mitigation, there will be no adverse impact on the continued operation of any existing or proposed business or activity.

The terms of the council's Supplementary Guidance on Noise will apply.

Contaminated Land

5.245 A statutory contaminated land regime, implementing the provisions of Part IIA of the Environmental Protection Act 1990, came into force in July 2000. The 1990 Act defines contaminated land and requires councils to identify all contaminated land in their area. The Act also gives councils and the Scottish Environment Protection Agency (SEPA) powers to enforce remediation.

5.246 Supplementary Guidance on contaminated land has been prepared by the council to assist in meeting the requirements of the Environmental Protection Act 1990. The LDP supports in principle the rehabilitation of derelict and contaminated land, subject to compliance with the policies set out in the LDP and the terms of the Supplementary Guidance – *Contaminated Land. Planning Advice Note 33: Development of Contaminated Land* (PAN 33) also sets out the procedures that the council must adopt when dealing with development proposals that may be affected by contaminated land.



Vacant and Derelict Land

5.249 Land which has previously been developed can in some instances provide opportunity for new development and thus reduce the amount of green field land that is released for development. In addition, re-development of vacant and derelict land can result in environmental improvement and amenity. One of the objectives of the Central Scotland Green Network is to address vacant and derelict land, and the development of such land for SuDS or allotments (on sites of 2 hectares or more) is supported as a national project.

5.250 As a former coal mining area, consultation with the Coal Authority is often required as previous coal mining may give rise to subsidence or to concentrations of gases hazardous to health. Matters related to gas build-up in properties may be addressed through building design and through Building Standards requirements.

POLICY EMG 6 *Vacant, derelict and contaminated land*

The redevelopment of vacant and derelict land is supported in principle provided that the proposal is compatible with other policies of the LDP.

Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation, to the satisfaction of the council. Where contamination is found, and prior to the granting of any planning permission, the developer must submit a programme of remedial works to be agreed with the council which should also address any adverse impact on controlled waters.

The developer must appoint an accredited site investigator to identify the specifications and monitor compliance to the works. Appropriate planning conditions will be applied to secure the remedial works. Any proposal requiring remediation will require to accord with Supplementary Guidance entitled *Development on Contaminated Land*.



Minerals and Waste

5.251 NPF3 recognises that minerals make an important contribution to the economy. They provide materials for construction, energy supply and other uses and support employment. NPF3 directs that planning authorities safeguard mineral resources, ensure an adequate and steady supply is available to meet needs and facilitate their responsible use. Restoration of past minerals extraction sites in and around the Central Belt is also highlighted as part of the spatial strategy of NPF3.

5.252 In safeguarding mineral resources, there is also a requirement to minimise the impacts on local communities, the environment and the built and natural heritage and ensure the sustainable restoration of sites and their beneficial after-use. The range of minerals available in West Lothian is largely limited to coal and silica sandstone and secondary aggregates. Supplementary Guidance on minerals provides further detail of the council's policy approach towards minerals.

5.253 Mineral deposits capable of extraction are also found straddling the council's administrative boundary at, or just beyond the boundary in neighbouring planning authority areas of North and South Lanarkshire. This is especially the case in, and around, the Fauldhouse area where deposits of shallow coal have attracted developer interest and planning applications at Badallan and Headlesscross. Open cast coal extraction is underway at Rusha Farm to the south west of West Calder.

5.254 The silica sandstone quarry at Levenseat, south of Fauldhouse will continue to be safeguarded as this is a nationally important mineral and any extension of the quarry will be supported, subject to environmental, transportation and amenity considerations. As part of the statutory review of old mining permissions (ROMPs), long-term planning permissions for the extraction of materials have been reviewed to enable modern planning conditions to be agreed and to ensure better working practices and enhanced reclamation and aftercare, based upon the Scottish Government's planning advice.

5.255 As required by SPP2014, the LDP provides a general framework for open cast coal extraction against which development proposals can be assessed and identifies broad areas of search. Outwith these broad areas of search there is a presumption against extraction. The search areas are broadly:

- a. west and south west of Blackridge;
- b. north of Armadale;
- c. between Armadale and Whitburn;
- d. between Whitburn and Fauldhouse;
- e. between Blackburn and Stoneyburn; and
- f. south and south-east of Breich

5.256 Policy MRW 2 provides guidance on the circumstances where mineral extraction may be supported in principle whilst policy MWR 3 advises of the circumstances where such proposals would be less likely to be acceptable.

POLICY MRW 1 Minerals Resources and Safeguarding

Minerals that are, or may be, of economic or conservation value will be protected from development which could prevent or jeopardise their extraction provided it can be demonstrated:

- by means of an independent assessment, that surface development would neither sterilise the mineral, or be a serious hindrance to its extraction; and that,
- the minerals are otherwise capable of being won in an environmentally sensitive manner.

Prior extraction of minerals should be facilitated and encouraged for any substantial new development sites, in line with national policy, with the aim of preventing sterilisation of minerals.

The prevention of the sterilisation of a particular mineral does not imply a presumption in favour of its working.

There is a presumption in favour of new proposals for construction aggregate extraction which support and maintain a ten year council landbank of permitted reserves required under national policy guidance provided it can be demonstrated that they do not conflict with the terms of other policies set out in this LDP.

There is a presumption in favour of new proposals which support and encourage uptake of secondary and recycled aggregates as part of the overall mineral supply.

POLICY MRW 2 *Supporting Principles for Mineral Extraction*

Development proposals for open cast coal mining, the extraction of minerals, construction minerals, silica sandstone, building stone and onshore gas and oil, (including associated infrastructure), will only be supported where they:

- a. can be demonstrated not to have an unacceptable detrimental impact on communities, the environment, or the economy;
- b. provide for restoration and aftercare to a high standard (including the provision of an appropriate guarantee, such as bonds or other financial guarantees - Policy MRW 3 refers);
- c. provide an appropriate buffer zone between site boundaries and settlements to protect the amenity of houses and occupied properties;
- d. result in the restoration of previously worked areas where the earlier restoration has not been completed to a high standard, or which have left a legacy of ground instability;
- e. meet the relevant requirements set out in Supplementary Guidance "Minerals" and
- f. satisfactorily address the attendant implications for haulage, including road safety, road cleanliness and the need to minimise nuisance to communities around the site and on the preferred haul routes.

POLICY MRW 3 *Impediments to Mineral Extraction*

Proposals for mineral extraction are less likely to be given favourable consideration in the following circumstances:

- a. where an open cast coal site is proposed within 500m of a community and/or where the relevant planning issues associated with a mineral extraction which would affect a community cannot be offset by regulation through planning conditions or legal agreements;
- b. where there is conflict with any requirement of SPP2014, PAN 50 and its annexes in relation to such sites or other mineral working sites;
- c. where there would be an unacceptable environmental impact on individual properties;
- d. where the traffic generated would create an unacceptable adverse impact on road safety or amenity or where available rail transport facilities are not utilised;
- e. where there are inadequate proposals that do not ensure that the land after mineral working is restored to no less quality than prior to the commencement of the development, and where the integrity of designated landscape areas, countryside belts and other locally important landscape features would be compromised and where a site which is visually intrusive after mitigation and would be inter visible with other similar sites when seen from settlements from main transport corridors;
- f. in ecologically sensitive areas or where the long-term biodiversity value of the site would be reduced by the development;
- g. on sites or settings of archaeological, historical or architectural significance, particularly where work would affect ancient monuments or listed buildings, or the setting of a conservation area;
- h. for peat extraction, or where there would be irreversible damage to a peat habitat;
- i. where the development of the site when assessed against other additional workings, opencast coal sites and landfill sites would lead to adverse cumulative impacts that cannot be mitigated. This will be particularly important if there are already two or more operational, or consented, sites of the type described above that could raise similar impacts within 5 km of any nearby community; and
- j. where a proposal would have an adverse impact on an existing business or industry and would conflict with the objectives and policies contained within the Economic Development and Growth section of the LDP.

Site Restoration

5.257 To ensure that restoration and aftercare proposals are carried out, the council will normally require developers to provide a financial guarantee bond or make other financial provision, of a sum to be agreed with the council, to cover any failure to implement restoration proposals in accordance with the conditions imposed on the grant of planning permission.

5.258 The only exception to this requirement will be where the council considers that the restoration proposals have such limited financial requirements as to make such a financial provision unnecessary. The financial guarantee bond or other financial provision will be made before permission is granted. With regard to the type of financial provision, the council will require a financial guarantee bond unless, in the context of the SPP2014, the operator can satisfactorily demonstrate that another arrangement, such as an industry guarantee scheme, will be sufficient to ensure the implementation of the restoration proposals, including the necessary financing, phasing and aftercare of the site.

POLICY MRW 4 Restoration Of Mineral Extraction Sites

The council will only grant planning permission for mineral extraction where proper provision has been made for the restoration and aftercare of the site.

Restoration proposals should take account of the specific characteristics of the site and its locality and restore and/or enhance the landscape character of the area. Any opportunities for enhancing biodiversity, community recreation and access should be considered. The council will normally require applicants to provide a restoration and aftercare bond or make other financial provision to ensure full restoration and reinstatement of the site should the developer fail to implement the previously agreed restoration plan.

Unconventional Gas Extraction including Hydraulic Fracking

5.259 North west West Lothian also contains a small area for which the UK Government has issued PEDL (Petroleum Exploration and Development Licences) and there may in the future be proposals for exploration in this area. The licences relate to areas that potentially contain reserves of on-shore gas including Coal Bed Methane (CBM). There is potential to release methane from un-mined coal seams or capture methane accumulated in coal mine workings, subject to appropriate environmental mitigations. While there are a variety of extraction processes, hydraulic fracturing or 'fracking' is perhaps the most widely known process of extracting natural gas from shale rock layers deep within the earth. Fracking is the process of extracting natural gas from shale rock layers deep within the earth. The council is aware of interest in this process, but for sites outwith West Lothian. It also recognises that the Scottish Government imposed an indefinite moratorium on granting planning permission for unconventional oil and gas extraction works, including fracking, in January 2015 and that this will require to be observed until such time as it is rescinded.

POLICY MRW 5 Unconventional Gas Extraction (including Hydraulic Fracturing (Fracking))

For areas covered by a Petroleum Exploration and Development Licence (PEDL), the council will:

- a. encourage operators to be as clear as possible about the minimum and maximum extent of operations (e.g. number of wells and duration) at the exploration phase whilst recognising that the factors to be addressed by applications should be relevant and proportionate to the appropriate exploration, appraisal and production phases of operations;
- b. confirm that applicants should engage with local communities, residents and other stakeholders at each stage of operations, beginning in advance of any application for planning permission and in advance of any operations;
- c. ensure that when developing proposals, applicants consider, where possible, retention of the end product within the area in which it is extracted; where this is not possible, transportation of the end product by pipeline, rail or water rather than road; and
- d. provide a consistent approach to extraction where licences extend across local authority boundaries.

POLICY MRW 6 Pipeline Consultation

The council will consult with the Health and Safety Executive and with Transco / BP, as appropriate, on development proposals which are located within pipeline consultation zones. Proposals will be refused where there is an unacceptable risk to human life.

Waste

5.260 The Scottish Government has adopted Zero Waste as a goal and in 2010 published the *Zero Waste Plan (ZWP)*. The *Zero Waste Plan* sets a target that by 2025, 70% of Scotland's waste is to be recycled. Treatment is also required of unsorted waste materials prior to incineration or landfill and a maximum of 5% of waste is to go to landfill. The waste hierarchy establishes that the prevention of waste is the preferred option followed by reuse, recycling, recovery and disposal.

5.261 The SDP advises no further landfill sites beyond existing facilities are required to be identified in the plan period 2009 – 2032 and that there is a downward trend in the amount of waste sent to landfill due to increased recycling rates and a reduction in waste.

5.262 Bathgate Pond Green Energy Park provides for waste management including installation of anaerobic digestion plant to provide energy from waste. The site is expected to commence operations in 2015. 200,000 tonnes of waste per annum will be processed, with 105,000 tonnes of this being treated in the anaerobic digestion plant and the remainder being recycled. Caputhall Mechanical Biological Treatment and unsorted Materials Recycling Facility, has planning permission. Levenseat by Fauldhouse also provides for landfill, waste recycling and anaerobic digestion and there is consent for a waste site at Philpstoun South Bing

5.263 Arrangements for waste storage, recycling and collection including kerbside collection, and/or centralised mini-recycling stores, and composting facilities are set out in Supplementary Guidance – *Residential Design Guide*.

5.264 New depot facilities have been provided in at Inchmuir Road at Whitehill Industrial Estate, Bathgate for a waste transfer station, commercial recycling centre and materials recovery and have the potential to accommodate the likely growth in waste over a 25 year period and enable the council to meet requirements of the *Zero Waste Plan* and the *European Waste Framework Directive 2012*.

Policy MRW 7 Waste Management on Construction Sites

In the interests of general environmental and residential amenity, proposals for new housing, industrial, commercial and business developments must demonstrate to the satisfaction of the council that the generation of waste during the construction period has been minimised and that any residual waste will be managed in a sustainable manner.

Proposals for new housing, industrial, commercial and business developments must incorporate waste management and recycling facilities and must accord with national requirements of SPP2014, the Scottish Government *Zero Waste Plan* and '*Planning and Waste Management Advice*,' published by the Scottish Government in July 2015.



POLICY MRW 8 Waste Management Facilities

Existing waste management sites as identified on the proposals map shall be safeguarded from alternative development, except where demonstrated to be surplus or no longer suitable to meet future requirements, or where they have been allocated in the development plan for redevelopment.

Development that is proposed adjacent to or in the vicinity of an existing waste management facility and that would be likely to adversely affect the present or future operation of the facility will not be supported.

Development that is proposed on, adjacent to, or in the vicinity of a site that is identified for provision of a new waste management facility and that would be likely to make the site unavailable or unsuitable for the provision of the new facility will not be supported.

Applications for new waste management facilities will be assessed against the criteria set out below and against SPP2014, the Zero Waste Plan, Planning Advice Note 63: *Waste Management Planning* with the overall aim being to help deliver infrastructure at appropriate locations and prioritising development in line with the waste hierarchy: waste prevention, reuse, recycling, energy recovery and waste disposal sites. Considered generally suitable for waste management facilities include existing or allocated industrial land, specifically Classes 5: General Industrial and Class 6: Storage or distribution, provided they meet the specified criteria below; and the re-use /extension of existing waste management sites.

- a. the visual and landscape impact of the development including the screening capability from existing and proposed features;
- b. the proximity of adjacent sensitive premises or land uses. In general terms distances should be:
 - 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant; and
 - 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant; and
 - greater than 250m between sensitive receptors and landfill sites.
- c. the hours of operation and the length of the period for which planning permission is sought;

- d. the implications for haulage, including road safety, road cleanliness and the need to minimise nuisance to communities around the site and on the preferred haul routes;
- e. the environmental impact of traffic and any cumulative impact from sites on other road users and communities;
- f. the impact on ground and surface water, the adequacy of site drainage and the treatment of site water to avoid pollution of water courses or ground water;
- g. the protection of infrastructure such as roads, pipelines, cables and drains;
- h. the protection of landscape features;
- i. the steps to be taken to prevent nuisance or environmental deterioration generally, including an assessment of existing and introduced noise, air quality, odour, visual impact, litter, vermin, dust deposition and ground vibration;
- j. the adequacy of the proposed working method to enable the progressive restoration of the site to take place at the earliest opportunity, where appropriate;
- k. compatibility of surrounding land uses;
- l. airport safeguarding;
- m. the opportunity to remediate derelict or contaminated land or abandoned or disused waste management facilities;
- n. the opportunity to recover energy from waste, i.e. sites designed to enable links to be made to potential users of the heat and/or power generated at the site. Proposals will be assessed against SEPA's Thermal Treatment of Waste Guidelines 2013 and addendum that sets out policy on thermal treatment plants;
- o. after-care and restoration where necessary; and
- p. there has been an appropriate level of pre-application consultation undertaken with local communities to the satisfaction of the council in accordance with SPP2014 and the Zero Waste Plan for Scotland.

Occasionally, and depending on the particular circumstances of the operations, the council may require an operator to finance the appointment (by the council) of a compliance officer to monitor the site during the currency of the planning permission. The developer or landowner of a landfill site may also be required to lodge a bond to cover performance, restoration and after-care. In such circumstances, the council will have regard to and be guided by

the Position Statement on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites Produced by Heads of Planning Scotland.

The developer must appoint an independent assessor, agreed by the council, to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities.

Policy MRW 9 **Landfill Sites**

Proposals for new landfill sites for the final disposal of general waste will not ordinarily be supported. An exception would only be supported in specific circumstances where:

- a. there is a requirement to meet the need for a 10 year rolling landfill capacity identified within the Zero Waste Plan Regional Capacity Table;
- b. it is clearly demonstrated that the proposed operation results in significant environmental benefits to the site or its area;
- c. where there are no alternative measures for dealing with the waste;
- d. where the waste has been pre-treated; and
- e. where the proposal conforms to all other policies of this LDP and the objectives of the Zero Waste Plan for Scotland and SPP2014.

The council may require the operators of a site for waste management to finance the appointment, by the council, of a compliance officer to monitor the site during the currency of the planning permission and will require either the developer or landowner of a waste management site, and in particular a landfill site, to lodge a bond to cover performance, restoration and after-care. The developer must appoint an independent assessor, agreed by the council, to advise the council at set stages during the lifetime of the development of the estimate of outstanding liabilities at the site, and the amount of finance to be secured for the sole use of the council. The developer will be required to provide the necessary financial security to address the outstanding liabilities.

6 Development Proposals by Settlement

- The settlement statements have been informed by the West Lothian Housing Land Audits 2012 to 2014 and reflect the capacity of development sites and the completion figures achieved at 31 March 2014.
- Other proposals may emerge over the plan period. These include contributions to the Green Network.
- Where 'Mixed Use' allocations have been considered appropriate to include an element of housing an indicative capacity has been identified and this figure has been assumed to contribute to the overall housing land supply.
- * indicates proposals are not mapped



ADDIEWELL and LOGANLEA

Population in 2013	1,336	<i>(NRS 2013 Mid Year Estimates)</i>
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-AD 1	Muirhousedykes Mains (Ross Court)	0.2	5
H-AD 2	Meadowhead Avenue (north)	1.0	20
H-AD 3	Loganlea Road	0.4	5
H-AD 4	Loganlea Crescent / Place	2.3	35

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-AD 1	Addiewell West	6.5	6

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-1	Addiewell rail station	Bus interchange, parking and path upgrade between Addiewell and railway station.

ARMADALE

Population in 2013	11,369	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-AM 1	Muirfield, North Street	0.3	10
H-AM 2	Heatherfield (West)	2.9	70
H-AM 3	Nelson Park/Mallace Avenue	1.6	26
H-AM 4	High Academy Street (former nursery)	0.2	6
H-AM 16	Mayfield Drive	0.8	20
H-AM 17	Drove Road	3.3	26
H-AM 18	Stonerigg Farm	0.8	11

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-AM1	Tarrareoch Farm	26.6	4, 5, 6

CORE DEVELOPMENT AREA			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-AM 5	Colinshiel (Site A)	20.0	135
H-AM 6	Colinshiel (Site B)	9.0	135
H-AM 7	Tarrareoch (Southdale Meadows)	3.00	85
H-AM 8	Tarrareoch Remainder	13.6	265
H-AM 9	Netherhouse Phase 1, R1A East (Ferrier Path)	5.1	13
H-AM 10	Netherhouse Phase 1, R1B West (Hanlin Park)	4.1	26
H-AM 11	Netherhouse Remainder	6.4	109
H-AM 12	Standhill (North)	12.8	300
H-AM 13	Standhill (South)	6.3	100
H-AM 14	Trees Farm	26.6	350
H-AM 15	Lower Bathville	27.6	400

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-2	Southdale	New primary school associated with Armadale CDA
P-3	Armadale	Extension to existing primary schools*
P-4	Armadale Academy	School extension
P-5	Armadale	New partnership centre
		*Other proposals linked to Armadale CDA – see Appendix 2 for detail

BATHGATE

Population in 2013	20,639	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BA 1	Balmuir Road (Former Woodthorpe Garden Centre)	0.8	11
H-BA 2	Wester Inch (land to east of Meikle Lane)	1.8	70
H-BA 3	Standhill (Site A), Inchcross Grange	13	177
H-BA 4	Standhill (Site B)	4.2	20
H-BA 5	Napier Avenue	3.2	10
H-BA 6	Easton Road/Balmuir Road (Sibcas Site)	12.8	298
H-BA 7	Little Boghead Remainder	1.06	20
H-BA 8	Wester Inch, Area S	3.1	76
H-BA 9	Wester Inch, Area X, Y, Z & AA, Wester Grove & The Lays	9.3	61
H-BA 10	Wester Inch, Areas U & V (Queens' Gait & Reiver Grange)	5.3	121
H-BA 11	Wester Inch, Phase 3	4.3	86
H-BA 12	Main Street	0.2	15
H-BA 13	Jarvey Street	0.4	53
H-BA 14	Windyknowe, Glasgow Road (east)	0.7	14
H-BA 15	Windyknowe, Glasgow Road (west)	1.3	46
H-BA 16	Whitburn Road, Site A (former foundry)	2.7	170
H-BA 17	Whitburn Road, Site B (Former foundry)	1.2	30
H-BA 18	9 Hardhill Road (former Creamery garage)	0.1	14
H-BA 19	Bloomfield Place	0.1	18
H-BA 20	Mid Street/Rosemount Court	0.1	30
H-BA 21	Meadowpark, 13-15 Glasgow Road	0.1	22
H-BA 22	Bathgate Community Education Centre	0.2	6

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-BG 1	Easter Inch	3.6	4, 5, 6
E-BG 2	Inch Wood South	1.6	4, 5, 6
E-BB 5a	Pottishaw	4.6	4,5, 6
E-BB 5b	Pottishaw	13.9	4,5, 6
E-BB 5c	Pottishaw	4.9	4,5, 6
E-BB 5d	Pottishaw	10.1	4,5, 6
E-BB 1	Riddochill, Inchmuir Road 1	6.28	4, 5, 6
E-BB 2	Inchmuir Road, Whitehill Industrial Estate	2.46	4, 5, 6
E-BB 3	Pottishaw Place	0.35	4, 5, 6
E-BG 3	Wester Inch	1.9	4
E-BB 4	Inchmuir Road	7.8	Waste transfer facility and commercial community recycling centre

MIXED USE		
LDP Site Ref	Location	Residential Capacity (Ha)
H-BA 23	Wester Inch	50
H-BA 24	Guildiehaugh Depot	100
H-BA 25	Waverley Street Depot	8
H-BA 26	Blackburn Road	10
H-BA 27	Whitburn Road (former abbatoir)	100
H-BA 28	Mid Street (site of former swimming pool)	10

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-6	Hardhill Road Cemetery, Boghead	Land safeguarding for extension to cemetery
P-7	Boghall Primary School	School extension
P-8	Simpsons Primary School	School extension
P-9	St Mary's Primary School	School extension
P-10	Bathgate Academy	School extension

BLACKBURN

Population in 2013	5,435	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BB 1	Daisyhill Road	1.5	9
H-BB 2	Riddochill Road	0.6	5
H-BB 3	West Main Street (West)	0.2	6
H-BB 4	West Main Street (East)	0.2	6
H-BB 5	16 Bathgate Road	0.2	5
H-BB 6	11 East Main Street (former garage)	0.1	7
H-BB 7	Redhouse West	3.3	74
H-BB 8	West Main Street (former adult training centre)	0.4	12
H-BB 9	Ash Grove, Site A	0.3	5
H-BB 10	Ash Grove, Site B	0.5	5

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-BB 6	West Main Street	1.65	4

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-11	Health centre at Ash Grove	New site as part of Blackburn town centre
P-12	Ash Grove north	New Partnership Centre

BLACKRIDGE

Population in 2013	1,969	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BL 1	Allison Gardens, Site A	6.5	58
H-BL 2	Allison Gardens, Site B	0.5	19
H-BL 3	Westcraigs Road (south of railway line)	1.0	10
H-BL 4	Craiginn Terrace	14.0	210
H-BL 5	Woodhill Road	0.9	30
H-BL 6	South of Craiginn Terrace (part of H-BL 4)	1.0	10

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-BL 1	Sibbald Training Centre site 1	1.0	4
E-BL 2	Sibbald Training Centre site 2	1.8	4

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-13	South east of Craiginn crossroads/A89	Neighbourhood centre
P-14	South east of Craiginn crossroads/A89	Partnership Centre
P-15	Blackridge Primary School	Replacement primary school

BREICH

Population in 2013	210	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BR 1	Rashiehill Crescent	0.2	5
H-BR 2	Woodmuir Road (West)	2.7	3
H-BR 3	Woodmuir Road (East)	4.1	70
H-BR 4	Woodmuir Community Hall	0.1	5
H-BR 5	Former Woodmuir Primary School	0.1	5
H-BR 6	Blackhill Farm	2.6	30

BRIDGEHOUSE & BRIDGECASTLE

Population in 2013	NOT AVAILABLE	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

BRIGDEND

Population in 2013	782	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BD 1	Willowdean, (Site A))	1.1	40
H-BD 2	Willowdean, (Site B)	6.2	90
H-BD 3	Willowdean, (Bridgend Golf Course)	1.6	40
H-BD 4	Auldhill	0.2	5
E-BD 5	Bridgend Farm	2.4	30

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-BD 1	Bridgend Bing	9.34	6

BROXBURN

Population in 2013	9,974	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-BU 1	Greendykes Road	2.8	50
H-BU 2	Holmes (North) Site B	1.5	20
H-BU 3	Holmes (North) Site C	0.3	8
H-BU 4	Albyn	22.4	350
H-BU 5	Candleworks	4.4	100
H-BU 6	Holmes (North) Site A	1.00	15
H-BU 7	West Main Street (former Broxburn Primary School)	0.4	18
H-BU 11	Church Street Depot	0.3	10
H-BU 12	Hillview Avenue	1.2	45
H-BU 13	Kirkhill North	3.3/ 9.7/ 9.7/ 40.0	230
H-BU 14	East Main Street (former Vion factory site)	7.7	200

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-BU 1	Youngs Road South	1.68	4, 5, 6
E-BU 2	Clifton View	2.81	4, 5, 6
E-BU 3	Clifton View Enterprise Area	0.44	4, 5, 6
E-BU 4	Youngs Road North Enterprise Area	0.8	4, 5, 6
E-BU 5	East Mains Enterprise Area	4.76	4, 5, 6
E-BU 6	Greendykes House, Greendykes Road	1.07	4

CORE DEVELOPMENT AREA

LDP Site Ref	Location	Site Size (Ha)	Capacity
CDA-CW	Candleworks	3.6	
H-BU 8	Greendykes Road (West)	31.8	590
H-BU 9	Greendykes Road (East)	7.1	135
H-BU 10	West Wood	38.6	825
CDA-GI	Greendykes Industrial	8.7	n/a

OTHER DEVELOPMENTS

LDP Site Ref	Location	Proposal
P-16	Clarkson Road /Greendykes Road	Safeguarded road line - Broxburn Distributor Road
P-17	East Broxburn CDA	Distributor road in association with Winchburgh CDA west of Faucheldean to Glendevon at Winchburgh
P-18	Broxburn Primary School	School extension
P-19	Kirkhill Primary School	School extension
P-20	St Nicholas Primary School	School extension
P-21	New primary school	New primary school required to support East Broxburn CDA development
P-22	Broxburn Academy	School extension
		*Other proposals linked to East Broxburn/Winchburgh CDA – see Appendix 2 for details

BURNSIDE

Population in 2013	NOT AVAILABLE	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

DECHMONT & BANGOUR

Population in 2013	716	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-DE 1	Bangour Village Hospital <i>Master plan required</i>	69.1	550
H-DE 2	Main Street	6.2	60
H-DE 3	Reserve site (only required if needed to support the delivery of Bangour Village Hospital site H-DE 1)	7.7	120

OTHER DEVELOPMENTS			
LDP Site Ref	Location	Site Capacity (Ha)	Proposal
P-23	Former Bangour Village Hospital		New primary school

EAST CALDER

Population in 2013	4,865	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-EC 1	Millbank Depot	1.5	22
H-EC 2	Camps Cottage	2.4	13
H-EC 3	Broom Park Farm	3.0	50
H-EC 4	Raw Holdings West (Seven Wells)	5.2	90

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-EC 1	Camps Industrial Estate Expansion	20.1	4, 5 and 6

CORE DEVELOPMENT AREA			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-EC 5	Raw Holdings (Remainder)	64.0	410
H-EC 6	Almondell, Phase 1, Sites MWc, MWd, MWf, MWe, LKa & LKb	20.3	63
H-EC 7	Almondell, Phase 1, Sites LKa/LKc	4.1	107
H-EC 8	Almondell, Phase 1, Sites MWf/LKb	4.8	110
H-EC 9	Almondell (Remainder)	118.0	2,120

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-24	East Calder	Land reservation for a Partnership Centre, community/health service provision in East Calder linked to the Calderwood CDA
P-25	East Calder	Land reservation for a parkway railway station south of East Calder/east of Mid Calder Junction
P-26	Mansefield Park	Park improvements at "The Muddles" in association with Calderwood CDA
P-27	East Calder Primary School	School Extension (nursery provision)
P-28	St Paul's Primary School	School extension and new access (including land)
P-29	Calderwood CDA	New primary schools
P-30	Raw Holdings	Land for new secondary school as part of the Calderwood CDA and joint funding of new school with West Livingston/Mossend CDA developers
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix 2.

EAST WHITBURN

Population in 2013	1,138	(NRS 2013 Mid Year Estimates)
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EMPLOYMENT

LDP Site Ref	Location	Site Size (Ha)	Use classes
E-EW 1	Whitrigg (north east)	2.63	6
E-EW 2	Whitrigg (south west)	2.54	4, 5, 6

ECCLESMACHAN

Population in 2013	199	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

FAULHOUSE

Population in 2013	4,921	(NRS 2013 Mid Year Estimates)
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HOUSING

LDP Site Ref	Location	Site Size (Ha)	Capacity
H-FA 1	Eastwood Park (East)	3.1	68
H-FA 2	Meadow Crescent	0.4	7
H-FA 3	Former Victoria Park Colliery	1.7	40
H-FA 4	Shotts Road	3.2	30
H-FA 5	Breich Water Place	3.3	61
H-FA 6	Sheephousehill (North)	1.5	48
H-FA 7	Lanrigg Road 3	1.8	30
H-FA 8	Eldrick Avenue	0.3	8
H-FA 9	Main Street (former Cinema and garage)	0.01	5
H-FA 10	Eastfield Recreation Ground	1.3	30
H-FA 11	Croftfoot Farm	3.57	90

GREENRIGG

Population in 2013	1,040	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

KIRKNEWTON

Population in 2013	1,863	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-KN 1	Braekirk Gardens	5.4	15
H-KN 2	Station Road (East)	3.5	90
H-KN 3	Camps Junction (East)	0.3	5
H-KN 4	Station Road (south extension)	2.1	30

OTHER DEVELOPMENTS

LDP Site Ref	Location	Site Capacity (Ha)	Proposal
P-31	Milrig Holdings/ Kirknewton railway station		Park & ride and bus interchange
P-32	Kirknewton Primary School		School extension and related land acquisition

LANDWARD AREA

Population in 2013	6,492	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-LW 1	Gavieside, by Polbeth	3.4	46
H-LW 2	Craigengall Farm (Lowland Crofts) by West Calder	13.6	6
H-LW 3	Site of former Breich Inn by Breich	0.2	5
H-LW 4	West Mains Farm (Lowland Crofts) by West Calder	132	8
H-LW 5	Longford Farm (Lowland Crofts) by West Calder	106	15
H-LW 6	Former Freeport retail village, Westwood by West Calder	2.4	30

EMPLOYMENT

LDP Site Ref	Location	Site Size (Ha)	Use classes
E-LW 1	Newton North Newton by South Queensferry	12.7	4,5 & 6
E-LW 2	Drum Farm, Whitburn	1.56	4
E-LW 3	Five Sisters Business Park, (east) Westwood, West Calder	6.3	4, 5, 6
E-LW 4	Five Sisters Business Park, (west) by Westwood, West Calder	1.32	4, 5, 6
E-LW 5	Balgornie, by Whitburn	35.0	4,5,6

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-33	Kilpunt	Land reservation for park and ride in support of Broxburn CDA
P-34	A801 Avon Gorge Crossing	Land reservation for new road crossing
P-35	Land east of Winchburgh	Land reservation for Dalmeny Chord (associated with the Edinburgh Glasgow Improvement Programme (EGIP))
P-36	Land between boundary with Edinburgh and Broxburn/Livingston	An extension of the Edinburgh Tramline to Broxburn, Uphall and Livingston is identified in SDP(1) and account requires to be taken of this when considering proposals for development in the north western part of West Lothian.
P-37	A8/A89/A899 corridor	A study to identify the specific initiatives to enhance sustainable transport options for travelling along the A8/A89/A899 corridor between Livingston Town Centre, the West Lothian/City of Edinburgh boundary and Newbridge to Maybury junction. Land will be safeguarded adjacent to the route for these initiatives and confirmed in detail upon completion of the study.
P-38	Register of built heritage assets	West Lothian Council will compile and maintain a register of all built heritage assets within its guardianship, monitor their condition and, subject to the availability of resources, take action to ensure their preservation on a priority basis.

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-39	Former Bangour General hospital	Community woodland and an off-road pedestrian / cycleway route between Drumcross Road and Black Law ridge road, subject to negotiation with landowners, is proposed to link the Livingston Greenways network with the Bathgate Hills Quiet Roads Initiative.
P-40	Junction 3, M8	Implementation of an M8 Art project on a site at Junction 3 and other suitable locations*.
P-41	Pentland Hills Regional Park	Land reservation for the extension of the Pentland Hills Regional Park.
P-102	Linlithgow	Access to from and along the Union Canal
P-103	Blackridge/ Kirknewton and Blackness/ Sth Queensferry	Links from the National Cycle Network (NCR) 75 (across central West Lothian) and NCN 76 ("Round the Forth" route)
P-104	Breich Valley	Almond & Breich Valley walkway paths
P-105	Westfield/ Linlithgow	River Avon Heritage Trail (and links to Torphichen, Westfield & Armadale)
P-106	South Livingston/ Harperrig	Linhouse Valley to the Pentlands (via Almondell & Calderwood Country Parks
P-107	Armadale/ Whitburn	Cycle route at B8084 from Whitdale Roundabout to Armadale Railway Station
P-108	Linlithgow/ Blackness	Cycle route at A803 from Linlithgow to the B903
P-109	Newton/ Sth Queensferry	Cycle route at A904 Newton to City of Edinburgh boundary

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-110	Livingston/ Wilkieston	Cycle route at A71 from Lizzie Brice's roundabout to Wilkieston
P-111	Ecclesmachan/ Threemiletown	Cycle route at B8046 Ecclesmachan to Threemiletown
P-112	West Calder/ Harburn	Cycle route at B7008 West Calder (Turniemoon crossroads) to Harburn
P-113	Linlithgow/ Bathgate	Upgraded paths and improved accessibility to Beecraigs Country Park and Bathgate Hills
P-117	Bathgate/Harthill	New pedestrian/cycle route from Inchcross roundabout, Bathgate along the A706 and B7066 at Whitburn towards Greenrigg/ Harthill.

LINLITHGOW & LINLITHGOW BRIDGE

Population in 2013	13,560	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-LL 1	81-87 High Street, (former Bus Depot)	0.3	41
H-LL 2	Westerlea Court, Friarsbrae	0.3	12
H-LL 3	Boghall East	3.2	50
H-LL 4	Land east of Manse Road	2.0	45
H-LL 5	Falkirk Road (land at BSW Timber)	0.7	18
H-LL 6	Mill Road, Linlithgow Bridge	1.6	15
H-LL 7	Clarendon House, 30 Manse Road	2.6	8
H-LL 10	Clarendon Farm	26.0	120
H-LL 11	Wilcoxholm Farm/Pilgrims Hill	20.0	200
H-LL 12	Preston Farm	5.1	60

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-LL 1	Mill Road Industrial Estate, Linlithgow Bridge	1.31	4,5
E-LL 2	Land at Burghmuir, north of Blackness Road	9.6	4

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-42	County Buildings	Proposed Partnership Centre
P-43	Burghmuir	High amenity employment site
P-44	M9 (J3) westbound slips	Westbound slip roads on M9 at Burghmuir
P-45	M9 (J3)	Coach park and ride facility
P-46	Kettilstoun Mains Park	Provision of cycle track west of existing leisure centre
P-47	St Joseph's Primary School	School extension
P-115	Linlithgow	Traffic management measures in town centre
P-118	Linlithgow	New access associated with housing site H-LL 10

LIVINGSTON

Population in 2013	54,335	(NRS 2013 Mid Year Estimates)	
HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-LV 1	Ballantyne Place (South)	0.7	8
H-LV 2	Murieston South(6a), (Murieston Gait)	3.2	59
H-LV 3	Murieston South(8), Tarbert Drive	0.48	9
H-LV 4	Calder Road, Bellsquarry	0.5	5
H-LV 5	Ettrick Drive, Craigshill	0.3	10
H-LV 6	Forth Drive, Craigshill	1.5	6
H-LV 7	Dedridge (East)	0.4	15
H-LV 9	Kirkton North (10B)	3.2	45
H-LV 10	Deans (West)/ Hardie Road	1.2	5
H-LV 11	Brucefield Industrial, (Limefields)	9.66	170
H-LV 12	Land north of Almondvale Stadium	0.6	20
H-LV 14	Appleton Parkway South East (Eliburn Park)	6.3	80
H-LV 15	Kirkton Business Centre	0.4	29
H-LV 17	Almond Link Road, Civic Centre Junction	1.3	20
H-LV 18	Dedridge East Road (site of former Lammermuir House)	2.4	62
H-LV 20	Glen Road /Broomyknowe Drive, Deans)	0.2	12
H-LV 21	Glen Road (rear of New Deans House)	0.3	10
H-LV 22	Kirkton North Road (site of former Buchanan House)	3.9	120
H-LV 23	Houstoun Road (North)	5.8	130
H-LV 24	Eagle Brae Depot	1.2	30
H-LV 25	Deans South, Phase 1	1.7	50
H-LV 26	Deans South, Phase 2	1.2	25
H-LV 27	Deans South Remainder	5.0	165
H-LV 28	Deans South Road	0.3	5
H-LV 29	Howden South Road (former Trim Track)	1.4	36
H-LV 30	Land south of Almondvale Stadium	1.1	20
H-LV 31	Murieston Valley Road	1.7	24

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
Brucefield			
E-LV 1	Brucefield Park West	2.19	4, 5, 6
E-LV 2	Brucefield east	0.94	4, 5, 6
E-LV 3	Brucefield north	0.77	4 only
Deans Industrial Estate			
E-LV 4	Nairn Road, north east	2.04	4, 5, 6
E-LV 5	Dunlop Square west	1.32	4, 5, 6
E-LV 6	Dunlop Square west	0.23	4, 5, 6
E-LV 7	Caputhall Road east	0.68	4, 5, 6
E-LV 8	Caputhall Road central	0.58	4, 5, 6
E-LV 9	Caputhall Road west 1	0.11	4, 5, 6
E-LV 10	Caputhall Road west 2	0.18	4, 5, 6
E-LV 11	Caputhall Road	1.98	4, 5, 6
Eliburn			
E-LV 12	Appleton Parkway west	12.0	4,5
E-LV 13	Appleton Parkway north west	0.74	4
E-LV 14	Appleton Parkway north east	5.58	4, 5
E-LV 15	Appleton Parkway east <i>Enterprise Area</i>	12.9	5
E-LV 16	Appleton Parkway south	5.75	6
E-LV 17	Appleton Parkway south west	0.9	4, 5
E-LV 18	Appleton Parkway	1.3	4, 5
E-LV 19	Appleton Parkway south east	5.13	4, 5
Houstoun Industrial Estate			
E-LV 20	Nettlehill Road west	2.06	4, 5, 6
E-LV 21	Firth Road south	2.38	4, 5, 6
E-LV 22	Nettlehill Road east	1.47	4, 5, 6
Kirkton Campus			
E-LV 23	Former Rosebank Nursery	0.99	2, 4, 5
E-LV 24	Former Rosebank Nursery	2.14	2, 4, 5
E-LV 25	Former Rosebank Nursery	3.67	2, 4, 5

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-LV 26	Alba Campus	2.89	4
E-LV 27	Alba Campus	1.53	4
E-LV 28	Alba Campus	3.04	4
E-LV 29a	Alba Campus	1.03	4
E-LV 29b	Alba Campus	1.23	4
E-LV 29c	Alba Campus	1.45	4
E-LV 29d	Alba Campus	1.38	4
E-LV 30	Macintosh Road	4.79	4, 5
E-LV 31	Macintosh Road west	0.89	4, 5, 6
E-LV 32	Kirkton South Road	0.93	4, 5
E-LV 33	Gregory Road east	3.31	4, 5
E-LV 34	Kirkton South Road	1.37	4, 5
E-LV 35	Gregory Road (west)	7.98	4, 5
E-LV 36	Gregory Road	0.8	4, 5
Oakbank			
E-LV 37	Williamston North	1.19	4, 5, 6
E-LV 38	Williamston North	2.4	4, 5, 6
E-LV 39	Williamston South	7.29	4, 5
Houstoun Interchange			
E-LV 40	Houstoun Interchange (north west)	1.04	4
Starlaw Park			
E-LV 41	Starlaw Park	4.58	4, 5, 6
E-LV 42	Starlaw Park	1.00	4, 5, 6
E-LV 43	Starlaw Park	0.6	4, 5, 6
Deer Park			
E-LV 44	Deer Park	0.8	4
Beugh Burn			
E-LV 45	Beugh Burn	27.61	4, 5, 6
Linhouse			
E-LV 46	Linhouse	50	4,5, 6

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
Core Development Area - employment allocations			
E-LV 47	Almond North, Gavieside	31	4, 5
E-LV 48	Almond South, Gavieside	23.9	4, 5
E-LV 49	Cousland Wood	7.3	4,6

MIXED USE		
LDP Site Ref	Location	Residential Capacity (Ha)
MU 1	Site east of Almondvale Stadium	0.86
MU 2	Site north of Almondvale Way	1.25
MU 3	Site north of Almondvale Road	1.59
MU 4	Site south of Almondvale Way	1.66
MU 5	Almondvale Roundabout South North of Bluebell Glade, Adambrae	0.5
MU 6	Site west of Almondvale Roundabout	3.4
MU 7	Former Police Station, Almondvale Road	0.96
MU 8	Temporary car park, Almondvale Road	0.92
MU 9	Site west of Almondvale Place	1.74

CORE DEVELOPMENT AREA			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-LV 13	Gavieside Farm	121.2	1,900

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-48	Murieston West, Bankton	Land safeguarded for community/ health service uses
P-49	Gavieside	Land safeguarding for community/ health service uses as part of West Livingston/Mossend CDA
P-50	Adambrae	Extension to cemetery

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-51	Killandean Greenway	Provision of greenway and safeguarding for extension of allotments, subject to drainage improvements and expansion of the adjacent car park to the east
P-54	Deans West	New site – off-road motor bike track
P-55	Bellsquarry Primary School	School extension
P-56	Carmondean Primary School	School extension
P-57	Deans primary School	School extension
P-58	Gavieside	Land safeguarding for new primary school associated with Gavieside CDA
P-59	Howden St Andrews, Livingston	School extension
P-60	Harrismuir Primary School	School extension
P-61	Livingston Village Primary School	School extension
P-62	Meldrum Primary School	School extension
P-63	Peel primary School	School extension (new hall)
P-64	St John Ogilvie's Primary School	School extension
P-65	Toronto Primary School	School extension
P-66	James Young High School	School extension
P-67	North of Deans Community High School	School extension
P-68	St Margaret's Academy	School extension
P-101	South Murieston/ Linhouse	Distributor Road
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix 2 for details

LONGRIDGE

Population in 2013	951	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-LR 1	Curling Pond Lane	27.6	25
H-LR 2	Fauldhouse Road (North)	16.8	30
H-LR 3	Land at Back O Moss and Main Street	2.5	20
H-LR 4	Longridge Park	0.3	5

MID CALDER

Population in 2013	3,403	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-MC 1	New Calder Paper Mill	2.1	57

OTHER DEVELOPMENTS			
LDP Site Ref	Location	Site Capacity (Ha)	Proposal
P-69	Mid Calder Primary School		School extension to provide for nursery accommodation

NEWTON & WOODEND

Population in 2013	141	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

PHILPSTOUN/EAST & WEST PHILPSTOUN/OLD PHILPSTOUN

Population in 2013	420	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-PH 1	Philpstoun Bowling club	0.1	5

POLBETH

Population in 2013	2,382	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-PB 1	West Calder High School, Limefield	10.3	120

PUMPHERSTON

Population in 2013	1,218	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-PU 1	Drumshoreland / Kirkforthar Brickworks	40.0	600
H-PU 2	Pumpherstons Golf Course	1.4	25
H-PU 3	Uphall Station Road (former Pumpherstons Primary School & Institute)	0.5	14

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-70	Houstoun Road/ Drumshoreland Road link	Houstoun Road/Drumshoreland Road link
P-71	Pumpherstons and Uphall Station Community Primary School	School extension

SEAFIELD

Population in 2013	1,330	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-SF 1	Old Rows	0.6	10

STONEYBURN/BENTS

Population in 2013	1,991	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-SB 1	Stoneyburn Farm (East)	3.1	50
H-SB 2	Stoneyburn Farm (West)	2.7	60
H-SB 3	Stoneyburn Workshops, Foulshiels Road	0.2	8
H-SB 4	Burnlea Place & Meadow Place	1.0	35
H-SB 5	Foulshiels Road (Site A)	1.00	20
H-SB 6	Meadow Road/Church Gardens	2.0	30
H-SB 7	Foulshiels Road (Site B)	4.4	150

THREEMILETOWN

Population in 2013	NOT AVAILABLE	(NRS 2013 Mid Year Estimates)
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OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-72	To be confirmed over the Plan period.	Existing play facilities to be relocated (pending identification of alternative site)

TORPHICHEN

Population in 2013	599	(NRS 2013 Mid Year Estimates)
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OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-73	Torphichen Primary School	School extension (new hall)

UPHALL

Population in 2013	4,736	(NRS 2013 Mid Year Estimates)
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EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-UH 1	Stankards South	7.54	4, 5 & 6
E-UH 2	Land at Uphall Industrial Estate (north)	3.97	4, 5 & 6
E-UH 3	Land at Uphall Industrial Estate (south)	11.6	4, 5 & 6

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-74	Loaninghill	Land safeguarding for extension to cemetery

UPHALL STATION

Population in 2013	939	(NRS 2013 Mid Year Estimates)
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There are no development proposals for this settlement

WEST CALDER & HARBURN

Population in 2013	3,074	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WC 5	Burngrange (west of West Calder cemetery)	2.7	25

CORE DEVELOPMENT AREA

LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WC 1	Cleugh Brae	12.1	120
H-WC 2	Mossend, Phase 1 *Site A)	7.0	173
H-WC 3	Mossend, Phase 1 (Site B)	1.9	58
H-WC 4	Mossend, (Remainder)	18.1	189

OTHER DEVELOPMENTS

LDP Site Ref	Location	Proposal
P-75	West Calder railway station	Bus interchange and parking at West Calder rail station (associated with Mossend/Cleugh Brae CDA)
P-76	Road reservation	Road corridor linked to Mossend/Cleugh Brae/Gavieside CDA requirements north from A71 to A705
P-77	Parkhead Primary School	School extension
P-78	West Calder	New primary School
P-79	West Calder High School	Replacement high school and new access road
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix 2 for details

WESTFIELD

Population in 2013	567	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WF 1	North Logie Brae & South Logie Brae	34.0	550

OTHER DEVELOPMENTS

LDP Site Ref	Location	Proposal
P-80	Westfield	New primary school

WHITBURN

Population in 2013	10,873	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WH 1	Polkemmet, Heartlands, (1)	3.7	68
H-WH 2	Polkemmet, Heartlands, Areas A,B and C	4.5	88
H-WH 3	Polkemmet (Remainder)	66.9	2,683
H-WH 4	Whitdale, East Main Street	1.4	49
H-WH 5	Dixon Terrace	2.5	50
H-WH 6	Polkemmet Business Centre, Dixon Terrace	0.4	10

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
EWb4	Cowhill, Whitburn	32.60	4, 5, 6

MIXED USE		
LDP Site Ref	Location	Residential Capacity (Ha)
H-WH 7	Murraysgate, West Main Street	60

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-81	Armadale Road/East Main Street	New partnership centre
P-82	Heartlands, Polkemmet	Golf courses/amenity open space
P-83	Cowhill	Express coach service with associated park & ride
P-84	A706 – B7066 link, Polkemmet	Land safeguarding for road corridor
P-85	Blaeberryhill Road	Land safeguarding for extension to cemetery
P-86	St Joseph's Primary School, Whitburn	School extension
P-87	Heartlands, new Primary School	New primary school
	Whitburn	*Projects arising from Whitburn Charette e.g. shopfront improvements; public realm enhancements; gap site development, strategic footpath, greenway and associated environmental Improvements.

WILKESTON

Population in 2013	159	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WI 1	Linburn	4.6	50
H-WI 2	East Coxydene Farm	6.0	25

OTHER DEVELOPMENTS		
LDP Site Ref	Location	Proposal
P-88	North of Wilkieston	A71 bypass; relief road north of Wilkieston

WINCHBURGH

Population in 2013	2,512	(NRS 2013 Mid Year Estimates)
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HOUSING			
LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WB 1	Castle Road	0.62	10
H-WB 2	Dunn Place (Winchburgh Primary School)	0.8	20
H-WB 14	Main Street (former Beatlie School and Winchburgh Day Centre)	0.6	11
H-WB 15	Glendevon (regeneration site)	0.8	27
H-WB 18	Site adjoining Niddry Mains House	2.8	30

MIXED USE		
LDP Site Ref	Location	Residential Capacity (Ha)
H-WB 16	Site west of Ross's Plantation	250
H-WB 17	Site west of Niddry Castle	250

EMPLOYMENT			
LDP Site Ref	Location	Site Size (Ha)	Use classes
E-WB 1	Myreside East	10.59	4, 5, 6
E-WB 2	Myreside West	28.8	4, 5, 6

CORE DEVELOPMENT AREA

LDP Site Ref	Location	Site Size (Ha)	Capacity
H-WB 3	Niddry Mains (North)	27.6	470
H-WB 4	Claypit	14.5	166
H-WB 5	Myreside, Block AA (Seton Park)	5.6	153
H-WB 6	Myreside Remainder	18.7	267
H-WB 7	Glendevon (South) Block K, Site A, (Churchill Brae)	3.0	77
H-WB 8	Glendevon (South) Block K, Site B, (Glendevon Gait)	2.9	50
H-WB 9	Glendevon (South) (Glendevon Steadings)	1.9	32
H-WB 10	Glendevon (South) Remainder	96.7	807
H-WB 11	Glendevon (North), Block M, (Winchburgh Village)	4.5	111
H-WB 12	Glendevon (North) Remainder	66.2	852
H-WB 13	Niddry Mains (South)	32.5	410

OTHER DEVELOPMENTS

LDP Site Ref	Location	
P-89	Site at Auldcaithie Landfill Site, west of Winchburgh	Alternative site for golf course as restoration/after-use for Auldcaithie landfill site
P-90	M9	Land reservation for new motorway junction on the M9
P-91	Winchburgh CDA	Land reservation for rail station and associated park and ride
P-92	Winchburgh CDA	Distributor road in association with Broxburn CDA (south of Glendevon/west of Faucheldean)
P-93	Winchburgh CDA	Land reservation for community/health service uses as part of Winchburgh CDA town centre
P-94	Winchburgh CDA	Land reservation for proposed Partnership Centre
P-95	Winchburgh CDA	Land safeguarding for extension to cemetery
P-96	Winchburgh CDA	3 new neighbourhood centres
P-97	Winchburgh CDA	New high schools (Denominational and Non-denominational)
P-98	Winchburgh CDA	New primary school
P-99	Winchburgh CDA	Extension to Winchburgh Primary School
P-100	Winchburgh CDA	Extension to Holy Family Primary School or school relocation
		*Other proposals linked to East Broxburn/Winchburgh CDA – see Appendix 2 for details

Appendix One: Employment Land Allocations

Employment Sites: Local Plan Categorisation

The Use Classes (Scotland) Order [1997] defines the categories of land uses which contribute towards the employment land supply in West Lothian. Use Classes 4, 5 and 6 as specified in the Order are set out below:

Use Class 4, Business - Use–

- as an office, other than a use within class 2 (financial, professional and other services);
- for research and development of products or processes; or
- for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Use Class 5, General Industrial - Use for the carrying on of an industrial process other than one falling within class 4 (business).

Use Class 6, Storage and Distribution - Use for storage or as a distribution centre.

In allocating land for business and industrial uses falling within use classes 4, 5 and 6, of the Use Classes Order, LDP recognises the diverse range of activities that are carried out within these use classes, as well as providing a range of choice of locations for each activity. The LDP, through the accompanying policy framework set out in the plan, also accommodates the possibility that the nature of development will change within the plan period.

The LDP provides a detailed categorisation of the employment land supply and requirements to assist in site delivery. This categorisation recognises that different types of development falling within use classes 4, 5 and 6 will have different locational and environmental requirements – for example, a high quality office complex will have differing needs to those of a recycling centre. The categorisation used will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations.

The categorisation of sites is as follows:

Core categories

- A. General needs industrial – these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of use classes 4, 5 and 6 would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
- B. High amenity use classes 4, 5 and 6 – this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (e.g. parking and vehicle circulation) and the location and visibility of plant rooms etc., with a higher quality of on-site landscaping.

- C. High amenity use classes 4 and 5 – West Lothian, and Livingston in particular, has a history of development for industrial and business uses in the highest quality settings. For example, Kirkton Campus is characterised by very low densities; modern or innovative design using high quality materials; and is in a highly landscaped setting. Careful control has been exercised over the height of buildings and the layout of individual sites to ensure that they are unobtrusive. Development for class 6 (storage and distribution), which may require significant eaves height and generate a high level of heavy vehicle traffic are precluded.
- D. Office only – while recognising the flexibility that is afforded by use class 4, allowing development for office, research and development, as well as light industrial uses, in the same locality, the LDP also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus (which is normally restricted to class 4 uses), as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks.

Specialist categories

- E. Use class 4 and ancillary uses – the LDP recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a class 4 use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use.
- F. Use class 6 only – recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale use class 6 development, of a high standard of design, in a well landscaped setting.
- G. Single user sites –Scottish Planning Policy (2014) no longer requires national safeguarding of single user sites.) However, there are some sites in West Lothian where a single user expansion to an existing facility is desirable to safeguard the opportunity of a successful single user employer to locate or expand (see H below).
- H. Single user expansion – This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
- I. Open Storage only – it is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.
- J. Enterprise Area Status –. The West Lothian Enterprise Area comprises four individual sites across Broxburn and Livingston, supporting food and drink manufacturing opportunities in West Lothian. In addition to existing business support provided through Business Gateway and Scottish Enterprise, companies setting up in the Enterprise Area site will benefit from:
- Business Rates Relief
 - Streamlined planning procedures
 - International marketing and support from SDI
 - Skills and training support from SDS
 - High speed broadband connections in line with the vision outlined in Scotland’s Digital Future – Infrastructure Action Plan.
- K. Strategic employment opportunity – a site that has the potential in the medium to longer term for a strategic employment opportunity for a single user, likely to be a high quality class 4 development.

NOTE: The requirements set out in this Appendix are site specific. Requirements arising from any relevant Supplementary Guidance (SG) produced by the council will also apply.

Employment Land Allocations

ADDIEWELL							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-AD 1	Addiewell West	6.5 (area remaining)	Private	6	H	Site for extension to bonded warehouse only. Flood Risk Assessment required	Allocation in LDP, carried forward from WLLP. Planning permission granted on part of site (partly built out)

ARMADALE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-AM 1	Tarrareoch Farm (Armadale CDA)	26.6	Private	4, 5 & 6	B	High level of SUDs required. Flood Risk Assessment and Drainage Assessment required, use existing ponds where possible. Class 4 use only at northern boundary adjacent to housing uses. Retention of woodland in site and a minimum 10m stand off from buildings to trees crown drip line. Additional new structural planting required on northern and southern boundaries, minimum 30m deep. Contaminated Land report required. Archaeological Study required. Transport Appraisal required, existing access retained.	Allocation in LDP, carried forward from WLLP. Planning permission in principle granted

BATHGATE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BG 1	Easter Inch	3	Scottish Enterprise	4, 5 & 6	B	Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. Suitable for sub-division	Allocation in LDP. Planning permission in principle granted, site partially developed
E-BG 2	Inch Wood South	2.46* (site under construction)	Scottish Enterprise/ Private	4, 5, & 6	B	Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line). Use of existing internal access road.	Allocation in LDP. Detailed planning permission granted
E-BG 3	Wester Inch	1.9		4	E	Woodland buffer required to residential housing	Planning permission in principle granted

BLACKBURN (Including Whitehill Industrial Estate)							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BB 1	Riddochill (Inchmuir Road 1)	29.2	Private	6	F	Flood Risk Assessment and Drainage Assessment required Decontamination of site is required. Footpath links required to existing Right of Way east of site and new footpath links required to footpath created in E-BB5 Pottishaw to the west	Permission granted for rehabilitation of site and construction of development platform.
E-BB 2	Inchmuir Road 2	2.46	Private	4, 5, 6	A	Compliance with A89/A7066 environmental improvement strategy along north boundary.	Allocation in LDP carried forward from WLLP.
E-BB 3	Pottishaw Place	0.35	Private/WLC	4, 5, 6	A	Retain structural woodland planting along the southern boundary, (Minimum 10m stand-off from buildings to tree crown drip-line). Contaminated land assessment required. Vehicular and pedestrian access onto Inchmuir road Site being developed as council depot	Allocation in LDP carried forward from WLLP.
E-BB 4	Inchmuir Road 3	7.8	WLC	4, 5, 6	E.	Vehicular and pedestrian access onto Inchmuir road. Retain structural woodland planting along the southern boundary, (Minimum 10m stand-off from buildings to tree crown drip-line). Site being developed as council depot	Allocation in LDP carried forward from WLLP. Planning permission granted.
E-BB 5a, b c and d	Pottishaw	Total 31 (remaining site areas) a- 4.9 b- 10.94 c- 4.95 d- 10.24	Private (Strawsons Holdings)	4,5, 6	B	High quality design of elevation fronting onto M8 required. Allowance for possible road dualling of adjacent A801 to west to be retained. Existing tree belts to be retained and right-of-way retained or realigned. Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.	Allocation in LDP carried forward from WLLP. Planning permission in principle granted

BLACKBURN (Including Whitehill Industrial Estate)							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BB 5b	Pottishaw	13.86	Private (Strawsons Holdings)	4,5, 6	B	<p>High quality design of elevation fronting onto M8 required. Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bing.</p> <p>Allowance for possible road dualling of adjacent A801 to west to be retained.</p> <p>Existing tree belts to be retained and right-of-way retained or realigned.</p> <p>Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.</p>	Allocation in LDP carried forward from WLLP. Planning permission in principle granted
E-BB 5c	Pottishaw	4.9	Private (Strawsons Holdings)	4,5, 6	B	<p>High quality design of elevation fronting onto M8 required. Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bing.</p> <p>Allowance for possible road dualling of adjacent A801 to west to be retained.</p> <p>Existing tree belts to be retained and right-of-way retained or realigned.</p> <p>Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.</p>	Allocation in LDP carried forward from WLLP. Planning permission in principle granted
E-BB 5d	Pottishaw	10.1	Private (Strawsons Holdings)	4,5, 6	B	<p>High quality design of elevation fronting onto M8 required. Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bing.</p> <p>Allowance for possible road dualling of adjacent A801 to west to be retained.</p> <p>Existing tree belts to be retained and right-of-way retained or realigned.</p> <p>Good quality structural woodland planting required, including 50m buffer along south boundary to M8. Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn.</p>	Allocation in LDP carried forward from WLLP. Planning permission in principle granted

BLACKBURN (Including Whitehill Industrial Estate)							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BB 6	West Main Street, Blackburn	1.65	Private	4, 5, 6	A	Flood Risk and Drainage Assessment required, stand-off also required to be agreed with SEPA to Latch Burn south of the site. Access can be formed onto West Main Street or via an existing unclassified road west of the site, details to be agreed with the council's Transportation Unit.	Allocation in LDP.

BLACKRIDGE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BL 1	Sibbald Training Centre Site 1	0.97	Private	4, 5, 6	A	Contaminated Land Site Investigation required. Access onto A89 via existing access. Landscaping plan required to minimise impact from development when viewed from A89.	Allocation in LDP.
E-BL 2	Sibbald Training Centre Site 2	1.77	Private	4, 5, 6	A	Contaminated Land Site Investigation required. Access onto A89 via existing access. Landscaping plan required to minimise impact from development when viewed from A89.	Allocation in LDP.

BRIDGEND							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BD 1	Bridgend Bing	9.34	Private	6	I	Worked bing, partly restored. Potential ground stability issue. Contaminated Land Assessment required if site redeveloped. Access and junction with B9080 require improvement. Flood risk assessment required. Uses should cause minimal disturbance to adjacent village / golf course. Any intensification of use may require consent and noise assessment. Additional woodland shelterbelt screen planting on northern boundary planted requires to be retained	Allocation in LDP carried forward from WLLP.

BROXBURN – EAST MAINS INDUSTRIAL ESTATE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-BU 1	Youngs Road South	1.68	Private	4, 5, 6	A	Attenuation and run-off required to SEPA requirements. Access to Youngs Road Contaminated Land Assessment required.	Allocation in LDP carried forward from WLLP, planning permission granted on small part of site.
E-BU 2	Clifton View 1	0.65 (area remaining)	WLC/Private	5	A & J	Retention of medium term safeguard to provide potential access to East Broxburn CDA. Access from Clifton View. Retention of structural woodland planting along west boundary and stand-off required. Suitable for sub-division. Water resilient measures are required.	Allocation in LDP carried forward from WLLP, site has Enterprise Area status in conjunction with sites E-BU5 and ELV-15. Planning permission granted on part of site.
E-BU 3	Clifton View 2	0.4 (area remaining)	WLC/Private	4, 5, 6	A	Retention of medium term safeguard to provide potential access to East Broxburn CDA. Access from Clifton View. Retention of structural woodland planting along north boundary. Suitable for sub-division.	Allocation carried forward from WLLP. Planning permission granted on part of site.
E-BU 4	Youngs Road North	0.8	WLC	4, 5, 6	A & J	Options to utilise existing access points from Clifton View and/or Youngs Road North.	Allocation in LDP carried forward from WLLP, site has Enterprise Area status also. Site partially developed.
E-BU 5	East Mains CDA allocation, north of A89	4.76	Private	4, 5, 6	A,B & J	Class 4 use only to northern end of site adjacent to potential housing. Ground condition and contaminated land investigation required. New access from the A89 required as part of the Core Development Area Masterplan. Flood Risk Assessment required. Retention of structural woodland planting along eastern and north eastern boundary and stand-offs required.	Allocation in LDP carried forward from WLLP, site has Enterprise Area status in conjunction with sites E-BU2 and E-LV15.
E-BU 6	Greendykes House, Greendykes Road	1.07	Private	4	D	Access through Greendykes Industrial Estate using existing route.	Allocation in LDP carried forward from WLLP.

UPHALL							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-UH 1	Stankards South	7.09	Private	4, 5, 6	A	<p>Flood risk assessment.</p> <p>Culverting of Beugh Burn not acceptable.</p> <p>New upgraded west access road with shared use cycle/footpath along edge required as existing right of way. Utilise existing access to A89.</p> <p>Prohibit entry from east access of site to north.</p> <p>Retain mature shelterbelt on south boundary and plant new shelterbelt straddling Beugh Burn and also along east boundary with Green Bing. Stand off required from woodland north, east and west of site.</p> <p>Re-development of adjacent Tarmac/Wimpey depots acceptable.</p> <p>Rehabilitation of contaminated land required to approved requirements of planning permission.</p>	Allocation in LDP, carried forward from WLLP. , Planning permission granted on part of site for external storage yard and separate industrial warehouse and office building.
E-UH 2	Uphall Industrial Estate (N)	7.6	Private	4, 5, 6	A	<p>Flood Risk Assessment required.</p> <p>Detailed landscaping plan required, particularly on eastern and western boundaries.</p> <p>Contaminated Land site investigation required.</p>	Allocation in LDP
E-UH 3	Uphall Industrial Estate (S)	11.4	Private	4, 5, 6	A	<p>Flood Risk Assessment required.</p> <p>Detailed landscaping plan required, particularly on eastern and western boundaries.</p> <p>Contaminated Land site investigation required.</p> <p>Retain mature shelterbelt to the south</p>	Allocation in LDP

EAST CALDER							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-EC 1	Site south of Camps Industrial Estate, East Calder	20	Private	4	A	<p>Flood Risk and Drainage Assessments required.</p> <p>Noise assessments may be required for any proposals close to residential properties. As such, restrictions likely on some class 5 and 6 uses close to existing properties at the western and north eastern ends of the site.</p> <p>Contaminated Land Assessment required.</p> <p>Access via approved master plan via B7015 and B7031 possible new link road between these two roads through the site.</p> <p>Structural planting required around and within site in accordance with approved Calderwood master plan part of consent 0524/P/09 (The Land Utilisation Plan), for buffer with residential properties and as site is on the settlement edge. A minimum 6m buffer would be required to the watercourse.</p>	Allocation in LDP carried forward from WLLP, planning permission in principle granted

EAST WHITBURN – WHITRIGG INDUSTRIAL ESTATE							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-EW 1	Whitrigg North east	2.63	Private	6	I	<p>Flood risk assessment.</p> <p>Upgrading of access road and junction.</p> <p>Link footpath to east bus stop.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Potential ground stability and contamination issues. Phase 1 Contaminated Land Report was submitted with the planning application on this site but further works will be required.</p> <p>Retention of mature woodland boundary shelterbelt to north and east.</p>	Allocation in LDP carried forward from WLLP.
E-EW 2	Whitrigg South west	1.08 (remaining site area)	Private/WLC	6	A	<p>Flood risk assessment.</p> <p>Minimisation of nuisance to nearby houses and businesses.</p> <p>Rehabilitated colliery.</p> <p>Potentially unsuitable for some buildings.</p> <p>Suitable for open storage uses.</p> <p>Retention of western and southern shelterbelt.</p> <p>Site has planning consent on part of it. Site investigation carried out as part of application. Suitable for use proposed.</p>	Allocation in LDP, carried forward from WLLP. Planning permission granted

LANDWARD							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LW 1	Newton North, Newton, by South Queensferry	12.7	Private	4, 5, 6	B	Suitable for small to medium to medium sized business premises. Master plan and landscaping proposals due to location within AGLV and candidate Special Landscape Area (cSLA). Alternative uses for parts of the site will be considered favourably provided they remain minor and ancillary to the principle use of the site for business, general industrial and storage & distribution.	Allocation in LDP carried forward from WLLP. Planning consent granted.. Site not suitable for retail or residential uses.
E-LW 2	Drum Farm, by Whitburn	1.56	Private	4	D	A Flood Risk Assessment and Drainage Assessment are both required. A contaminated land site investigation report is required for this site. Access off of Pottishaw Roundabout and specifically the Drum Farm leg of the roundabout. Development would require high quality landscaping, given the rural location and protection of existing deciduous woodland adjacent to the site would be required	Allocation in LDP carried forward from WLLP.
E-LW 3	Five Sisters Business Park (east), by Westwood, West Calder	6.3	Private	4, 5, 6	A	Suitable for small, self-contained, single user industrial/business use. Use existing access to west. Mature shelterbelt on northern boundary to be retained and under-planted. Access to B7015.	Allocation in LDP carried forward from WLLP. Outline planning permission granted and master plan prepared.
E-LW 4	Five Sisters Business Park (west), by Westwood, West Calder	1.32	Private	4, 5, 6	A	Respect proximity of adjacent Five Sisters scheduled ancient monument. Access to B7015.	Allocation in LDP carried forward from WLLP. Outline planning permission granted and master plan prepared.

LANDWARD							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LW 5	Balgornie Farm, north of Whitburn	35	Private	4, 5, 6	B	<p>Access to M8 motorway junction 4a will require the approval of Transport Scotland.</p> <p>Vehicular access also from B8084 should be developed linking through the site to the motorway junction, details to be agreed with the councils Transportation unit and Transport Scotland.</p> <p>Structural landscaping required throughout site, particularly on site boundaries</p> <p>High quality design given prominence of site when viewed from M8 and local road network.</p> <p>A Flood Risk Assessment and Drainage Assessment are required for site, stand-off will be required to the River Almond at the southern end of the site.</p> <p>Contaminated land site investigation required and also ground conditions need assessed, given the site may have been subject to past coal working.</p> <p>Site to be developed in medium to longer term</p>	Allocation in LDP.

LINLITHGOW							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LI 1	Mill Road (plot a)	0.6	WLC/Private	4, 5	A	<p>High level SUDs required to ensure neutral impact at least or betterment for Linlithgow Loch water quality.</p> <p>HGV traffic discouraged.</p> <p>Landscaping works along east north and south boundaries.</p>	Allocation in LDP carried forward from WLLP, planning permission in principle granted
E-LI 2	Mill Road (plot b)	1.31	WLC/Private	4, 5	A	<p>High level SUDs required to ensure neutral impact at least or betterment for Linlithgow Loch water quality.</p> <p>HGV traffic discouraged.</p> <p>Landscaping works along east north and south boundaries.</p>	Allocation in LDP carried forward from WLLP.

LINLITHGOW							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LI 3	Oracle Expansion land	9.6	Private	4, 5	C	<p>High level SUDs required to ensure neutral impact at least or betterment for Linlithgow Loch water quality.</p> <p>Physical integration with adjacent existing high amenity business use required.</p> <p>Piecemeal development will be resisted.</p> <p>Separate access onto Blackness Road not preferred.</p> <p>Substantial areas of structural woodland planting and internal landscaping (incorporating important landscape features) to continue the existing open, campus appearance.</p> <p>Safeguarding of views from M9 and Blackness Road.</p> <p>Typically only 20% of the allocation to be developed as new buildings.</p> <p>Class 4 use only adjacent to housing site.</p>	Allocation in LDP carried forward from WLLP. Single user expansion restriction removed
P-43	Land at Burghmuir, north of Blackness Road	TBC	Private	4	K	<p>Flood risk assessment. High level SUDs required to ensure neutral impact at least or betterment for Linlithgow Loch water quality.</p> <p>Substantial areas of structural woodland planting and internal landscaping (incorporating important landscape features) to ensure high quality entrance to town and to minimise visual impact when viewed from east and south of Blackness Road.</p> <p>Only western end of site should be developed first, south of Oracle Expansion Land site ELI8.</p> <p>New access onto Blackness Road would require the agreement of the council's Transportation Unit.</p> <p>Master plan with site E-LI3 preferred.</p>	Allocation in LDP. Strategic employment opportunity only.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
BRUCEFIELD							
E-LV 1	Brucefield Park west	2.19	Private	4, 5, 6	A	Protection of shelterbelt on west boundary (no buildings within 10m of crown drip line of trees). Access from north boundary only.	Allocation in LDP carried forward from WLLP.
E-LV 2	Brucefield east	0.94	Private	4, 5, 6	A	Access from east boundary. Retain and enhance mature hedge on south boundary and central shelterbelt.	Allocation in LDP carried forward from WLLP.
E-LV 3	Brucefield north	0.77	Private	4	D	Minimal disturbance to nearby residential properties. Retention of footpath along northern boundary.	Allocation in LDP carried forward from WLLP.
DEANS INDUSTRIAL ESTATE							
E-LV 4	Nairn Road, north east	2.04	Private	4, 5, 6	A	Compliance with A89 Environmental Improvement Strategy with structural planting along north boundary. Protection of trees on east boundary (no buildings within 10m of crown drip line of trees). Significant noise generating use may be unacceptable due to proximity of residential properties south of the site.	
E-LV 5	Dunlop Square west 1	1.32	WLC/Private	4, 5, 6	A	Access from Dunlop Square only. Retention of mature woodland planting on west and south boundaries. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP.
E-LV 6	Dunlop Square west 2	0.23	WLC/Private	4, 5, 6	A	Access from Dunlop Square only. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP.
E-LV 7	Caputhall Road east	0.68	Private	4, 5, 6	A	Access from Caputhall Road. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP. Detailed planning permission granted on part of site.
E-LV 8	Caputhall Road central	0.58	Private	4, 5, 6	A	Access from Caputhall Road. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP.
E-LV 9	Caputhall Road west 1	0.11	Private	4, 5, 6	A	Access from Caputhall Road. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP.
E-LV 10	Caputhall Road west 2	0.18	Private	4, 5, 6	A	Access from Caputhall Road. Contaminated Land site investigation required.	Allocation in LDP carried forward from WLLP.
E-LV 11	Caputhall Road	1.98	WLC	6 (or sui generis waste management site)	I	Access from Caputhall Road. Contaminated Land site investigation required. Landscaping plan required given woodland also in the site, some of which likely to be retained.	Allocation in LDP carried forward from WLLP. Planning permission granted for waste management facility

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
ELIBURN CAMPUS							
E-LV 12	Appleton Parkway west	12.0	Private	4, 5	H	Culverting of Lochshot Burn not permissible. Access from Barracks roundabout. Additional structural woodland shelterbelt planting along south boundary. Contaminated Land Investigation Required Flood Risk Assessment required.	Allocation in LDP carried forward from WLLP.
E-LV 13	Appleton Parkway north west	0.74	Network Rail	4	E	Access from Appleton Parkway roundabout. Regard to proximity and amenity of school house. Suit smaller scale building(s)	Allocation in LDP carried forward from WLLP.
E-LV 14	Appleton Parkway north east	5.58	Network Rail	4, 5, 6	B	Minimum set back from crown drip line of mature woodland on northern boundary. Access from Appleton Parkway roundabout. Retention of Barrack strip along east boundary. Access onto Houston Road North.	Allocation in LDP carried forward from WLLP.
E-LV 15	Appleton Parkway east	12.9	Scottish Enterprise	4, 5, 6	B	Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary. Access form Appleton Parkway. Footpath along whole frontage/ west site boundary to link into existing footways. Additional structural woodland shelterbelt planting along south boundary.	Allocation in LDP carried forward from WLLP. Site has Enterprise Area status in conjunction with sites E-BU2 and E-BU5.
E-LV 16	Appleton Parkway south	5.75	Scottish Enterprise	4, 5, 6	B	Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (route assessment required). Access from Appleton Parkway and footpath along frontage of site and connect to existing footways. Respect Lochshot Burn and Greenway to north.	Allocation in LDP carried forward from WLLP, but widened from classes 4 and 5 only to include class 6 uses.
E-LV 17	Appleton Parkway south west	0.9	Scottish Enterprise	4, 5	C	Retain and enhance existing mature woodland on western boundary. Access from Appleton Parkway. Footpath along site frontage and connect to existing footways.	Allocation in LDP, carried forward from WLLP.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LV 18	Appleton Parkway	1.3	Private	4, 5, 6	B	Flood Risk Assessment required. Access via existing onto Appleton Parkway.	Allocation in LDP carried forward in part from WLLP, but widened from classes 4 and 5 only to include class 6 uses.
E-LV 19	Appleton Parkway south east	3.5	Private	4, 5	C	Access from Appleton Parkway. Master planned sub-division. Respect amenity of adjacent residential areas to east and south.	Allocation in LDP carried forward from WLLP.
HOUSTON INDUSTRIAL ESTATE							
E-LV 21	Firth Road South	2.38	Private	4, 5, 6	A	Access via existing onto Firth Road.	Allocation in LDP, carried forward from WLLP.
E-LV 22	Nettlehill Road east	1.47	Private	4, 5, 6	A	Potential for noise issues to affect nearby residential properties. Access via existing onto Nettlehill Road.	Allocation in LDP, carried forward from WLLP.
KIRKTON CAMPUS & ALBA CAMPUS							
E-LV 23	Former Rosebank Nursery	0.99	WLC	2, 4, 5	C	Quality frontage development required. Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to north.	Allocation in LDP, carried forward from WLLP, use classes extended to include class 2 uses.
E-LV 24	Former Rosebank Nursery	2.14	WLC	2, 4, 5	C	Quality frontage development required.	Allocation in LDP, carried forward from WLLP. Use classes extended to include class 2 uses.
E-LV 25	Former Rosebank Nursery	3.67	WLC	2, 4, 5	C	Quality frontage development required. Planning permission (0453/FUL/09) has been granted for the construction of a new access road into the site. This establishes the most appropriate location for a new junction. Planning brief prepared.	Allocation in LDP carried forward from WLLP. Use classes extended to include class 2 uses.
E-LV 26	Alba Campus	2.89	Private	4	D	Access off existing road network. Flood Risk Assessment required due to proximity of Harwood Water & West Calder Burn. Completion of recreational walkway on south boundary.	Allocation in LDP, carried forward from WLLP.
E-LV 27	Alba Campus	1.53	Private	4	D	Access off existing road network. Flood Risk Assessment required due to proximity of West Calder Burn.	Allocation in LDP, carried forward from WLLP.
E-LV 28	Alba Campus	3.04	Private	4	D	Access off existing road network	Allocation in LDP, carried forward from WLLP.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
E-LV 29a	Alba Campus	1.03	Private	4	D	Access off existing road network. Completion of recreational walkway on south boundary. Stand-off required from Wilderness Woodland Plantation east of the site. (no buildings within 10m minimum of the crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E-LV 29b	Alba Campus	1.43	Private	4	D	Access off existing road network. Completion of recreational walkway on south boundary. Stand-off required from Wilderness Woodland Plantation east of the site. (no buildings within 10m minimum of the crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E-LV 29c	Alba Campus	1.73	Private	4	D	Access off existing road network. Completion of recreational walkway on south boundary. Stand-off required from Wilderness Woodland Plantation east of the site. (no buildings within 10m minimum of the crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E-LV 29d	Alba Campus	1.28	Private	4	D	Access off existing road network. Completion of recreational walkway on south boundary. Stand-off required from Wilderness Woodland Plantation east of the site. (no buildings within 10m minimum of the crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E- LV 30	Macintosh Road	4.79	Private	4, 5, 6	B	Access from Macintosh Road.	Allocation in LDP, carried forward from WLLP.
E- LV 31	Macintosh Road west	0.89	Private	4, 5, 6	B	Access from Macintosh Road. Stand-off required from woodland to the west, no buildings within 10m minimum of the crown drip line of trees.	Allocation in LDP, carried forward from WLLP. Additional use class 6 added to options for development. Planning permission granted for business and industrial units.
E-LV 32	Kirkton Road South	0.93	Private	4, 5, 6	B	Access from Lister Road.	Allocation in LDP, carried forward from WLLP.
E-LV 33	Gregory Road east	3.31	Private	4, 5, 6	B	Access form existing spur off Gregory Road. Retention of shelterbelt along western boundary (no buildings within 10m of crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E-LV 34	Kirkton South Road	1.37	Private	4, 5, 6	B	Access from existing site to west.	Allocation in LDP, carried forward from WLLP.
E-LV 35	Gregory Road (west)	7.98	Private	4, 5	C	Access from Gregory Road. Suitable for sub-division with master plan.	Allocation in LDP, carried forward from WLLP.
E-LV 36	Gregory Road	0.8	Private	4, 5	C	Access via Charlesfield Road.	Allocation in LDP, carried forward from WLLP.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
OAKBANK INDUSTRIAL ESTATE							
E-LV 37	Williamston North 1	1.19	Scottish Enterprise/ Private	4, 5, 6	B	Stand-off from woodland south of the site (no buildings within 10m of crown drip line of trees).	Allocation in LDP, carried forward from WLLP.
E-LV 38	Williamston North 2	2.4	Scottish Enterprise/ Private	4, 5, 6	B	Stand-off from woodland south of the site (no buildings within 10m of crown drip line of trees). A buffer strip required including recommended with a minimum of 6m width to the pond within the site.	Allocation in LDP, carried forward from WLLP.
E- LV 39	Williamston South	7.29	WLC	4, 5, 6	B	Design/massing to respect prominent skyline viewed from north and minimise visual impact from Linhouse Valley. Upgrade of adjacent recreational route to west linking north to Williamston North site and west and south into existing path network. Access via new access onto Oakbank Park Road. Stand-off from woodland around the site (no buildings within 10m of crown drip line of trees) and high quality and substantial amenity landscaping required in the site. Site has approved planning brief.	Allocation in LDP, carried forward from WLLP. Planning permission granted for access road to the site and sub-division to form employment sites, SUDs pond.
HOUSTON INTERCHANGE							
E-LV 40	Houstoun interchange (north west)	1.04	WLC	4	D	Flood risk assessment and Drainage impact assessment required. Planting to west to be retained. Landscaped frontage to Houstoun Road and the A899 (Livingston Road). Access off roundabout.	Allocation in LDP, carried forward from WLLP.
STARLAW PARK							
E-LV 41	Starlaw Park west	4.52	Scottish Enterprise/ Private	4, 5, 6	B	Quality development required fronting onto Starlaw Road.	Allocation in LDP, carried forward from WLLP.
E-LV 42	Starlaw Park central	1.00	Scottish Enterprise/ Private	4, 5, 6	B	Quality development required fronting onto Starlaw Road.	Allocation in LDP, carried forward from WLLP.
E-LV 43	Starlaw Park east	0.79	Scottish Enterprise/ Private	4, 5, 6	B, C, D	Quality development required fronting onto Starlaw Road.	Allocation in LDP, carried forward from WLLP.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
DEER PARK							
E-LV 44	Deer Park	0.8	Private	4	D	Site safeguarded for high amenity office park development. M8 frontage requires high standard of architectural and landscape design.	Allocation in LDP, carried forward from WLLP.
BEUGH BURN							
E-LV 45	Beugh Burn	27.61	Private	4, 5, 6	A	Re-alignment of Beugh Burn and integrated SUDS scheme. Access from Dechmont roundabout/Pumpherstons Road. Consideration of integration with adjacent proposed park & ride facility. Protection of existing amenity of adjacent residential properties. Retention of shelterbelt along south boundary (thinning and replacement planting required). Master plan to include variety of plot sizes.	Allocation in LDP, carried forward from WLLP.
LINHOUSE							
E-LV 46	Linhouse	50	WLC	4, 5, 6	B	Secondary access from Murieston Road. Separation of Linhouse Water and protection of watercourse from surface water contamination. Removal of power lines across Linhouse Water preferred. Core Area suitable for single user. Existing structural planting and recreational foot and cycle paths to be retained.	Allocation in LDP, carried forward from WLLP. Use classes extend to include use classes 6.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
ALMOND NORTH & SOUTH GAVIESIDE (CDA ALLOCATIONS)							
E-LV 47	Almond North, Gavieside	31	Private	4, 5	C	<p>High amenity 4 and 5 uses</p> <p>Stand-off required to BP Ethylene pipeline as allocation within buffer zone.</p> <p>River Almond to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment.</p> <p>SUDS to be developed at southern end of the site.</p> <p>Structural planting required around and withinsite, as site is on the settlement edge.</p> <p>Access and parking requirements to be agreed with the council's Transportation Unit.</p> <p>Biodiversity assessment required.</p>	Allocation in LDP, carried forward from WLLP.
E-LV 48	Almond South, Gavieside	23.9	Private	4, 5	C	<p>High amenity 4 and 5 uses</p> <p>Stand-off required to River Almond.</p> <p>High quality structural landscaping required around the site, given edge of settlement location.</p> <p>Stand-off required to BP Ethylene pipeline as allocation is within the buffer zone.</p> <p>West Calder burn to south, possible requirement for Flood Risk Assessment and Drainage Impact Assessment.</p> <p>Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge.</p> <p>Access and parking requirements to be agreed with the council's Transportation Unit.</p> <p>Biodiversity assessment required</p>	Allocation in LDP, carried forward from WLLP.
COUSLAND							
E-LV 49	Cousland Wood	7.3	Private	4, 6	B	<p>High amenity 4 and 6 use.</p> <p>Stand-off required to BP Ethylene pipeline as allocation within buffer zone.</p> <p>Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge and careful consideration of relationship with residential properties at west Long Plantation in terms of noise and other areas of disturbance</p>	Allocation in LDP.

LIVINGSTON							
Site Ref	Address	Area (ha)	Ownership	Use class	Category	Infrastructure & other requirements	Planning status
WHITBURN							
E-WH1	Cowhill, Heartlands Business Park	32.6	Private	4, 5, 6	A	<p>Site now largely serviced with roads and other services, original application under reference 0125/FUL04 for first phase for access roads and associated infrastructure to develop site approved on 11/12/04.</p> <p>Various amendments have been granted since then and consent for other developments on site including offices/ hotel and supermarket.</p> <p>Site area previously given in WLLP of 54.09, but site area reduced due to services, infrastructure and structural landscaping and alternative uses.</p>	Allocation in LDP, carried forward from WLLP.
WINCHBURGH							
E-WB 1	Myreside East	10.59	Private	4, 5, 6	B	<p>Possible Flood Risk Assessment and Drainage Impact Assessment required.</p> <p>Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge.</p> <p>Biodiversity assessment required</p> <p>Access and parking requirements to be agreed with the council's</p> <p>Transportation Unit.</p> <p>Stand off to railway line to Network Rail requirements.</p>	Allocation in LDP, carried forward from WLLP. Planning permission in principle granted.
E-WB 2	Myreside West	28.8	Private	4, 5, 6	B	<p>Possible Flood Risk Assessment and Drainage Impact Assessment required.</p> <p>Structural planting required around and within site, for buffer with residential properties and as site is on the settlement edge.</p> <p>Biodiversity assessment required</p> <p>Access and parking requirements to be agreed with the council's Transportation Unit.</p> <p>Stand off to railway line to Network Rail requirements</p>	Allocation in LDP carried forward from WLLP. Planning permission in principle granted.

Appendix Two: Schedule of Housing Sites/Site Delivery Requirements

Requirements for all housing developments

In addition to the specific site requirements listed in this Schedule

- Developers are required to adhere to the detailed requirements of the approved SG 'West Lothian Residential Development Guide';
- Developers are required to have regard to and accord with the detailed requirements of the council's *Open Space Strategy*;
- For **all** housing sites in West Lothian there is a requirement for developers to make financial contributions towards the cost of cemetery provision in accordance with approved SG;
- With the exception of those sites that are being explicitly developed for affordable housing, or comprise less than 10 units, developers are required to make financial contributions towards the provision of public art in accordance with approved SG.
- Except where properties have less than three habitable rooms, developers are required to make financial contributions towards the cost of school infrastructure and/or increasing capacity in accordance with the requirements set out below:

NON-DENOMINATIONAL SECONDARY SCHOOLS	
Housing sites in the catchment areas of Armadale Academy and Whitburn Academy	Financial contributions towards the cost of replacing Armadale Academy and extending Whitburn Academy
Housing sites in the catchment area of Bathgate Academy	Financial contributions towards the cost of extending Bathgate Academy
Housing sites in the catchment area of Linlithgow Academy	Financial contributions towards the cost of extending Linlithgow Academy
Housing sites in the catchment area of West Calder High School	Financial contributions towards the cost of replacing West Calder High School
Housing sites in the north and west of West Lothian	Financial contributions towards the cost of providing a new non-denominational secondary school (in Winchburgh)
NON-DENOMINATIONAL PRIMARY SCHOOLS	
Housing sites in the catchment areas of Eastertoun Primary School and Armadale Primary School	Financial contributions towards the cost of extending the schools
Housing sites in the catchment areas of Woodmuir Primary School (Breich)	Financial contributions towards the cost of building the new school
Housing sites in the catchment area of East Calder Primary School	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Kirknewton Primary School	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Parkhead Primary School	Financial contributions towards the cost of extending the school
Housing sites in the catchment areas of Balbardie, Boghall, Simpson and Windyknowe Primary Schools	Financial contributions towards the cost of non-denominational primary school infrastructure
Housing sites in the catchment area of Winchburgh Primary School	Financial contributions towards the cost of providing two new schools
DENOMINATIONAL SECONDARY SCHOOLS	
All housing sites in West Lothian	Financial contributions towards the cost of providing a new denominational secondary school

DENOMINATIONAL PRIMARY SCHOOLS	
Housing sites in the catchment area of St Mary's (Polbeth)	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Denominational Primary Schools in Armadale	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Denominational Primary Schools in East Calder	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Denominational Primary Schools in Broxburn	Financial contributions towards the cost of extending the school
Housing sites in the catchment area of Anthony's RC Primary School in Bathgate	Financial contributions towards the cost of extending the school
Housing sites in the catchment areas of Holy Family RC Primary School in Winchburgh	Financial contributions towards the cost of extending and refurbishing the school

- Developers are required to fund school commissioning costs in situations where a new school or an extension to a school is required.
- For further information on Education issues contact Education Planning directly (mark.brooks@westlothian.gov.uk).

Requirements specific to housing developments in the previously designated Core Development Areas.

Infrastructure requirements applicable to all housing proposals in Core Development Areas:	
1	contributions to fund additional education infrastructure for the denominational secondary sector (funds will be used to construct a new denominational secondary school and, possibly, an extension to St Margaret's Academy, Livingston);
2	contributions for sustainable transport initiatives, including: <ul style="list-style-type: none"> - funds to subsidise new bus services; - funds for school transport costs in circumstances where children will have to be bussed to school pending the construction of a new school or the extension of an existing school; - provision of bus shelters; - contributions to funds to assist with the implementation of proposals arising from public transport - corridor studies.
3	provision of electricity, gas, digital ducting and other utilities;
4	upgrading of existing road junctions/improvements to existing road network/ road signage;
5	traffic management initiatives including provision of traffic calming, e.g. pelican crossings;
6	closure or redetermination of existing roads where appropriate; and.
7	water and drainage provision (including sustainable urban drainage systems).

Requirements for local facilities and amenities applicable to all housing proposals in Core Development Areas:	
<ul style="list-style-type: none"> - land for community facilities; - funds for town centre improvements in adjacent/host communities (i.e. Armadale, Winchburgh, Broxburn, West Calder, Polbeth, East Calder); - serviced employment land; - woodland planting to implement Green Network objectives; - management of existing trees and woodlands; - open space provision and indoor and outdoor sports facilities in accordance with approved strategies of the council; - provision of public art and commuted sums for future maintenance; and - recycling facilities. 	

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas:

ARMADALE

Schools

- two single stream primary schools (or equivalent)
- contribution to cost of funding Public Private Partnership (PPP) scheme to extend Armadale Academy;

Transport

- new distributor road network serving the southern expansion of the town linking Lower Bathville, A801 and B8084;
- new distributor road serving expansion at Colinshiel linking East Main Street with B8084;
- network of pedestrian and cycleway links including new cycleway connections to National Cycle Route 75 and links to the paths in the surrounding countryside;
- dualling the A801 between Boghead Roundabout and M8 junction 4; and
- contributions to park and ride provision on the south side of Armadale railway station.

Local facilities and amenities

- enhancement of open space area at Black Moss between Avondale Drive and Upper Bathville and formation of community woodland on western edge of Armadale;
- woodland planting adjacent to A801, to north and east of mixed use allocation at Colinshiel and on the west edge of the allocations at Standhill;
- extension of Armadale Round Town Walk (re-named Davie Kerr Heritage Trail) into both the Colinshiel and Standhill areas;
- contribution to improved library facilities;
- management plan for Colinshiel Wood;
- if facilities of a district level are not able to be provided within the new settlement boundary due to space constraints, then facilities in neighbouring district parks(e.g. Balbardie Park Bathgate and proposed district park in Whitburn), should be extended and upgraded to meet the increased demand

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas (by settlement) :

WINCHBURGH

Schools

- land for non-denominational secondary school;
- land for denominational secondary school (joint campus to be explored);
- additional primary school capacity which results in the equivalent of seven single stream primary schools being available in Winchburgh (six non-denominational and one denominational);
- extension to Winchburgh and Holy Family Primary School; and
- joint funding (with East Broxburn CDA developers) of new non-denominational secondary school to be located at Winchburgh.

Transport

- joint funding (with East Broxburn CDA developers) of new Distributor road network linking new housing at Winchburgh (west of Faucheldean) with new housing at East Broxburn;
- joint funding (with East Broxburn CDA developers) of improvements to B8020 between Winchburgh and Broxburn;
- new railway station at Winchburgh and associated park and ride and public transport interchange;
- new junction on the M9 (in the vicinity of Duntarvie) with associated park and ride: and
- network of pedestrian and cycleway links including cycleway connections to Union Canal towpath/core path and links to the paths in the surrounding countryside.

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas (by settlement) :

WINCHBURGH

Local facilities and amenities

- public car park for new town centre;
- additional landscaping and improved recreational access and management plan for Claypit and surrounding area;
- joint preparation (with East Broxburn CDA developers) of a management plan for the scheduled Greendykes and Faucheldean Bings and for the “green corridor” between Winchburgh and East Broxburn and funds to allow implementation of the plan;
- preparation of a strategy to restore Niddry Bing and funds to allow implementation of the plan;
- joint funding (with East Broxburn CDA developers) of works to rehabilitate the non-schedule parts of Greendykes Bing;
- preparation of a strategy for restoration of Auldcaithie landfill site and funds to allow implementation of the plan;
- enhancement of existing river corridors within master plan area;
- land for canal related facilities having regard to the Edinburgh-West Lothian Union Canal moorings study previously prepared by British Waterways (now Scottish Canals); and
- contribution to library provision.
- The current supply of open space in the existing settlements is not of a sufficient size and types to cater for the potential demand from new housing. Winchburgh / East Broxburn should include appropriate levels of each part of the West Lothian open space typology, including district parks, neighbourhood parks, local parks, sports areas, play spaces, green path corridors and amenity greenspace.
- The proposed “Heritage Park” around the scheduled monuments of Greendykes & Faucheldean Bings is in the sensitive countryside gap between the expanded settlements. This concept could address the provision of a district and neighbourhood park acquired from the 2015 WL Open Space Strategy.

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas (by settlement):

EAST BROXBURN

Schools

- joint funding (with Winchburgh CDA developers) of new non-denominational secondary school to be located at Winchburgh (Glendevon/west of Faucheldean);
- double stream primary school (or two single stream primary schools depending on phasing of new housing developments); and
- extension to St Nicholas’ RC Primary School, Broxburn.

Transport

- joint funding (with Winchburgh CDA developers) of new distributor road network linking new housing at Winchburgh with new housing at East Broxburn;
- joint funding (with Winchburgh CDA developers) of improvements to B8020 between Winchburgh and Broxburn;
- park and ride provision at Kilpunt south of A89 (with potentially a road bridge across the Brox Burn);
- network of pedestrian and cycleway links including cycleway connections to Union Canal towpath and improved links to town centre via Stewartfield Park;
- new distributor road linking Clarkson Road with the A89 via Candleworks, Albyn and West Wood;
- new distributor road linking Clarkson Road with B8020 via the mixed use site at Greendykes Road West; and
- contributions to public transport improvements on the A89 and at Newbridge roundabout as identified in future SPG.

Local facilities and amenities

- joint preparation (with Winchburgh CDA developers) of a management plan for the scheduled Greendykes and Faucheldean Bings and for the “green corridor” between Winchburgh and East Broxburn and funds to allow implementation of the plan;
- joint funding (with Winchburgh CDA developers) of works to rehabilitate the non-scheduled parts of Greendykes Bing;
- Land for canal related facilities having regard to the Edinburgh – West Lothian Union Canal moorings study previously prepared by British Waterways (now Scottish Canals);
- Contribution to improvements at Stewartfield Park; and
- Woodland planting to north of mixed use sites at Pyothall Road, Greendykes Road West and Greendykes Road East as extension of Broxburn Community woodland and green network corridor.
- The current supply of open space in the existing settlements is not of a sufficient size and types to cater for the potential demand from new housing. Winchburgh / East Broxburn should include appropriate levels of each part of the West Lothian open space typology, including district parks, neighbourhood parks, local parks, sports areas, play spaces, green path corridors and amenity greenspace.
- The proposed “Heritage Park” around the scheduled monuments of Greendykes & Faucheldean Bings is in the sensitive countryside gap between the expanded settlements. This concept could address the provision of a district and neighbourhood park acquired from the 2015 WL Open Space Strategy.

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas (by settlement):

WEST LIVINGSTON/MOSSEND

Schools

- joint funding (with Calderwood CDA developers) of new non-denominational secondary school to be located at Raw Holdings, East Calder;
- double stream primary school; and
- extensions to St Mary's RC Primary School (Polbeth) and to Parkhead Primary School (West Calder).

Transport

- network of pedestrian and cycleway links including cycleway connections to National Cycle Route 75 at Almond North to Starlaw;
- improvements at West Calder railway station including provision of park and ride, bus turning facility, cycle parking at the north side of the station and the partial closure of the existing substandard access onto Limefield Road;
- bus priority measures are required along Charlesfield Road with provision of a park and ride site requiring further assessment;
- new distributor road network with bridges across the River Almond and West Calder Burn linking Toll Roundabout with Alba Campus;
- new distributor road network linking A71 with Simpson Parkway (Kirkton Campus) via Stepend and Gavieside Farm; and
- improvements to A705 and footways between Toll Roundabout and Seafield.

Local facilities and amenities

- public car park for new village centre at Gavieside;
- management plan for remaining part of Briestonhill Moss and funds to implement plan;
- the current level of open space provision in the northern part of the Polbeth area is poor. Therefore, the provision of the proposed structure planting should be of a high quality, with a network of connecting paths to Briestonhill Moss area and the existing woodland areas.
- safeguard land for extension of Almond Valley Heritage Centre light rail route on north side of River Almond;
- enhancement of river corridors within master plan area;
- extension of existing greenway associated with River Almond (between Kirkton and Easter Breich);
- new greenways associated with West Calder Burn, Harwood Water and Breich Water; and
- contribution to library provision.

Requirements for infrastructure, local facilities and amenities for housing proposals in Core Development Areas (by settlement):

CALDERWOOD

Schools

- land for non-denominational secondary school;
- joint funding (with West Livingston/Mossend developers) of new non-denominational secondary school to be located at Raw Holdings, East Calder;
- three single stream primary schools (or equivalent); and
- extension to St Paul's RC Primary School, East Calder (land and improved vehicular and pedestrian access also required).

Transport

- contribution to improvements at Kirknewton railway station including provision of new park and ride facility, bus turning facility and cycle parking at Milrig Holdings;
- network of pedestrian and cycleway links including cycleway connections to National Cycle Route 75 and Kirknewton Railway Station;
- network of distributor roads linking B7015 with A71 (with bus priority);
- upgrading of B7031 from A71 to Kirknewton Railway Station; and
- north relief road for Wilkieston linking A71 with B7030.

Local facilities and amenities

- public car park at East Calder;
- public car park for new local neighbourhood centre;
- native woodland planting adjacent to A71 and to improve screening of Camps Industrial Estate;
- contribution to improved library facilities;
- land for the extension of the existing health centre or for the construction of a new health centre; and
- extension of "the Muddies"- Mansefield Park.

Note: These are not an exhaustive lists of requirements (see LDP text)

Addiewell & Loganlea										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AD 1	26/7(2)	Carried forward from WLLP Permission granted	Muirhousedykes Mains	0.2	5	Part of a larger development site which has previously been built out Conditions of planning permission to be adhered to		Catchment Area Schools Addiewell Primary West Calder High St Thomas Primary St Kentigern's Academy		
H-AD 2	26/(8)	Carried forward from WLLP	Meadowhead Avenue (North)	1.0	20		Access to be taken from Loganlea Crescent/Place	Catchment Area Schools Addiewell Primary West Calder High St Thomas Primary St Kentigern's Academy	Flood Risk Assessment required which assesses the flood risk from the small watercourses that flow through the site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a 6m buffer strip between the development and the watercourse Developer contributions required to enhance local park provision at Loganlea Park

Addiewell & Loganlea

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AD 3		New allocation	Loganlea Road	0.4	5		Access to be taken from Loganlea Road	Catchment Area Schools Addiewell Primary West Calder High St Thomas Primary St Kentigern's Academy	Significant groundwater issues Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/ mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required
H-AD 4	26/6	Carried forward from WLLP	Loganlea Crescent/ Place	2.3	35		Upgrading of un-adopted section of Loganlea Place required	Catchment Area Schools Addiewell Primary West Calder High St Thomas Primary St Kentigern's Academy	Flood Risk Assessment required which assesses the flood risk from the Skolie Burn which flows along the western boundary of the site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required This site lies adjacent to the Skolie Burn SSSI which is designated for geological and biological interests Requirement to accommodate a buffer strip between the development and the Skolie Burn SSSI

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 1	1/25	Carried forward from WLLP 'Minded to grant'	Muirfield, North Street	0.3	10		Access to be taken from North Street	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site lies within a SGN pipeline consultation zone The site may be susceptible to noise from nearby commercial activities and a noise assessment may be required There are several sections of combined sewer running through the site
H-AM 2	1/28	Carried forward from WLLP	Heatherfield (West)	2.9	70	Site to be the subject of a masterplan Within Armadale CDA		Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may be susceptible to noise and a noise assessment may be required
H-AM 3	1/29c	Carried forward from WLLP	Nelson Park/ Mallace Avenue	1.6	26	Residual part of a previous allocation Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access to be taken from Mallace Ave	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Record of flooding in 2007 Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 4	1/39	Carried forward from WLLP Granted permission	High Academy Street (former nursery)	0.2	6			Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy		
H-AM 5	CS	Part of Armadale CDA and carried forward from WLLP	Colinshiel (Site A)	20.0	135	Site to be the subject of a masterplan	Access to be determined by master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required A wetland area within this site is being considered as a Local Biodiversity Site (LBS) Small watercourses running along the north eastern boundary of the site should not be culverted A physical stand-off from the site boundary should be observed and should contribute to the green network

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 6	CS	Part of Armadale CDA and carried forward from WLLP	Colinshiel (Site B)	9.0	135	Site to be the subject of a masterplan	Access to be determined by master plan,	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required A wetland area within this site is being considered as a Local Biodiversity Site (LBS) Small watercourses running along the north eastern boundary of the site should not be culverted A physical stand-off from the site boundary should be observed and should contribute to the green network
H-AM 7	LT	Part of Armadale CDA and carried forward from WLLP Permission granted	Tarrareoch (Southdale Meadows)	3.0	85	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access via A801 and Station Road to be determined by master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The designated mixed use area is near existing housing. The southern end is near the rail line and rail station. The site may therefore be susceptible to noise and a noise assessment may be required High level of SUDS required since low dilution Small watercourse flows through North of site - this should not be culverted

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 8	LT	Part of Armadale CDA and carried forward from WLLP Permission granted	Tarrareoch Remainder	13.6	265	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access via A801 and Station Road to be determined by master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The designated mixed use area is near existing housing. The southern end is near the rail line and rail station. The site may therefore be susceptible to noise and a noise assessment may be required High level of SUDS required since low dilution Small watercourse flows through North of site - this should not be culverted
H-AM 9	NH	Part of Armadale CDA and carried forward from WLLP Permission granted	Netherhouse, Phase 1, R1A East (Ferrier Path)	5.1	13	Site to be the subject of a masterplan 73 units built 13 units remaining Conditions of planning permission to be adhered to	Access as per planning permission via Station Road	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been affected by past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from the nearby railway and a noise survey may be required

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 10	NH	Part of Armadale CDA and carried forward from WLLP Permission granted	Netherhouse, Phase 1, R1B West (Hanlin Park)	4.1	26	Site to be the subject of a masterplan 79 units built 26 units remaining Conditions of planning permission to be adhered to	Access as per planning permission via Station Road	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been affected by past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from the nearby railway and a noise survey may be required
H-AM 11	NH	Part of Armadale CDA and carried forward from WLLP Permission granted	Netherhouse Remainder	6.4	109	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access as per planning permission via Station Road	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been affected by past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from the nearby railway and a noise survey may be required

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 12	SN	Part of Armadale CDA and carried forward from WLLP Permission granted	Standhill (North)	12.8	300	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to be via new roundabout onto the A89	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required Water resilient measures required Small watercourses flow through site and these should not be culverted	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required
H-AM 13	SS	Part of Armadale CDA and carried forward from WLLP Permission granted	Standhill (South)	6.3	100	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to be via new roundabout onto the A89	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy Land requires to be retained in order to accommodate a potential extension to Armadale Academy	A small part of this site (close to the A89) is deemed at risk from pluvial flooding Flood Risk Assessment required which assesses the flood risk from the small watercourses which flows through the site	The Coal Authority has indicated that the site may have been affected by past coal working and an assessment or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Investigation into culverts on site required There are small watercourse flows along NW boundary of site which should not be culverted

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 14	TF	Part of Armadale CDA and carried forward from WLLP Permission granted	Trees Farm	26.6	350	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to be via Station Road and proposed new link road as per master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from nearby employment area/railway and a noise survey may be required High level of SUDS required since low dilution Small watercourse flows through West of site - this should not be culverted

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 15	LB	Part of Armadale CDA and carried forward from WLLP Permission granted	Lower Bathville	27.6	400	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access via A801 and Station Road, to be determined by master plan	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from the railway and a noise survey may be required Small watercourse flows through North of site - this should not be culverted and presents opportunity for habitat restoration SEPA require re-consultation at the design stage High level of SUDS required since low dilution
H-AM 16		New allocation	Mayfield Drive	0.8	20	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access to be taken from the new link road serving St Anthony's Primary school	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from nearby commercial activities and a noise assessment may be required

Armadale										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-AM 17		New allocation	Drove Road	3.3	26	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Vehicular access to be taken from Drove Road	Catchment Area Schools Eastertoun Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn and the Colin Burn	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site lies within Scotland Gas Network Plc Armadale Holder Station consultation zone A 450mm sewer runs across the site Requirement to accommodate a buffer strip of 6m and 12m between the development and the Logie Water
H-AM 18		New allocation Permission granted	Stonerigg Farm	0.8	11	Identified as a site for housing Conditions of planning permission to be adhered to	Vehicular access to be taken from Upper Bathville	Catchment Area Schools Armadale Primary Armadale Academy St Anthony's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required There is a low/medium/intermediate pressure gas main in the proximity of the site

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 1	2/106	Carried forward from WLLP Permission granted	Balmuir Road (former Woodthorpe Garden Centre)	0.8	11		Access as per planning approval	Catchment Area Schools Windyknowe Primary Armadale Academy St Mary's Primary St Kentigern's Academy	Site susceptible to flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required
H-BA 2	2/66 (20)	Carried forward from WLLP Permission granted	Wester Inch (land to east of Meikle Lane)	1.8	70	Conditions of planning permission to be adhered to		Catchment Area Schools Windyknowe Primary Armadale Academy St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy		

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 3	2/66 (7)	Carried forward from WLLP Permission granted	Standhill (Site A), Inchcross Grange	13.0	177	Conditions of planning permission to be adhered to 3 units built 177 units remaining	New access from roundabout onto A7066. Also see requirements of Wester Inch master plan	Catchment Area Schools St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy	Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner and outer consultation zones for the Scotland Gas Network Ltd Armadale / Bathgate E36 pipeline The site lies within the Health and Safety Executive consultation zone for the HSE ref H2068 facility Johnston Oils Ltd
H-BA 4	2/66 (7)	Carried forward from WLLP Permission granted	Standhill (Site B)	4.2	20	Conditions of planning permission to be adhered to		Catchment Area Schools St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy	Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner and outer consultation zones for the Scotland Gas Network Ltd Armadale / Bathgate E36 pipeline The site lies within the Health and Safety Executive consultation zone for the HSE ref H2068 facility Johnston Oils Ltd

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 5	2/69	Carried forward from WLLP Permission granted	Napier Avenue	3.2	10	Conditions of planning permission to be adhered to	Access as per planning approval	Catchment Area Schools St Columba's Primary St Kentigern's Academy Boghall Primary Bathgate Academy There are capacity issues relative to Bathgate Academy which will require to be addressed	There is a history of flooding Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required Developer contributions required to enhance local park
H-BA 6	2/98a	Carried forward from WLLP Permission granted	Easton Road/ Balmuir Road (Sibcas Site)	12.8	298	Conditions of planning permission to be adhered to	Access as per planning approval	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy	Site susceptible to flooding Flood Risk Assessment required which assesses the flood risk from the Bathgate Water which flows along the eastern and northern boundary of the site Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace or be affected by contaminated land and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed There is a culvert at eastern end of site with structural issues that require to be addressed Developer contributions required to enhance local park

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 7	2/7e	Carried forward from WLLP	Little Boghead Remainder	1.1	20	Site is the remainder/ undeveloped portion of previous WLLP housing allocation HBg30 (150 units)	Access from Plessey Road/ Plessey Terrace	Catchment Area Schools Windyknowe Primary Armadale Academy St Mary's Primary St Kentigern's Academy	Flood Risk Assessment required Drainage Impact Assessment required High level of SUDS required since low dilution There is a history of nearby flooding from obstructed culvert There is a possible risk from adjacent bodies of water in nature park	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required The site may embrace or be affected by contaminated land and an assessment, investigation and or remediation may be required Developer contributions required to enhance existing park/play facilities A well-established informal footpath network plus some field boundary features should be retained to form the basis of a multi-functional green network
H-BA 8	2/66 (15)	Carried forward from WLLP Permission granted	Wester Inch – Area S	3.1	76	Conditions of planning permission to be adhered to	Access as per planning approval and master plan	Catchment Area Schools St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy	Flood Risk Assessment required Flood alleviation scheme that has been developed needs taken account of and protected SUDs needs careful consideration	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 9	2/66 (16)	Carried forward from WLLP Permission granted	Wester Inch – Area X, Y, Z & AA, Wester Grove & The Lays	9.3	61	Conditions of planning permission to be adhered to 230 units built 61 units remaining	Access as per planning approval and master plan	Catchment Area Schools St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy	Flood Risk Assessment required Flood alleviation scheme that has been developed needs taken account of and protected SUDs needs careful consideration	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Site lies within the inner and outer consultation zones for the Scotland Gas Network Ltd Armadale / Bathgate E36 pipeline The site lies within the Health and Safety Executive consultation zone for the HSE ref H2068 facility Johnston Oils Ltd
H-BA 10	2/66 (17)	Carried forward from WLLP Permission granted	Wester Inch Areas U & V (Queens' Gait and Reiver Grange)	5.3	121	Conditions of planning permission to be adhered to 50 units built 121 units remaining	Access as per planning approval and master plan	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy	Flood Risk Assessment required Flood alleviation scheme that has been developed needs taken account of and protected SUDs needs careful consideration	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Site lies within the inner and outer consultation zones for the Scotland Gas Network Ltd Armadale / Bathgate E36 pipeline The site lies within the Health and Safety Executive consultation zone for the HSE ref H2068 facility Johnston Oils Ltd

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 11	2/66 (19)	Carried forward from WLLP Permission granted	Wester Inch (Phase 3)	4.3	86	Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to	Access to be taken off Inchwood Avenue cul-de-sac	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required Developer contributions required to enhance local park provision in either Wester Inch or Kirkton Park
H-BA 12	2/85b	Carried forward from WLLP	Main Street	0.2	15		Access from Main Street	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required
H-BA 13	2/100	Carried forward from WLLP	Jarvey Street	0.4	53		Access from Jarvey Street.	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required Developer contributions required to enhance Balbardie Park of Peace and improve access

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 14	2/105a	Carried forward from WLLP	Windyknowe, Glasgow Road (East)	0.7	14	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access from Glasgow Road	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy	This site includes a low area at risk of pluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required A survey of culverts running through the site requires to be undertaken
H-BA 15	2/105b	Carried forward from WLLP	Windyknowe, Glasgow Road (West)	1.3	46	Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access from Glasgow Road	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy	Flood risk assessment required	The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Developer contributions required to enhance park at Windyknowe

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 16	2/101a	Carried forward from WLLP Permission granted	Whitburn Road (Site B) (former foundry)	2.7	170	Conditions of planning permission to be adhered to	Access as per planning approval	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy An extension to Wester Inch Primary School may be required in order to meet forecasted capacity	Flood risk assessment required	The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Developer contributions required to enhance local park provision
H-BA 17	2/101b	Carried forward from WLLP Permission granted	Whitburn Road (Site B) (former foundry)	1.2	30		Access as per planning approval	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy	Flood risk assessment required	The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Developer contributions required to enhance local park provision

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 18	2/109	New allocation Permission expired	9 Hardhill Road (former Creamery garage)	0.1	14	Identified as a site for housing		Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy Development may require to be phased		The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed
H-BA 19	2/ 110	Carried forward from WLLP Permission granted	Bloomfield Place	0.1	18	Conditions of planning permission to be adhered to	Access as per previous planning approval	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy There are capacity issues relative to Balbardie Primary School and St Kentigerns Academy which will require to be addressed	SUDs scheme required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Developer contributions required to enhance local park provision
H-BA 20		New allocation Permission granted	Mid Street/ Rosemount Court	0.1	30	Conditions of planning permission to be adhered to		Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy		The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 21		New allocation	Meadowpark, 13-15 Glasgow Road	0.1	22	Identified as a site for housing	Access from Glasgow Road	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy	Site is at medium to high risk of fluvial flooding Flood Risk Assessment required Water resilient measures also required for this site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required
H-BA 22		New allocation	Bathgate Community Education Centre	0.2	6	Identified as a site for housing	Access via existing onto Marjoribanks Street	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Developer contributions required to enhance local park provision Surface water runoff issues to be addressed to ensure adequate mitigation is provided for

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 23		Carried forward from WLLP (for Mixed-Use)	Wester Inch	3.5	50	Identified as a new site for Mixed-use (including housing)	Access as per approved master plan	Catchment Area Schools St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy	Site susceptible to pluvial and fluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site is located close to a Major Accident Hazard Pipeline operated by Scotland Gas Network Ltd and appropriate consultation with the operator and the Health and Safety Executive will be necessary The site may be susceptible to noise/vibration from the railway and surveys may be required Some of the existing woodland running through site should be retained to form basis of green infrastructure/links to wider area Limited/insufficient capacity at Blackburn waste water treatment works and early discussion with Scottish Water required

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 24		New allocation	Guldiehaugh Depot	4.4	100	Identified as a new site for Mixed-use (including housing) Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Existing access onto Blackburn Road	Catchment Area Schools St Mary's Primary St Kentigern's Academy Simpson Primary Bathgate Academy There are potential capacity issues relative to Balbardie Primary School which will require to be addressed before housing can be supported	Site susceptible to pluvial flooding Flood risk assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site may be susceptible to noise / vibration from railway and surveys may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed
H-BA 25		New allocation	Waverley Street Depot	0.3	8	Identified as a new site for Mixed-use (including housing) Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access via existing on to Waverley Street	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Bathgate Academy There are potential capacity issues relative to Balbardie Primary School which will require to be addressed before housing can be supported	Part of the site is susceptible to pluvial flooding Flood Risk assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 26		New allocation	Blackburn Road	0.4	10	Identified as a new site for Mixed-use (including housing)	Access from Blackburn Road	<p>Catchment Area Schools</p> <p>St Columba's Primary St Kentigern's Academy Simpson Primary Bathgate Academy</p> <p>There are potential capacity issues relative to Bathgate Academy which will require to be addressed before housing can be supported</p> <p>Catchment reviews may also be necessary</p>	Flood Risk Assessment required which assesses the flood risk from the Bog Burn which flows through the site	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>Suggest planning gain to allow improvements to local facilities</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p>

BATHGATE										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 27		New allocation	Whitburn Road (former abattoir)	6.5	100	Identified as a new site for Mixed-use (including housing)	Access from Whitburn Road	<p>Catchment Area Schools</p> <p>St Mary's Primary St Kentigern's Academy Windyknowe Primary Armadale Academy</p> <p>There are potential school capacity issues which will require to be addressed before housing can be supported</p>	Flood Risk Assessment required to determine the full extent of land capable of being developed	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Close to HSE notifiable site at Standhill south of Whitburn Road Consultation with the Health and Safety Executive will be necessary</p> <p>Opportunities for developing links to rail stations at Armadale and Bathgate</p> <p>Requirement to accommodate a 6m to 12m buffer strip between the development and the watercourse</p> <p>Existing woodland and shelter belt on boundaries of site should be linked through to green networks within the site</p> <p>Limited/insufficient capacity at Blackburn waste water treatment works and early discussion with Scottish Water required</p> <p>High level of SUDS required since low dilution</p> <p>A burn flows through the northern part of site. This should be kept open and since it is channelised there are opportunities for restoration</p>

BATHGATE

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BA 28		New allocation	Mid Street (former swimming pool site)	0.1	10	Identified as a site for housing Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Mid Street	Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Armadale Academy There are potential capacity issues relative to Balbardie Primary School which will require to be addressed before housing can be supported	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise and a survey may be required There is no requirement for an equipped play area on the site Developers would also be exempt from having to make contributions towards improving existing play facilities The Bathgate Public Realm Design Guide and Design Framework sets out best practice in promoting good quality urban design and sets out priorities for public realm improvements
H-BA 29		New allocation 'Minded to grant'	14-20 Glasgow Road	0.50	53	Identified as a site for housing Conditions of planning permission to be adhered to		Catchment Area Schools St Mary's Primary St Kentigern's Academy Balbardie Primary Armadale Academy There are potential capacity issues relative to Balbardie Primary School which will require to be addressed before housing can be supported	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

Blackburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BB 1	3/2 (2)	Carried forward from WLLP Permission granted	Daisyhill Road	1.5	9	Conditions of planning permission to be adhered to	Access as per planning approval from Willowdean Footpath link required to primary school	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required
H-BB 2	3/27	Carried forward from WLLP	Riddochill Road	0.6	5		Access from Riddochill Road	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Blackburn Primary Bathgate Academy	Part of the site is susceptible to pluvial flooding Flood risk assessment required which assesses the flood risk from the River Almond which is immediately to the west of the site Drainage Impact Assessment required and to determine the extent to which the site is capable of being developed	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Requirement to accommodate a buffer strip between the development and the nearby River Almond and to safeguard biodiversity interests Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required

Blackburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BB 3	3/32	Carried forward from WLLP	West Main Street (West)	0.2	6	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from West Main Street as per approved Planning Brief	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	There is recent history of flooding adjacent to the site Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required
H-BB 4	3/33	Carried forward from WLLP	West Main Street (East)	0.2	6	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from West Main Street as per approved Planning Brief	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	There is recent history of flooding Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required

Blackburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BB 5	3/36	Carried forward from WLLP Permission granted	16 Bathgate Road	0.2	5	Conditions of planning permission to be adhered to	Access as per planning permission	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required
H-BB 6	3/41	Carried forward from WLLP Permission granted	11 East Main Street (former garage)	0.1	7	Conditions of planning permission to be adhered to		Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy Contributions for education are not needed in respect of the approved flats as they are one bedroom and therefore exempt		The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The relationship of the flats to the hot food takeaways makes them odour and noise sensitive and conditions attached to the planning permission must be observed Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required

Blackburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BB 7	3/26	Carried forward from WLLP Permission granted	Redhouse West	3.3	74	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access as per planning permission	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	The site is susceptible to flooding Flood Risk Assessment required Development will only be permitted in that part of the site deemed to be out with the fluvial flood zone	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Contaminated land site Investigation has already taken place as part of a previous planning application The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed On site play facilities required in this instance Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required Surface water sewer along the eastern boundary of the site
H-BB 8		New allocation	West Main Street (former adult training centre)	0.4	12	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Almondvale Gardens as per approved planning brief	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Murrayfield Primary Bathgate Academy	Nearby surface water/water ponding issues recorded in 2008 and 2009.	The Coal Authority has indicated that the site is located in an area which may have been subject to past coal working and an assessment and or investigation may be required

Blackburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BB 9		New allocation	Ash Grove , Site A	0.3	5	Identified as a site for housing	New access required onto Ash Grove	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Blackburn Primary Bathgate Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required There is waste water pipework traversing the site Water Resilient measures are recommended
H-BB 10		New allocation	Ash Grove, Site B	0.5	5	Identified as a site for housing	New access required onto Ash Grove	Catchment Area Schools Our Lady of Lourdes Primary St Kentigern's Academy Blackburn Primary Bathgate Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at Blackburn waste water treatment works and early discussion with Scottish Water required There is waste water pipework traversing the site Water Resilient measures are recommended

Blackridge

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BL 1	31/5a	Carried forward from WLLP Permission granted	Allison Gardens, Site A	6.5	58	Conditions of planning permission to be adhered to 74 units built 58 units remaining	Access as per planning permission	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Blackridge Primary Bathgate Academy	Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows through the site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise/vibration from the nearby railway and a noise assessment may be required The Barbauchlaw Burn watercourse should not be culverted and opportunities harnessed for habitat restoration
H-BL 2	31/5d	Carried forward from WLLP Permission granted	Allison Gardens, Site B	0.5	19	Conditions of planning permission to be adhered to	Access as per planning permission	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Blackridge Primary Bathgate Academy	Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows through the site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise/vibration from the nearby railway and a noise assessment may be required

Blackridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BL 3	31/12	Carried forward from WLLP Permission granted	Westcraigs Road (south of railway line)	1.0	10	Conditions of planning permission to be adhered to		Catchment Area Schools St Anthony's Primary St Kentigern's Academy Blackridge Primary Bathgate Academy	Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise/vibration from the nearby railway and a noise assessment may be required The Barbauchlaw Burn watercourse should not be culverted and opportunities harnessed for habitat restoration
H-BL 4	31/13	Carried forward from WLLP	Craiginn Terrace	14.0	210	Site to be the subject of a masterplan	Access from A89 or Westcraigs Road/Harthill Road		There is a significant risk of flooding from out of bank flows in the watercourse and potential backing up upstream of structures in the watercourse Flood Risk Assessment required which assesses the flood risk from the Barbauchlaw Burn which flows west - east through the site	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The southern end of the site may be susceptible to noise /vibration from railway and surveys may be required Requirement to accommodate a buffer strip of 6m and 12m between the development and the Barbauchlaw Burn The Barbauchlaw Burn watercourse should not be culverted and opportunities harnessed for habitat restoration High level of SUDS required since low dilution

Blackridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BL 5	31/11	Carried forward from WLLP	Woodhill Road	0.9	30	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Woodhill Drive	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Blackridge Primary Armada Academy	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Developer contributions required to enhance local park provision at nearby Blackridge Park
H-BL 6		New allocation	South of Craignin Terrace, part of H-BL 4	1.0	10	Preferred new site for Mixed-use (including housing)	Access from A89	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Blackridge Primary Armada Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required

Breich										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BR 1	21/4	Carried forward from WLLP	Rashiehill Crescent	0.2	5		Access onto Rashiehill Crescent	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High	Flood Risk Assessment required	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required There is a section of foul sewer running through the west of the site
H-BR 2	21/3	Carried forward from WLLP Permission granted	Woodmuir Road (West)	2.7	3	Conditions of planning permission to be adhered to 27 units built 3 units remaining	Access as per planning permission	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High		The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required

Breich										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BR 3	21/5	Carried forward from WLLP	Woodmuir Road (East)	4.1	70		Access onto Woodmuir Road	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High	There is a significant risk of flooding from out of bank flows in the watercourse Flood Risk Assessment required	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 12m between the development and the Woodmuir Burn Developer contributions required to enhance local park
H-BR 4		New allocation	Woodmuir Community Hall	0.1	5	Identified as a new site for Mixed-use (including housing) Planning Brief has been prepared and development to be in accordance unless otherwise agreed	A single access on to Woodmuir Road, re-using the existing layout, will be required The width of the access should be a minimum of 5.5m	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High There are capacity issues relative to secondary school provision which require to be addressed Developer contributions would be assessed as part of the planning application process based upon the proposed usage and dwelling numbers		The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

Breich										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BR 5		New allocation	Former Woodmuir Primary School	0.1	5	Identified as a new site for Mixed-use (including housing) Planning Brief has been prepared and development to be in accordance unless otherwise agreed	The width of the access should be a minimum of 5.5m	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High There are capacity issues relative to secondary school provision which require to be addressed Developer contributions would be assessed as part of the planning application process based upon the proposed usage and dwelling numbers		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

Breich										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BR 6	EOI-0215	New allocation	Blackhill Farm	2.6	30	Identified as a site for housing	New access from A71 and Woodmuir Road	Catchment Area Schools St Thomas Primary St Kentigern's Academy Woodmuir Primary West Calder High There are capacity issues relative to secondary school provision which require to be addressed	Parts of the site are susceptible to pluvial flooding Flood Risk Assessment required which assesses the flood risk from the Woodmuir Burn	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from the railway and a survey may be required Requirement to accommodate a buffer strip of 6m and 12m between the development and the Woodmuir Burn that straddles the southern boundary Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Consideration should be given to any culverted watercourses within/ nearby the site which presents opportunity for habitat restoration

Bridgehouse & Bridgecastle: There are no housing proposals relative to these settlements.

Bridgend

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BD 1	21/4	Carried forward from WLLP	Willowdean (Site A)	1.1	40		Access from Willowdean Requirement for a footpath link to primary school	<p>Catchment Area Schools</p> <p>St Joseph's Primary St Kentigern's Academy Bridgend Primary Linlithgow Academy</p> <p>There are capacity issues relative St. Joseph's RC Primary School, Linlithgow which require to be addressed</p>	Flood Risk Assessment required	<p>The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required</p> <p>Elements of the former shale works may also survive</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site is affected by contamination and a full Phase I and II site investigation will require to be submitted and agreed before any development can proceed on this site</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Developer contributions required to enhance local park in Bridgend</p>

Bridgend										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BD 2		New allocation	Willowdean (Site B)	6.2	90	Identified as a site for housing		<p>Catchment Area Schools</p> <p>St Joseph's Primary</p> <p>St Kentigern's Academy</p> <p>Bridgend Primary</p> <p>Linlithgow Academy</p> <p>There are capacity issues relative</p> <p>St. Joseph's RC Primary School, Linlithgow which require to be addressed</p>		<p>The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site is affected by contamination and a full Phase I and II site investigation will require to be submitted and agreed before any development can proceed on this site</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Field margin trees/woodland should be retained</p> <p>Limited capacity at Bridgend waste water treatment works and early discussion with Scottish Water required</p> <p>Developer contributions required to enhance local park in Bridgend</p>

Bridgend

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BD 3		New allocation	Willowdean (Bridgend Golf Course)	1.6	40	Identified as a site for housing	Access needs careful consideration to avoid conflict with existing junction	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Bridgend Primary Linlithgow Academy There are capacity issues relative St. Joseph's RC Primary School, Linlithgow which require to be addressed	Flood Risk Assessment required which assesses the flood risk from the Riccarton Burn which flows along the southern and western boundary of the site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Requirement to accommodate a buffer strip of 6m between the development and the adjacent Riccarton Burn Potential for good access network in this area to link development into existing informal path network Structure planting on boundaries could match land use pattern and strengthen habitat network
H-BD 4		New allocation Permission granted	Auldhill	0.2	5	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to	Access from existing access road	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Bridgend Primary Linlithgow Academy There are capacity issues relative St. Joseph's RC Primary School, Linlithgow which require to be addressed	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the eastern boundary of the site and potentially culverted through the site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Developer contributions required to enhance local park in Bridgend

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 1	4/37	Carried forward from WLLP	Greendykes Road	2.8	50		Vehicular access to be taken from Greendykes Road and capable of connecting to the proposed new link road	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy	Flood Risk Assessment required Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended Water resilient measures are required on this site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Requirement to accommodate a buffer strip of 12m between the development and the Union Canal Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There is a 150mm combined sewer running along the western edge of the site

Broxburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 2	4/22	Carried forward from WLLP	Holmes (North) Site B	1.5	20	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Existing access from Holmes Farm and Holmes Road to be utilised	Catchment Area Schools St Nicholas Primary St Margaret's Academy Kirkhill Primary Broxburn Academy	There is a significant risk of flooding from out of bank flows in the watercourse There is a flood prevention scheme proposed for Broxburn but completion date is unknown Flood Risk Assessment required which assesses the flood risk from the Brox Burn	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required Requirement to accommodate a buffer strip of 6m to 12m between the development and the Brox Burn Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There is a 12" and a 6" water main running through the site There is a 300mm combined sewer running through the site Developer contributions required to enhance local park provision at nearby park

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 3	4/49	Carried forward from WLLP	Holmes (North) Site C	0.3	8	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Existing access from Holmes Farm and Holmes Road to be utilised	Catchment Area Schools St Nicholas Primary St Margaret's Academy Kirkhill Primary Broxburn Academy	There is a significant risk of flooding from out of bank flows in the watercourse There is a flood prevention scheme proposed for Broxburn but completion date is unknown Flood Risk Assessment required which assesses the flood risk from the Brox Burn	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required Requirement to accommodate a buffer strip of 6m to 12m between the development and the Brox Burn Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There is a 12" and a 6" water main running through the site There is a 300mm combined sewer running through the site Developer contributions required to enhance local park provision at nearby park

Broxburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 4	4/39	Carried forward from WLLP	Albyn	22.4	350	Site to be the subject of a masterplan Part of the Broxburn CDA	Vehicular access to be taken from Greendykes Road and capable of connecting to the proposed new link road	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy	Flood Risk Assessment required Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended Water resilient measures are required on this site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise and a noise assessment may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 12m between the development and the south side of the Union Canal The site is expected to contribute to the green network/open space A management plan is required for the bings and their immediate surroundings

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 5	4/40 CW	Carried forward from WLLP	Candleworks	4.4	100	Part of the Broxburn CDA Site to be the subject of a masterplan Planning Brief prepared / revised Planning Guidelines may be issued Planning application lodged in 2012 but withdrawn 2015	Development dependent on construction of new link road from the junction of Clarkson Road to the west to the junction of Greendykes Road to the east	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required. Some previous site investigation data is available The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from nearby industrial premises and a noise survey may be required Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required A 150mm foul sewer crosses the site to the east Requirement to accommodate a buffer strip of 12m between the development and the Union Canal to the south

Broxburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 6	4/38a	Carried forward from WLLP	Holmes (North) Site A	1.0	15	Identified as a potential new council housing site Planning Brief prepared and development to be in accordance unless otherwise agreed	Vehicular access to the site should satisfy the approved Planning Brief	Catchment Area Schools St Nicholas Primary St Margaret's Academy Kirkhill Primary Broxburn Academy	There is a significant risk of flooding from out of bank flows in the watercourse Flood Risk Assessment required which assesses the flood risk from the Brox Burn	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Records show an old mine shaft is potentially present on this site Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There is a 300mm combined sewer running through the site Requirement to accommodate a buffer strip of 6m and 12m between the site and the Brox Burn
H-BU 7	4/56	Carried forward from WLLP Permission granted	West Main Street (former Broxburn Primary School)	0.4	18	Planning Brief has been prepared and development to be in accordance unless otherwise agreed Development commenced and completion anticipated 2015 Conditions of planning permission to be adhered to		Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy Bespoke accommodation for elderly – no contributions required		

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 8	GW	Carried forward from WLLP	Greendykes Road (West)	31.8	590	<p>Part of the Broxburn CDA</p> <p>Site to be the subject of a masterplan</p> <p>The council requires the development to be of a higher design quality as a consequence of the prominence of the site when viewed from the south</p>	Access from Greendykes Road and linked to the Core Development Area master plan	<p>Catchment Area Schools</p> <p>St Nicholas Primary</p> <p>St Margaret's Academy</p> <p>Broxburn Primary</p> <p>Broxburn Academy</p>	Flood Risk Assessment required	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required</p> <p>Requirement to accommodate a buffer strip of between 6m between the site and any watercourse</p> <p>A management plan is required for the bings and their immediate surroundings</p>

Broxburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 9	GE	Carried forward from WLLP	Greendykes Road (East)	7.1	135	<p>Part of the Broxburn CDA Site to be the subject of a masterplan</p> <p>The council requires the development to be of a higher design quality as a consequence of the prominence of the site when viewed from the south</p>	Access from Greendykes Road and linked to the Core Development Area master plan	<p>Catchment Area Schools</p> <p>St Nicholas Primary</p> <p>St Margaret's Academy</p> <p>Broxburn Primary</p> <p>Broxburn Academy</p>	Flood Risk Assessment required	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required</p>

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 10	WW	Carried forward from WLLP	West Wood	38.6	825	Part of the Broxburn CDA Site to be the subject of a masterplan Identified as a new site for Mixed-use (including housing)	Site linked to Core Development Area Master Plan and access of A89 through EM employment allocation	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site	The Coal Authority has indicated that the site may have been subject to past cola workings and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from traffic and nearby industrial premises and a noise survey may be required Requirement to accommodate a buffer strip of 12m between the development and the Union Canal on the northern boundary West Wood and Belvedere Plantation are important natural features which should be retained and incorporated into any development as part of multi-functional green network/ open space The Union Canal should be well integrated into access provision Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required Consideration should be given to any culverted watercourses within/ nearby the site which presents opportunity for habitat restoration A management plan is required for the bings and their immediate surroundings

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 11		New allocation	Church Street Depot	0.3	10	Identified as a site for housing	Access from Church Street	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy		The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required
H-BU 12		New allocation	Hillview Avenue	1.2	45	Identified as a site for housing	New access required from Hillview Avenue	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy May require an extension to Kirkhill Primary School	Flood Risk Assessment required Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may be susceptible to noise and a noise assessment may be required Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required A 150mm foul sewer crosses the site to the east

Broxburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-BU 13		New allocation	Kirkhill North	3.3/ 9.7/ 9.7/ 40.0	230	Site is identified for housing Identified as a potential new council housing site Planning Brief prepared and development to be in accordance unless otherwise agreed	Opportunities for access are via Fivestanks Place, Douglas Wynd and Craigseaton/Whinrig	Catchment Area Schools St Nicholas Primary St Margaret's Academy Kirkhill Primary Broxburn Academy May require an extension to Kirkhill Primary School and catchment reviews	Flood Risk Assessment required Mining issues causing issues with water quality and flooding in Uphall generally. A study for the north end of Uphall is being considered Consideration should be given to surface runoff issues to ensure adequate mitigation is implemented	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required Site located south of the remains of the unenclosed prehistoric settlement on Newbigging Craig which is legally-protected as a Scheduled Ancient Monument (SAM) Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required
H-BU 14		New allocation Planning application submitted.	East Main Street (former Vion factory site)	7.7	200	Identified as a new site for housing	The sites sustainability in transportation terms is excellent on a main road with a bus route, A89, cycle route. Access would be required from East Main Street/Edinburgh Road	Catchment Area Schools St Nicholas Primary St Margaret's Academy Broxburn Primary Broxburn Academy	High probability of flooding from adjacent Liggat Syke There is also a history of surface water being discharged from this site onto the A89 Flood Risk Assessment required to determine the extent of the land capable of being developed	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site embraces land affected by contamination and an assessment, investigation and or remediation will be required Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There are several 150mm gravity sewer pipes transecting the site from north to south

Burnside: There are no housing proposals relative to these settlements.

Dechmont & Bangour										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-DE 1	5/5	Carried forward from WLLP	Bangour Village Hospital	69.1	550	Site to be the subject of a masterplan	Access from the A89 but with opportunities to link into Goodall Place and Burnside in Dechmont	Catchment Area Schools St Nicholas Primary St Margaret's Academy Dechmont Infant Primary Broxburn Academy	The site is susceptible to flooding Flood Risk Assessment required to assess the flood risk from the Brox Burn, and tributaries	
<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site encompasses the structures and grounds of the former Bangour Village Hospital, and includes within it a number of category A-listed buildings</p> <p>Historic Environment Scotland require to be engaged at an early juncture</p> <p>The site has archaeological potential and an assessment and or investigation will be required</p> <p>The site may be susceptible to noise from traffic and a noise survey may be required</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Presence of Japanese knotweed requires to be addressed</p> <p>Good existing woodland network to base green infrastructure on</p> <p>Potential for pedestrian/cycle links to Dechmont</p> <p>Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water require</p> <p>Requirement to accommodate a buffer strip of 6m between the development and the Dechmont Burn/Brox Burn</p> <p>Consideration should be given to any culverted watercourses within/nearby the site which presents opportunity for habitat restoration</p>										

Dechmont & Bangour										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-DE 2		New allocation	Main Street	6.2	60	Identified as a site for housing	Access from Main Street only	Catchment Area Schools St Nicholas Primary St Margaret's Academy Dechmont Infant Primary Broxburn Academy	Parts of site subject to Pluvial flooding Flood Risk Assessment required which assesses the flood risk from the Beugh Burn tributary	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required The site is located close to a Major Accident Hazard Pipeline operated by National Grid Gas plc and appropriate consultation with the operator and the Health and Safety Executive will be necessary The site may be susceptible to noise from traffic on roundabout to the south and a noise assessment may be required Existing small woodland in south corner of the site near the roundabout could be retained for wider green infrastructure benefits. The area is also naturally wet and an obvious location for SUDS within site. Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required There is a culvert below the roundabout adjacent to this site and a former curling pond at roundabout junction. A stand off is required The site depends on a culverted watercourse to drain surface water effectively The developer will be required to assess the condition of the receiving culverted watercourse and may be required to invest in its upgrading if it is considered necessary by the council Requirement to accommodate a buffer strip of 6m between the development and the burn Requirement to accommodate a landscaped no build zone of at least 70m depth, located west of the site boundary with the A899

Dechmont & Bangour

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-DE 3		New allocation	Burnhouse	7.7	120	Identified as a site for housing Proposals will be considered in the wider context of development opportunities at Bangour Village Hospital	New access from Burnhouse Road	Catchment Area Schools St Nicholas Primary St Margaret's Academy Dechmont Infant Primary Broxburn Academy	A significant part of this site is at serious risk of flooding Flood Risk Assessment required which assesses the flood risk from the Brox Burn which flows along the southern extent of the site Drainage Impact Assessment required to assess the impact of development on the local network Water Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Limited capacity at Newbridge waste water treatment works and early discussion with Scottish Water required Consideration should be given to any culverted watercourses within/nearby the site to ensure flood risk is not increased elsewhere and to consider opportunities for habitat restoration culverts located within or nearby the site Requirement to incorporate a buffer strip between the development and the watercourse and strong boundary planting to contain and soften built development Developer contributions required to enhance local park in Dechmont or provide on site facility

East Calder										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-EC 1	6/16	Carried forward from WLLP	Millbank Depot	1.5	22	Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access as per planning permission	Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High	This site is deemed to be at risk from out of bank flows in the watercourse Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site. Consideration should be given to any culverts along this reach	The Coal Authority has indicated that the site may have been the subject of past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The proximity of the site to East Calder sewage treatment works requires to be addressed (in terms of potential odour and traffic issues) The council requires the development to be of a higher design quality as a consequence of the prominence of the site within the largely undeveloped corridor of the River Almond Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to enhance local facilities at Queens Terrace

East Calder

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-EC 2	6/15	Carried forward from WLLP Permission granted	Camps Cottage	2.4	13	Conditions of planning permission to be adhered to 2 units built 13 units remaining		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High	Site susceptible to flooding Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required
H-EC 3	6/17	Carried forward from WLLP Permission granted	Broompark Farm	3.0	50	Conditions of planning permission to be adhered to		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High	The Linhouse Water is some 150m to the west of the site and the River Almond is some 200m north of the site. Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required

East Calder										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-EC 4	RW	Carried forward from WLLP Permission granted	Raw Holdings West (Seven Wells)	5.6	117	Part of the Calderwood CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to 10 units built 107 units remaining		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		
H-EC 5	RW	Carried forward from WLLP Permission granted	Raw Holdings West (Remainder)	64	383	Part of the Calderwood CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		
H-EC 6	AD	Carried forward from WLLP Permission granted	Almondell Phase 1, Sites MWc, MWd, MWf, MWe, LKa & LKb	20.3	63	Part of the Calderwood CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		
H-EC 7	AD	Carried forward from WLLP Permission granted	Almondell Phase 1, Sites LKa/LKc	4.1	107	Part of the Calderwood CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to		atchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		

East Calder										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-EC 8	AD	Carried forward from WLLP Permission granted	Almondell Phase 1, Sites MWf/LKb	4.8	110	Part of the Calderwood CDA Site to be the subject of a masterplan		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		
H-EC 9	AD	Carried forward from WLLP Permission granted	Almondell (Remainder)	118.0	2,020	Part of the Calderwood CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to		Catchment Area Schools St Paul's Primary St Margaret's Academy East Calder Primary West Calder High		

** The underlined sites have been accounted for in later entries and figures have therefore been adjusted to avoid double counting.

East Whitburn: There are no housing proposals relative to this settlement

Ecclesmachan: There are no housing proposals relative to this settlement

Fauldhouse										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 1	7/41	Carried forward from WLLP (but see note under Planning) Permission granted	Eastwood Park (East)	3.1	68	This site is an amalgamation of three sites previously identified in the WLLP as HFh7, HFh18 and HFh20 (and in the HLA as 7/28, 7/37 and 7/39) Conditions of planning permission to be adhered to	Access from Langrigg Road and B7010	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the site Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The existing informal path network through site should be retained and linked to the disused railway line to the east and the wider path network. Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required Caution should be exercised regarding the presence of a culvert on the site Requirement to accommodate a buffer strip of 6m between the development and the watercourse
H-FA 2	7/24	Carried forward from WLLP	Meadow Crescent	0.4	7		Access from Meadow Crescent	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required

Fauldhouse										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 3		New allocation	Former Victoria Park colliery	1.7	40	Identified as a site for housing	Access from the B7010 Two access points required	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High Impacts on St John the Baptist Primary School where school extension may be required Feasibility study completed for extension Secondary school capacity issues at Whitburn	Potential significant flood risk issues from agricultural land, very wet site also, drainage ditches throughout the site. Flood Risk Assessment required which assesses the flood risk from the small watercourses which transect the site Consideration should be given to any culverted structures within or nearby the site which may exacerbate flood risk Drainage Impact Assessment required A water impact assessment (WIA) would be required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required

Fauldhouse										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 4	7/25	Carried forward from WLLP	Shotts Road	3.2	30		New access required onto B7010	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from the nearby railway and a noise survey may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required There is a history of problems with surface water runoff from this site Water resilient measures are required Developer contributions required to secure improvements to Caledonian Road facilities and on-site works to improve access
H-FA 5	7/38	Carried forward from WLLP Permission granted	Breich Water Place	3.3	61	Site partially developed Conditions of planning permission to be adhered to 17 units built 61 units remaining	Access as per planning permission	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required

Fauldhouse

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 6	7/38	Carried forward from WLLP	Sheephousehill (North)	1.5	48		Satisfactory access arrangements have yet to be resolved	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	A very small area of this site is at risk from pluvial flooding Flood Risk Assessment required which assesses the flood risk from the small watercourses which flow through the site. Consideration should be given to any culverts along this reach Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Contaminated Land site investigation has been carried out as part of a planning application submitted for this site The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 6m between the development and the watercourse Financial contributions to be used to facilitate improvements within the adjacent park
H-FA 7	7/39	Carried forward from WLLP	Lanrigg Road 3	1.8	30		Access from B7010	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 6m between the development and the watercourse

Fauldhouse										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 8		New allocation	Eldrick Avenue	0.3	8	Identified as a site for housing	Access from Main Street	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the north-east boundary	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required Combined sewer system through the site and also a history of surcharging from the sewer There is a downstream culvert which may exacerbate flood risk to the site There would also be restoration opportunities to this watercourse Requirement to accommodate a buffer strip of 6m between the development and the watercourse adjacent to the site
H-FA 9		New allocation	Main Street (former cinema and garage)	0.01	5	Identified as a site for housing Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Main Street	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the southern boundary There are upstream/downstream culverts which may exacerbate flood risk to the site	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may be susceptible to noise and odour from nearby commercial activities and assessments may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required A new culvert through the site may be required Requirement to accommodate a buffer strip of 6m between the development and the watercourse adjacent to the site. There would also be restoration opportunities to this watercourse

Fauldhouse										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-FA 10	7/40	New allocation	Eastfield Recreation Ground	1.3	30	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance	Access to accord with Planning Guidelines	Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Developer contributions required to enhance local facilities at Eastfield Park Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required
H-FA 11	7/29	Carried forward from WLLP	Croftfoot Farm	3.57	90	Satisfactory access arrangements have yet to be resolved New access required onto Sheephousehill B7015		Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at Fauldhouse waste water treatment works and early discussion with Scottish Water required There is a watercourse along the eastern boundary of the site Requirement to accommodate a buffer strip of 6m between the watercourse and any development Developer contributions required to provide for green space adjacent to the core path

Greenrigg: There are no housing proposals relative to this settlement

Kirknewton										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-KN 1	9/2	Carried forward from WLLP Permission granted	Braekirk Gardens	5.4	15	Conditions of planning permission to be adhered to 109 units built 15 units remaining		Catchment Area Schools St Paul's Primary St Margaret's Academy Kirknewton Primary Balerno Community High		
H-KN 2	9/11	Carried forward from WLLP	Station Road (East)	3.5	90		Access to be onto C class road to the west of the site	Catchment Area Schools St Paul's Primary St Margaret's Academy Kirknewton Primary Balerno Community High	A very small area of this site is at risk from pluvial flooding Flood Risk Assessment required	The site may be susceptible to noise from nearby railway and a noise survey may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to enhance local facilities on neighbouring housing site to the south (former MOD site)
H-KN 3	9/12(2)	Carried forward from WLLP	Camps Junction (East)	0.3	5		Access onto Humbie Holdings road	Catchment Area Schools St Paul's Primary St Margaret's Academy Kirknewton Primary Balerno Community High	Flood Risk Assessment required Drainage Impact Assessment required	The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may be susceptible to noise from the railway and a noise assessment may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required

Kirknewton										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-KN 4	9/14	Carried forward from WLLP	Station Road (south) (Extension)	2.1	30		Access to be through Station Mews onto B7031	Catchment Area Schools St Paul's Primary St Margaret's Academy Kirknewton Primary Balerno Community High Potential school extension to site may be required and may require part of the site to accommodate the school extension	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to enhance local facilities at Kirknewton Park and also to secure safe pedestrian access

Landward Area										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LW 1	15/41	Carried forward from WLLP Permission granted	Gavieside, (by Polbeth)	3.4	46	Conditions of planning permission to be adhered to		Catchment Area Schools St Mary's (Polbeth) Primary St Kentigern's Academy Parkhead Primary West Calder High		

Landward Area										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LW 2	1/37	Carried forward from WLLP Permission granted	Craigengall Farm (Lowland Crofts) (by West Calder)	13.6	6	Conditions of planning permission to be adhered to 5 units built 6 units remaining	Access as per planning permission	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Westfield Primary Linlithgow Academy	Small part of site subject to fluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required
H-LW 3	21/6	Carried forward from WLLP Permission granted	Site of former Breich Inn (by Breich)	0.2	5			Catchment Area Schools Falla Hill Primary Whitburn Academy St John the Baptist Primary St Kentigern's Academy		The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed
H-LW 4	15/42	Carried forward from WLLP Permission granted	West Mains Farm (Lowland Crofts) (by West Calder)	132	8	Conditions of planning permission to be adhered to Lowland crofting site 11 units built 8 units remaining	Overall development requires to be subject of a road safety audit and access arrangements to the classified road network require approval and each plot access requires transportation appraisal	Catchment Area Schools St Thomas's Primary St Kentigern's Academy Woodmuir Primary West Calder High		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Individual drainage and water supply arrangements must comply with the technical requirements of SEPA and Scottish Water The site may have archaeological potential and an assessment and or investigation may be required

Landward Area										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LW 5	15/ 43	Carried forward from WLLP Permission granted	Longford Farm (Lowland Crofts) (by West Calder)	106	15	Conditions of planning permission to be adhered to Lowland crofting site		Catchment Area Schools St Thomas's Primary St Kentigern's Academy Addiewell Primary West Calder High		Individual drainage and water supply arrangements must comply with the technical requirements of SEPA and Scottish Water The site may have archaeological potential and an assessment and or investigation may be required Issues relating to acid mine water, river engineering and sewage treatment require to be addressed
H-LW 6		New allocation Permission granted	Former Freeport retail village, Westwood (by West Calder)	2.4	30	Identified as a site for housing Conditions of planning permission to be adhered to	Access to accord with planning permission	Catchment Area Schools St Thomas's Primary St Kentigern's Academy Stoneyburn Primary West Calder High	Parts of site are at risk from pluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited/insufficient capacity at East Calder waste water treatment works and early discussion with Scottish Water required The site is adjacent to the Five Sisters Bing, a Schedule Ancient Monument, and development must be sensitive to this Requirement to accommodate a buffer strip of 6m between the development and the watercourse

Linlithgow & Linlithgow Bridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 1	10/79	Carried forward from WLLP Permission granted	81-87 High Street (former bus depot)	0.3	41	Conditions of planning permission to be adhered to		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Lowport Primary Linlithgow Academy		
H-LL 2	10/83	Carried forward from WLLP Permission granted	Westerlea Court, Friarsbrae	0.3	12	Conditions of planning permission to be adhered to		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Lowport Primary Linlithgow Academy		
H-LL 3		New allocation	Boghall East	3.2	50	Identified as a site for housing	Access from Edinburgh Road	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Low Port Primary Linlithgow Academy		<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>The site may be susceptible to noise and a noise assessment may be required</p> <p>Site drainage is a particularly sensitive issue in this part of Linlithgow and early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures</p>

Linlithgow & Linlithgow Bridge

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 4		New allocation RELATED TO OUTCOME OF CLARENDON	Land East of Manse Road	2.0	45	Identified as a site for housing	Access via Manse Road (for southern part of site) and off Oatland's Park (for northern part of site)	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Low Port Primary Linlithgow Academy	Site susceptible to pluvial flooding Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed There is a 300mm trunk main crossing the site Linlithgow is a priority area for surface water management due to significant flood risk, exacerbated by steep topography, limited capacity in the drainage system and water quality in Linlithgow Loch Developers will be expected to invest to take account of these inter-related issues to better the situation and such investment may include off site activities The canal has the potential to provide a conduit for treated surface water for development sites but discharge would rely on agreement with Scottish Canals and Scottish Water Developers may require to invest in additional engineering and to pick up surface water from existing developments off site in order to provide capacity in the combined drainage system Early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures

Linlithgow & Linlithgow Bridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 5		New allocation	Falkirk Road (land at BSW Timber)	0.7	18	Identified as a site for housing	Access to be via existing access onto Falkirk Road	<p>Catchment Area Schools</p> <p>St Joseph's Primary</p> <p>St Kentigern's Academy</p> <p>Linlithgow Bridge Primary</p> <p>Linlithgow Academy</p> <p>There are capacity issues relative to Linlithgow schools which require to be addressed</p>		<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may be susceptible to noise from the railway and a noise assessment may be required</p> <p>Linlithgow is a priority area for surface water management due to significant flood risk, exacerbated by steep topography, limited capacity in the drainage system and water quality in Linlithgow Loch</p> <p>Developers will be expected to invest to take account of these inter-related issues to better the situation and such investment may include off site activities</p> <p>The canal has the potential to provide a conduit for treated surface water for development sites but discharge would rely on agreement with Scottish Canals and Scottish Water</p> <p>Developers may require to invest in additional engineering and to pick up surface water from existing developments off site in order to provide capacity in the combined drainage system</p> <p>Early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures</p>

Linlithgow & Linlithgow Bridge

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 6		New allocation	Mill Road, Linlithgow Bridge	1.6	15	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance	Access from either Mill Road, where visibility issues can be overcome, or through Avalon Gardens	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Linlithgow Bridge Primary Linlithgow Academy	Site susceptible to fluvial flooding associated with the Mill Burn Flood Risk Assessment required which assesses the flood risk from the Mains Burn. Consideration should be given to culverted structures within/nearby the site which may exacerbate flood risk to the site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to road traffic noise from M9 at the northern boundary and a noise assessment may be required The site may have archaeological potential and an assessment and or investigation may be required The site is traversed by drainage infrastructure which requires to be identified and protected Requirement to accommodate a buffer strip of 6m between the development and the Mains Burn which straddles the eastern boundary of the site A MUGA is required

Linlithgow & Linlithgow Bridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 7		New allocation	Clarendon House, 30 Manse Road	2.6	8	Identified as a site for housing Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Manse Road	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Linlithgow Bridge Primary Linlithgow Academy		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Linlithgow is a priority area for surface water management due to significant flood risk, exacerbated by steep topography, limited capacity in the drainage system and water quality in Linlithgow Loch Developers will be expected to invest to take account of these inter-related issues to better the situation and such investment may include off site activities The canal has the potential to provide a conduit for treated surface water for development sites but discharge would rely on agreement with Scottish Canals and Scottish Water Developers may require to invest in additional engineering and to pick up surface water from existing developments off site in order to provide capacity in the combined drainage system Early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures

Linlithgow & Linlithgow Bridge

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 10		New allocation	Clarendon Farm	26.0	120	<p>Identified as a site for housing</p> <p>Site lies partly within the Upper Linlithgow and Union Canal Conservation Area</p>	<p>Main access to be via St. Michael's hospital access but the road capacity is limited and a secondary access may be required</p> <p>There are level differences at Clarendon Road which will require to be addressed</p> <p>Footpath links to bus stop required.</p>	<p>Catchment Area Schools</p> <p>St Joseph's Primary</p> <p>St Kentigern's Academy</p> <p>Linlithgow Bridge Primary</p> <p>Linlithgow Academy</p> <p>There are capacity issues relative to Low Port Primary School and Linlithgow Academy which require to be addressed</p>	<p>Flood Risk Assessment required which assesses the flood risk from the small watercourses that transect the site</p> <p>Due to steep topography consideration should be given to surface runoff issues to ensure adequate mitigation is implemented</p> <p>Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended</p>	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Site drainage is a particularly sensitive issue in this part of Linlithgow and early engagement with SEPA, Scottish Water and the council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p>

Linlithgow & Linlithgow Bridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 11		New allocation	Wilcoxholm Farm/ Pilgrims Hill	20.0	200	Identified as a site for housing	Junction Improvements required Impact on road capacity needs detail consideration; Canal bridge crossing required onto Edinburgh Road Provision of pedestrian access from the canal to the railway station required	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Linlithgow Bridge Primary Linlithgow Academy There are capacity issues relative to Low Port Primary School and Linlithgow Academy which require to be addressed	Flood Risk Assessment required Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended There is also a potential risk of flooding to properties in the town bay due to the balancing function performed by the loch through a complex series of level controls	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Development of the site may have implications for the Union Canal, a Scheduled Ancient Monument, and proposals must be sensitively designed to respect this Site drainage is a particularly sensitive issue in this part of Linlithgow and early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures The existing houses fronting onto Edinburgh Road are not currently connected to mains drainage and the opportunity should be taken to address this in the wider interests of improving water quality

Linlithgow & Linlithgow Bridge

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LL 12		New allocation	Preston Farm	10.0	60	Identified as a site for housing	Main access to be from Deanburn Road but the capacity of the Cul de sac is limited and a secondary access may be required	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Linlithgow Bridge Primary Linlithgow Academy There are capacity issues relative to Low Port Primary School and Linlithgow Academy which require to be addressed	Flood Risk Assessment required which assesses the flood risk from the Preston Burn/Mains Burn and the reservoir on site Due to steep topography consideration should be given to surface runoff issues to ensure adequate mitigation is implemented	

The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required

The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed

The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required

The site may have archaeological potential and an assessment and or investigation may be required

There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed

Linlithgow is a priority area for surface water management due to significant flood risk, exacerbated by steep topography, limited capacity in the drainage system and water quality in Linlithgow Loch

Developers will be expected to invest to take account of these inter-related issues to better the situation and such investment may include off site activities

The canal has the potential to provide a conduit for treated surface water for development sites but discharge would rely on agreement with Scottish Canals and Scottish Water

Developers may require to invest in additional engineering and to pick up surface water from existing developments off site in order to provide capacity in the combined drainage system

Early engagement with SEPA, Scottish Water and the Council's Flood Manager will be required to secure a co-ordinated and comprehensive scheme of measures

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 1	EE5B	Carried forward from WLLP	Ballantyne Place (South)	0.7	8	Planning Brief prepared and development to be in accordance unless otherwise agreed	New access required to link to existing network at Ballantyne Place	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Peel Primary Inveralmond Community High	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows through the east of the site (The Folly Burn). Consideration should be given to culverted structures within/ nearby the site which may exacerbate flood risk to the site The development site may be constrained due to flood risk	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required The southern boundary of the site may be susceptible to noise and a noise assessment may be required Limited/insufficient capacity at Newbridge waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 6m between the development and the Folly Burn watercourse Developer contributions required to enhance local park provision at Peel Park
H-LV 2	MS6A	Carried forward from WLLP	Murieston South(6A) (Murieston Gait)	3.2	59	3 units built 56 units remaining Conditions of planning permission to be adhered to		Catchment Area Schools St Ninian's Primary St Margaret's Academy Williamston Primary James Young High		

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 3	MS8	Carried forward from WLLP	Murieston South(8), Tarbert Drive	0.5	9		Existing access	Catchment Area Schools St Ninian's Primary St Margaret's Academy Williamston Primary James Young High	Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required. Some previous site investigation data is available Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required
H-LV 4	B16	Carried forward from WLLP	Calder Road, Bellsquarry	0.5	5	Planning Brief prepared and development to be in accordance unless otherwise agreed	Access from Calder Road	Catchment Area Schools St Ninian's Primary St Margaret's Academy Bellsquarry Primary James Young High	Flood Risk Assessment required which assesses the flood risk from the small watercourse to the east of the site Drainage Impact Assessment and sensitivity analysis required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 6m between the development and the watercourse at its eastern end

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 5	C35	Carried forward from WLLP	Ettrick Drive, Craigshill	0.3	10	Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Access from Almond East or Ettrick Drive	Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Letham Primary Inveralmond Community High	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required
H-LV 6	C003	Carried forward from WLLP	Forth Drive, Craigshill	1.5	6			Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Letham Primary Inveralmond Community High	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Developer contributions required to enhance local park provision at Letham Park and improved access to park

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 7	DDER1	Carried forward from WLLP	Dedridge (East)	0.4	15		Existing access from Quentin Rise	<p>Catchment Area Schools</p> <p>St Ninian's Primary</p> <p>St Margaret's Academy</p> <p>Bellsquarry Primary</p> <p>James Young High</p>	Drainage Impact Assessment required	<p>The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>A mine shaft is known to exist to the rear of this site</p> <p>The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required. Some previous site investigation data is available</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Only the street frontage is supported for development</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required</p>

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 9	KN10B	Carried forward from WLLP	Kirkton North (10B)	3.2	45	Planning Brief prepared and development to be in accordance unless otherwise agreed	New access required onto B7015	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Pell Primary Inveralmond Community High	Regional SUDS control infrastructure in place Introduction of water resilience measures required This site has a history of flooding and retaining runoff	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise and odour from the nearby water treatment works and assessments may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required There is a culverted watercourse traversing the site Developer contributions required to facilitate improvements to the Almond Greenway

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 10	D127	Carried forward from WLLP	Deans (West)/ Hardie Road	1.2	5	Planning Brief prepared and development to be in accordance unless otherwise agreed		Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Meldrum Primary Deans Community High	Risk of flood water accumulating on Hardie Road Measures required to ensure that runoff can be satisfactorily dealt with	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may be susceptible to traffic noise from the M8 at the northern boundary and a noise survey may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to facilitate improvements to pedestrian linkage to adjacent play facilities
H-LV 11	B17	Carried forward from WLLP Permission granted	Brucefield Industrial (Limefields)	9.7	170	Conditions of planning permission to be adhered to		Catchment Area Schools St Mary's (Polbeth) Primary St Kentigern's Academy Bellsquarry Primary James Young High		

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 12	AV008	Carried forward from WLLP Permission expired	Land north of Almondvale Stadium	0.6	20	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Existing access from Alderstone Road	Catchment Area Schools St Mary's (Polbeth) Primary St Kentigern's Academy Toronto Primary Inveralmond Community High There are capacity issues relative to secondary school provision which require to be addressed	Flood Risk Assessment required which assesses the flood risk from the River Almond and the small watercourse which flows through the south east corner of the site Consideration should be given to any structures which may increase flood risk to the site	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may be susceptible to noise from activities at the adjacent stadium and a noise assessment may be required Biodiversity assessment required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required
H-LV 13	GF	Carried forward from WLLP	Gavieside Farm	121.2	1,900	Part of the Livingston West CDA Site to be the subject of a masterplan	Significant road widening and footway provision from the site access to the C26 outwith the application site is required	Catchment Area Schools St Mary's (Polbeth) Primary St Kentigern's Academy Parkhead Primary West Calder High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 14		New allocation Permission granted	Appleton Parkway South East (Eliburn Park)	6.3	80	Identified as a site for housing Previously part of employment site ELv28 in WLLP Conditions of planning permission to be adhered to	Existing access from roundabout at Appleton Parkway	Catchment Area Schools St Mary's (Polbeth) Primary St Kentigern's Academy Toronto Primary Inveralmond Community High There are capacity issues relative to Peel Primary School which require to be addressed		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may encroach on the outer consultation zone of Shin-etsu Handotai Europe Ltd and proposals may require to be referred to the HSE Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required The site may be susceptible to noise from adjacent Class 5 uses and a noise assessment may be required
H-LV 15		New allocation 'Minded to grant' intimation has been made	Kirkton Business Centre	0.4	29	Identified as a site for housing	Existing access from Kirkton North	Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Livingston Village Primary Inveralmond Community High Catchment change or school extension may be required		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Asbestos survey required prior to demolition of building

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 17		New allocation	Almond Link Road, Civic Centre Junction	1.3	20	Identified as a site for housing Planning guidelines have been prepared and development to be in accordance unless otherwise agreed	New access required onto Howden South Road	Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Toronto Primary Inveralmond Community High	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Limited/insufficient capacity at East Calder waste water treatment works and early discussion with Scottish Water required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required Development must not compromise in situ SUDS infrastructure east of the road bridge Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required The area of open space next to the River Almond must be protected Requirement to accommodate a buffer strip of 6m to 12m between the development and the River Almond Biodiversity assessment of the site is required

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 18		New allocation	Dedridge East Road (site of former Lammermuir House)	2.4	62	Identified as a site for housing Planning Brief has been prepared and development to be in accordance unless otherwise agreed	Existing access at Owen Square and Morris Square	Catchment Area Schools St Ninian's Primary St Margaret's Academy Williamston Primary James Young High	Some susceptibility to pluvial flooding History of flooding associated with the flow of surface water from Kenilworth Rise Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required
H-LV 20	DI28	Carried forward from WLLP Permission granted	Glen Road/ Broomyknowe Drive, Deans	0.2	12	Conditions of planning permission to be adhered to		Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High		

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV21		New allocation	Glen Road (rear of New Deans House)	0.3	10	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access will require to accord with draft Planning Guidelines	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School	Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required A 450mm surface water pipe transects the site and Scottish Water should be engaged to agree what protective measures or possible re-routing of infrastructure is required Developer contributions required to enhance Central Recreation Area Local Park and facilitate safe pedestrian access to park

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 22		New allocation 'Minded to grant' intimation has been made	Kirkton North Road (site of former Buchanan House)	3.9	120	Identified as a site for housing		Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Toronto Primary Inveralmond Community High	Site subject to some pluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Asbestos survey required prior to demolition of building Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Fully equipped play area required
H-LV 23		New allocation	Houston Road (North)	5.8	130	Identified as a site for housing	Existing access at Houston Road via new roundabout	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School	Parts of site susceptible to pluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required There is waste water pipework traversing the bottom corner of the site The site may be susceptible to noise from the railway and a noise assessment may be required

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 24		New allocation	Eagle Brae Depot	1.12	30	Identified as a site for housing	Existing access from Eagle Brae	Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Toronto Primary Inveralmond Community High There are capacity issues relative to Harrysmuir Primary School which may require the provision of an extension		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required
H-LV 25		New allocation Permission granted	Deans South, Phase 1	1.7	50	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared for part of this site and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to	Existing road network to be used to access site	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School	There is a record of surface water flooding nearby Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The southern boundary of the site may be susceptible to noise and a noise assessment may be required There is existing water and waste water infrastructure on site that will require to be taken account of

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 26		New allocation Permission granted	Deans South, Phase 2	1.2	25	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared for part of this site and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to	Existing road network to be used to access site	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School	There is a record of surface water flooding nearby Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The southern boundary of the site may be susceptible to noise and a noise assessment may be required There is existing water and waste water infrastructure on site that will require to be taken account of
H-LV 27		New allocation	Deans South (Remainder)	5.0	165	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such	Existing road network to be used to access site	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School	There is a record of surface water flooding nearby Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The southern boundary of the site may be susceptible to noise and a noise assessment may be required There is existing water and waste water infrastructure on site that will require to be taken account of

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 28		New allocation	Deans South Road	0.3	5	Identified as a site for housing	Access from Deans South Road improvements required (new mini roundabout at the junction with Elie Avenue)	Catchment Area Schools St John Ogilvie's Primary St Margaret's Academy Deans Primary Deans Community High Hall and classroom extension may be required at St. John Ogilvie Primary School		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed
H-LV 29		New allocation	Howden South Road (Former Trim Track)	1.3	36	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Previously allocated for town centre uses in WLLP Planning Brief has been prepared for part of this site and development to be in accordance unless otherwise agreed		Catchment Area Schools St Ninian's Primary St Margaret's Academy Dedridge Primary James Young High		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Archaeological assessment required.

Livingston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 30		New allocation	Land south of Almondvale Stadium	1.1	20	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Previously allocated for town centre uses in WLLP	Existing access from Alderstone Road	Catchment Area Schools Howden St Andrew's Primary St Margaret's Academy Toronto Primary Inveralmond Community High		<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>The site may be susceptible to noise and a noise assessment may be required</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required</p>

Livingston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LV 31		New allocation	Murieston Valley Road	1.7	24	Identified as a new site for Mixed-use (including housing)	Access from Murieston Valley Road	Catchment Area Schools St Ninian's Primary St Margaret's Academy Bellsquarry Primary James Young High	Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site is located within an area known to have previously been affected by contamination, and an assessment, investigation and or remediation will be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required The designated mixed use area is near existing housing. The northern end is near the rail line and the site may therefore be susceptible to noise and a noise assessment may be required

Longridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LR 1	11/1	Carried forward from WLLP Permission granted	Curling Pond Lane	27.6	25	Conditions of planning permission to be adhered to 30 units complete 25 units remaining		Catchment Area Schools St John The Baptist Primary St Kentigern's Academy Longridge Primary Whitburn Academy There are capacity issues relative to Whitburn Academy which require to be addressed		
H-LR 2	11/11	Carried forward from WLLP	Fauldhouse Road (North)	16.8	30		New access required onto Fauldhouse Road	Catchment Area Schools St John The Baptist Primary St Kentigern's Academy Longridge Primary Whitburn Academy There are capacity issues relative to Whitburn Academy which require to be addressed	Flood Risk Assessment required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required

Longridge										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-LR 3		New allocation	Land at Back O Moss/Main Street	2.5	20	Identified as a site for housing	Access required onto the A706, Fauldhouse Road north of the site	Catchment Area Schools St John The Baptist Primary St Kentigern's Academy Longridge Primary Whitburn Academy There are capacity issues relative to Whitburn Academy which require to be addressed	There is a record of surface water flooding to north of the development site at Northfield Crescent Flood Risk Assessment required Water impact assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required A small watercourse flows behind the existing developments on Northfield Meadows and may be culverted beneath Main Street and the development site This should be investigated to determine if it is possible to open this watercourse (on the condition that it does not increase the risk of flooding to neighbouring areas) No development should occur on top of the culvert Tree assessment required.
H-LR 4		New allocation	Longridge Park	0.3	5	Identified as a site for housing	Existing access onto School Road to be utilised	Catchment Area Schools St John The Baptist Primary St Kentigern's Academy Longridge Primary Whitburn Academy There are capacity issues relative to Whitburn Academy which require to be addressed	The area is subject to run off from adjacent land Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required Continuing vehicular access to playing field for maintenance vehicles must be provided for

Mid Calder										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-MC 1	99/4a 99/4b	Carried forward from WLLP Permission expired	New Calder Paper Mill	2.1	57		Access from the B7015	Catchment Area Schools St Paul's Primary St Margaret's Academy Midcalder Primary West Calder High	Flood Risk Assessment required which assesses the flood risk from the River Almond, small watercourses and lade structure Site likely to be constrained due to flood risk There are no water resilient measures required	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required. Some previous site investigation data is available The site may have archaeological potential and an assessment and or investigation may be required Existing habitats provide good screening for this site and new development should be designed to work with these existing elements Links to existing extensive path networks in the area should be provided for Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 12m to 20m between the development and the River Almond Play facilities to be provided on site as part of development

Newton & Woodend: There are no housing proposals relative to this settlement

Philpstoun										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-PH 1		New allocation	Philpstoun Bowling club	0.1	5	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Access onto The Avenue as per Planning Guidelines	Catchment Area Schools St Joseph's Primary St Kentigern's Academy Bridgend Primary Linlithgow Academy	Previous record of surface water flooding on site Flood Risk Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed

Polbeth

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-PB 1		New allocation	West Calder High School, Limefield	10.3	120	Identified as a site for housing	Access onto the A71	<p>Catchment Area Schools</p> <p>St Mary's Primary</p> <p>St Kentigern's Academy</p> <p>Midcalder Primary</p> <p>West Calder High</p>	<p>Previous record of surface water flooding on site</p> <p>Flood Risk Assessment required</p>	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Site lies within the Sabic ICI Wilton/ Grangemouth Ethylene Pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary</p> <p>The site may be susceptible to noise from the A721 and nearby railway and a noise survey may be required</p> <p>Proposals should explicitly provide for better walking and cycling links between the site and Polbeth/West Calder</p> <p>There is a sewer crossing the boundary of the site and a Sewage Pumping Station</p> <p>Forestry Commission to be involved in any future scoping exercises in relation to the development of this site</p> <p>Development proposals should avoid deforestation</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required</p> <p>Depending on the scale of development proposals Polbeth Sewage Pumping Station (SPS) may require to be upgraded to increase capacity</p>

Pumpherston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-PU 1	27/3	Carried forward from WLLP	Drumshoreland/ Kirkforthar Brickworks	40.0	600	Site to be the subject of a masterplan Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Effective site within HLA 2014 Site to be the subject of a masterplan Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed	Catchment Area Schools St Paul's Primary St Margaret's Academy Pumpherston & Uphall Station Primary Broxburn Academy	Flood Risk Assessment required which assesses the flood risk from the small watercourses located through the site. Consideration should be given to culverted structures in/ nearby the site	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required. Some previous site investigation data is available The site may be susceptible to noise from the new distributor road and a noise assessment may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed SNH has already provided advice to Development Management on how development can be taken forward without adversely affecting the newt population The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Play facilities and open space provision should be concentrated in two distinct areas. Marrfield Park to be upgraded and a new park created

Pumpherston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-PU 2	27/5	Carried forward from WLLP (in part)	Pumpherston Golf Course	1.4	25		Access from Drumshoreland Road to be designed with full regard to new distributor road	Catchment Area Schools St Paul's Primary St Margaret's Academy Pumpherston & Uphall Station Primary Broxburn Academy	Drainage Impact Assessment required	<p>The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required</p> <p>There is record of protected species being present in the surrounding area and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required</p> <p>Play facilities and open space provision should be accommodated on site in this instance</p>
H-PU 3		New allocation Permission granted	Uphall Station Road (former Pumpherston Primary School & Institute)	0.5	14	Identified as a potential new council housing site Exempt from affordable housing contributions if developed as such Planning Guidelines have been prepared and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to		Catchment Area Schools St Paul's Primary St Margaret's Academy Pumpherston & Uphall Station Primary Broxburn Academy		

Seafield										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-SF 1		New allocation Planning permission granted	Old Rows	0.6	10	Not identified in the HLA 2014 New windfall site Conditions of planning permission to be adhered to	Access from the A705	Catchment Area Schools Our Lady's Primary St Kentigern's Academy Seafield Primary Deans Community High Contributions to denominational secondary provision will be required for four of the 10 units (6 units benefit from an earlier approval and are exempt		The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required There is a low/medium/intermediate pressure gas main in the proximity of the site

Stoneyburn/Bents

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-SB 1	13/12	Carried forward from WLLP	Stoneyburn Farm (East)	3.1	50		Access from new link road to Dalziel Court	<p>Catchment Area Schools</p> <p>Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy</p>	<p>The site includes a couple of low areas at risk of accumulating surface water</p> <p>Flood Risk Assessment required which assesses the flood risk from the small watercourse that flows through the site</p> <p>There are no water resilient measures required</p> <p>Drainage Impact Assessment required to assess the impact of development on the local network</p>	<p>The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required</p> <p>Requirement to accommodate a buffer strip of 6m between the development and the watercourse</p> <p>Developer contributions required to enhance adjacent local park provision and provide for a pedestrian crossing refuge</p>

Stoneyburn/Bents										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-SB 2	13/13	Carried forward from WLLP	Stoneyburn Farm (West)	2.7	60		Access via upgrade of existing unclassified road from Main Street is required	Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to enhance local park provision and provide for a pedestrian crossing refuge
H-SB 3	13/15	Carried forward from WLLP 'Minded to grant' intimation has been made	Stoneyburn Workshops, Foulshiels Road	0.2	8		Access from Dalziel Court	Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site may have been subject to past coal working and or investigation may be required Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required Developer contributions required to enhance local park provision

Stoneyburn/Bents

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-SB 4		New allocation	Burnlea Place & Meadow Place	1.0	35	Identified as a site for housing		Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the south-eastern corner of the site Water resilient measures are required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required There is existing water and waste water infrastructure in the site which will need to be taken into consideration
H-SB 5		New allocation	Foulshiels Road (Site A)	1.00	20	Identified as a site for housing	Existing access from Foulshiels Road	Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Flood Risk Assessment is required Water resilient measures are required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Developer contributions required to enhance local park provision
H-SB 6		New allocation	Meadow Road/Church Gardens	2.0	30	Identified as a site for housing	Preferred access from Meadow Road	Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Flood Risk Assessment required which assesses the risk of flooding from the small watercourse	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Retain/enhance existing links to wider informal path network Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required There is a 21" water main crossing the bottom of the site There are several sections of combined sewer and a CSO within the site Possible enhancement of SSSI with SUDS.

Stoneyburn/Bents										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-SB 7		New allocation	Foulshiels Road (Site B)	4.4	150	Identified as a site for housing		Catchment Area Schools Our Lady's Primary St Kentigern's Academy Stoneyburn Primary Whitburn Academy	Flood Risk Assessment is required Drainage Impact Assessment required to assess the impact of development on the local network	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Developer contributions required to enhance local park provision Limited capacity at East Calder waste water treatment works and early discussion with Scottish Water required

Threemiletown: There are no housing proposals relative to this settlement

Torphichen: There are no housing proposals relative to this settlement

Uphall: There are no housing proposals relative to this settlement

Uphall Station: There are no housing proposals relative to this settlement

West Calder & Harburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WC 1	CB	Carried forward from WLLP Permission granted	Cleugh Brae	12.1	120	Part of the Livingston West CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Significant road widening and footway provision from the site access to the C26 outwith the application site is required	Catchment Area Schools St Mary's Primary St Kentigern's Academy Parkhead Primary West Calder High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed Built development must respect the landscape character and setting of the site and its surroundings and buffer planting will be required along the northern boundary of the Mossend & Cleugh Brae allocations
H-WC 2	MO	Carried forward from WLLP Permission granted	Mossend, Phase 1 (Site A)	7.0	173	Part of the Livingston West CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Significant road widening and footway provision from the site access to the C26 outwith the application site is required	Catchment Area Schools St Mary's Primary St Kentigern's Academy Parkhead Primary West Calder High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required There is a record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed

West Calder & Harburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WC 3	MO	Carried forward from WLLP Permission granted	Mossend, Phase 1 (Site B)	1.9	58	Part of the Livingston West CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Significant road widening and footway provision from the site access to the C26 outwith the application site is required	Catchment Area Schools St Mary's Primary St Kentigern's Academy Parkhead Primary West Calder High	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed
H-WC 4	MO	Carried forward from WLLP Permission granted	Mossend, (Remainder)	18.1	189	Part of the Livingston West CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Significant road widening and footway provision from the site access to the C26 outwith the application site is required	Catchment Area Schools St Mary's Primary St Kentigern's Academy Parkhead Primary West Calder High A new primary school may be required once the threshold of 300 units has been reached on the combined Mossend/ Cleugh Brae allocation	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may have archaeological potential and an assessment and or investigation may be required There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed Built development must respect the landscape character and setting of the site and its surroundings and buffer planting will be required along the northern boundary of the Mossend & Cleugh Brae allocations

West Calder & Harburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WC 5		New allocation	Burngrange (west of West Calder cemetery)	2.7	25	Identified as a site for housing	Access via existing to Burngrange Farm or cemetery car park	Catchment Area Schools St Thomas's Primary St Kentigern's Academy Parkhead Primary West Calder High There are capacity issues which will require to be addressed	Site at risk from fluvial and pluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required Limited/insufficient capacity at East Calder waste water treatment works and early discussion with Scottish Water required

Westfield

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WF 1	16/3 & 16/4	Carried forward from WLLP Permission granted	North Logie Brae & South Logie Brae	34.0	550	Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access required in accordance with planning permission	Catchment Area Schools St Anthony's Primary St Kentigern's Academy Westfield Primary Linlithgow Academy	Site at risk from fluvial and pluvial flooding Flood Risk Assessment required	Requirement to accommodate a buffer strip of 12m to 20m between the development and the watercourse Survey and Licensing should be matters for discussion with SNH before any further applications are lodged. The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The effect of any proposal on the setting of the scheduled monument adjacent to the site should be considered

Whitburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WH 1	17/22(1)	Carried forward from WLLP Permission granted	Polkemmet, Heartlands (1)	3.7	68	Site to be the subject of a masterplan Conditions of planning permission to be adhered to 30 units built 68 units remaining		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Greenrigg Primary Whitburn Academy		
H-WH 2	17/22(1)	Carried forward from WLLP Permission granted	Polkemmet, Heartlands, Areas, A, B and C	4.5	88	Site to be the subject of a masterplan Conditions of planning permission to be adhered to		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Greenrigg Primary Whitburn Academy		
H-WH 3	17/22(1)	Carried forward from WLLP Capacity of site increased Permission granted	Polkemmet Remainder	66.9	1,783 900	Capacity increased Site to be the subject of a masterplan Conditions of planning permission to be adhered to		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Greenrigg Primary Whitburn Academy		
H-WH 4	17/30	Carried forward from WLLP Permission granted	Whitdale, East Main Street	1.4	49	Planning Brief has been prepared and development to be in accordance unless otherwise agreed Conditions of planning permission to be adhered to		Catchment Area Schools St Joseph's Primary St Kentigern's Academy Whitdale Primary Whitburn Academy		

Whitburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WH 5		New allocation	Dixon Terrace	2.5	50	Identified as a site for housing	Existing access from Dixon Terrace	<p>Catchment Area Schools</p> <p>St Joseph's Primary St Kentigern's Academy Polkemmet Primary Whitburn Academy</p> <p>There are capacity issues which will require to be addressed</p>	<p>Site subject to pluvial flood risk</p> <p>Flood Risk Assessment required which assess the flood risk from the Cultrig Burn</p>	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site may be embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>There is record of protected species being present and a biodiversity assessment of the site will be required. Liaise with SNH to ensure all protocols are observed</p> <p>Limited capacity at Whitburn waste water treatment works and early discussion with Scottish Water required</p> <p>Limited water supply capacity at Pateshil waste water treatment works and early discussion with Scottish Water required</p> <p>Longridge Road has a pinch point, and backing up of culvert could lead to potential problems</p> <p>Development should set back to address backing up of Cultrig Burn</p> <p>Requirement to accommodate a 6m buffer strip between the development and the Cultrig Burn</p>

Whitburn										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WH 6		New allocation	Polkemmet Business Centre, Dixon Terrace	0.4	10	Identified as a site for housing	Existing access from Dixon Terrace	<p>Catchment Area Schools</p> <p>St Joseph's Primary</p> <p>St Kentigern's Academy</p> <p>Polkemmet Primary</p> <p>Whitburn Academy</p> <p>There are capacity issues which will require to be addressed</p>	Flood Risk Assessment required which assess the flood risk from the Cultrig Burn	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site is embraced by and adjacent to land affected by contamination, and an assessment, investigation and or remediation will be required.</p> <p>The site may be susceptible to noise from nearby commercial activities and a noise assessment may be required</p> <p>Limited capacity at Whitburn waste water treatment works and early discussion with Scottish Water required</p> <p>Limited/insufficient water supply capacity at Pateshill waste water treatment works and early discussion with Scottish Water required</p> <p>Watercourse is culverted adjacent to the site and may be culverted beneath the development site</p> <p>Development should not take place on top of culverted watercourse</p>

Whitburn

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WH 7		New allocation	Murraysgate, West Main Street	2.6	60	Identified as a new site for Mixed-use (including housing)	Existing access from West Main Street.	<p>Catchment Area Schools</p> <p>St Joseph's Primary St Kentigern's Academy Polkemmet Primary Whitburn Academy</p> <p>There are capacity issues which will require to be addressed</p>	<p>Site has a history of flooding within and immediately out with the site</p> <p>Flood Risk Assessment required which assesses the flood risk from the Gogar Burn which flows along the southern boundary of the site</p>	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>There is a 150mm combined sewage pipe running across the site</p> <p>It is understood there is a culvert passing beneath the site in a structurally poor condition which requires to be investigated further and defects made good by the developer</p> <p>It would be preferable if the culvert could be relocated into the public domain and opened up</p> <p>Development should not take place on top of culverted watercourse</p> <p>The existing planting along the northern part of the site contributes to the green network and should be retained and enhanced</p> <p>Developer contributions required to enhance King George V Neighbourhood Park / access routes / signage etc between site and King George V Park</p>

Wilkieston										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WI 1	32/1	Carried forward from WLLP	Linburn	4.6	50		Existing access into War Blinded site from A71	<p>Catchment Area Schools</p> <p>St Paul's Primary</p> <p>St Margaret's Academy</p> <p>East Calder Primary</p> <p>West Calder High</p> <p>There are capacity issues at St Paul's which will require to be addressed</p>	<p>Flood Risk Assessment required</p> <p>Drainage Impact Assessment required to assess the impact of development on the local network</p>	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>Anticipated flood risk from burn so set back required for sites in the south</p> <p>Set back from Gogar Burn also likely to be necessary</p> <p>Existing woodlands and shelterbelts should contribute to the green network on site and maintain screening effects</p> <p>Provision to be made for a public park with equipped play area</p>

Wilkieston

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WH 2		New allocation	East Coxydene Farm	6.0	25	Identified as a site for housing	New access as part of approved Calderwood Core Development Area master plan	<p>Catchment Area Schools</p> <p>St Paul's Primary St Margaret's Academy East Calder Primary West Calder High</p> <p>There are capacity issues at St Paul's which will require to be addressed</p>	Flood Risk Assessment required Details of downstream culvert should also be provided as the development could introduce a potential flood risk out with this site	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site lies within an Area of Special Agricultural Importance but its loss is not regarded as significant</p> <p>Limited water supply capacity at Linburn waste water treatment works and early discussion with Scottish Water required</p> <p>A 6m stand off required from any development to the drain at the northern end of the site</p>

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 1	18/05	Carried forward from WLLP	Castle Road	0.6	10		Existing access from Castle Road	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy There are capacity issues which will require to be addressed	Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Developer contributions required to facilitate improvements to adjacent play facilities Developer contributions required towards the cost of providing a new railway station in Winchburgh (to open in 2017)
H-WB 2	18/13	Carried forward from WLLP	Dunn Place (Winchburgh Primary School)	0.8	20		Access to be from Glendevon Park	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy There are capacity issues which will require to be addressed	Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed Developer contributions required to facilitate improvements to adjacent play facilities Developer contributions required towards the cost of providing a new railway station in Winchburgh (to open in 2017)

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 3	NN	Carried forward from WLLP Permission granted	Niddry Mains (North)	27.6	470	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required A Water Impact Assessment has been carried out and has identified network reinforcement which will be required to accommodate development	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Provision of new parks and open space and enhancement of existing parks at Timmerjets/Millgate and Craighton Place and Community Centre Park required

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 4	CP	Carried forward from WLLP Permission granted	Claypit	14.5	166	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required A Water Impact Assessment has been carried out and has identified network reinforcement which will be required to accommodate development	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required Provision of new parks and open space and enhancement of existing parks at Timmerlyets/Millgate and Craigton Place and Community Centre Park required

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 5	MS	Carried forward From WLLP Permission granted	Myreside Block AA, (Seton Park)	5.6	153	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required A Water Impact Assessment has been carried out and has identified network reinforcement which will be required to accommodate development	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site There is likely to be a requirement for a buffer strip between the development and the watercourse (to be agreed with SEPA) and there may also be some restoration required

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 6	MS	Carried forward from WLLP Permission granted	Myreside Remainder	18.7	267	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required A Water Impact Assessment has been carried out and has identified network reinforcement which will be required to accommodate development	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site There is likely to be a requirement for a buffer strip between the development and the watercourse (to be agreed with SEPA) and there may also be some restoration required

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 7	GS	Carried forward from WLLP Permission granted	Glendevon (South) Block K, Site A, (Churchill Brae)	3.0	77	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to 29 units built 77 units remaining	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	There is a watercourse through the site running west to east and there is also Glendevon Pond Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 8	GS	Carried forward from WLLP Permission granted	Glendevon (South) Block K, Site B, (Glendevon Gait)	2.9	50	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to 26 units built 50 units remaining	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	There is a watercourse through the site running west to east and there is also Glendevon Pond Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited/insufficient capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 9	GS	Carried forward from WLLP Permission granted	Glendevon (South) (Glendevon Steadings)	1.9	32	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	There is a watercourse through the site running west to east and there is also Glendevon Pond Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 10	GS	Carried forward from WLLP Permission granted	Glendevon (South) Remainder	96.7	932	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	There is a watercourse through the site running west to east and there is also Glendevon Pond Development will likely be heavily constrained due to flood risk Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required The Swine Burn runs east to west through the site and there is also a watercourse north to south and a large water body to the west of the site Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 11	GN	Carried forward from WLLP Permission granted	Glendevon (North), Block M, (Winchburgh Village)	4.5	111	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline. It is also within the consultation zone for Inner SGN Transco pipeline Winchburgh Branch (E38) and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities Limited/insufficient capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 12	GN	Carried forward from WLLP Permission granted	Glendevon (North), Remainder	66.2	977	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required Consideration should be given to the flood risk from the Union Canal and flood mitigation measures and early engagement with Scottish Canals is recommended	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Site lies within the inner middle and outer consultation zones for the Scotland Gas Network Ltd Transco Bonnyhill/Craigiehall-Granton (E33, E34 & E50 pipeline. It is also within the consultation zone for Inner SGN Transco pipeline Winchburgh Branch (E38) and appropriate consultation with the operator and the Health and Safety Executive will be necessary Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required Requirement to accommodate a buffer strip of 12m between the development and the pond and watercourse through the site and there could also be restoration opportunities Limited/insufficient capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 13	NS	Carried forward from WLLP Permission granted	Niddry Mains (South)	32.5	410	Part of the Winchburgh CDA Site to be the subject of a masterplan Conditions of planning permission to be adhered to	Access to accord with the Core Development Area master plan	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site may have been subject to past coal working and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required
H-WB 14		New allocation	Main Street (former School and Winchburgh Day Centre)	0.6	11	Identified as a site for housing Planning Brief has been prepared and development to be in accordance unless otherwise agreed		Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy There are capacity issues which will require to be addressed		

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 15		New allocation	Glendevon (regeneration site)	0.8	27	Identified as a site for housing Site to be the subject of a masterplan		Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy There are capacity issues which will require to be addressed	Flood Risk Assessment required which assesses the flood risk from the small watercourse which flows along the southern boundary of the site	The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed There is existing water and waste water infrastructure in the site which requires to be taken account of Requirement to accommodate a buffer strip between the development and the watercourse Developer contributions required towards the cost of providing a new railway station in Winchburgh (to open in 2017)

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 16		New allocation albeit part of Winchburgh CDA carried forward from WLLP	Site west of Ross's Plantation	10.3	250	<p>Identified as a new site for Mixed-use (including housing)</p> <p>Identified as forming part of the Niddry Mains South CDA allocation</p> <p>Site to be the subject of a masterplan</p>	No obvious access point but must avoid conflict with bing traffic	<p>Catchment Area Schools</p> <p>Holy Family Primary</p> <p>St Margaret's Academy</p> <p>Winchburgh Primary</p> <p>Linlithgow Academy</p>	Flood Risk Assessment required	<p>The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required</p> <p>The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed</p> <p>The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required</p> <p>The site may have archaeological potential and an assessment and or investigation may be required</p> <p>The site may be susceptible to noise from the motorway and a noise survey may be required</p> <p>There is a small watercourse that flows through the site which is culverted and it is recommend that the culvert is opened up</p> <p>Another watercourse flows along southern boundary of the site</p> <p>Generally, there is complex hydrology in this area</p> <p>Requirement to accommodate a 16m buffer strip between the development and the watercourse</p> <p>Developer contributions required towards the cost of providing a new railway station in Winchburgh (to open in 2017)</p>

Winchburgh										
Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 17			Site west of Niddry Castle	9.4	250	Identified as a new site for Mixed-use (including housing) Site to be the subject of a masterplan	Existing access to golf course via Castle Road	Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Part of the site is at medium to high risk from fluvial flooding Flood Risk Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site may be susceptible to noise from the railway and a noise assessment may be required The site is located in close proximity to 'A' listed Niddry Castle and development must be sensitive to this Requirement to accommodate a 6m buffer strip between the development and the watercourse Developer contributions required towards the cost of providing a new railway station in Winchburgh (to open in 2017)

Winchburgh

Site Ref	HLA Ref	Status	Site Name	Area (Ha)	Capacity	Planning	Transportation	Education	Flood Risk	Other
H-WB 18		New allocation	Site adjoining Niddry Mains House	2.8	30	Identified as a site for housing		Catchment Area Schools Holy Family Primary St Margaret's Academy Winchburgh Primary Linlithgow Academy	Flood Risk Assessment required Drainage Impact Assessment required	The Coal Authority has indicated that the site is located in an area with a coal/mining legacy and an assessment and or investigation may be required The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed The site may embrace, or be adjacent to land affected by contamination, and an assessment, investigation and or remediation may be required The site may have archaeological potential and an assessment and or investigation may be required The site is located close to a Major Accident Hazard Pipeline (Bonnyhill/ Craigiehall/ Granton E33,34&50) operated by Scottish Gas Networks and appropriate consultation with the operator and the Health and Safety Executive will be necessary Existing woodland and hedgerows to be retained and enhanced Shared paths to be provided to form links between area of CDA to east and the existing and new town centre to west Limited capacity at Winchburgh waste water treatment works and early discussion with Scottish Water required

Summary of housing land allocations

Settlement	Total allocations
Total number of units for Addiewell & Loganlea	65
Total number of units for Armadale	2,087
Total number of units for Bathgate	1,699
Total number of units for Blackburn	143
Total number of units for Blackridge	337
Total number of units for Breich	118
Total number of units for Bridgehouse & Bridegcastle	0
Total number of units for Bridgend	205
Total number of units for Broxburn	2,596
Total number of units for Burnside	0
Total number of units for Dechmont & Bangour	730
Total number of units for East Calder	3,002
Total number of units for East Whitburn	0
Total number of units for Ecclesmachan	0
Total number of units for Fauldhouse	417
Total number of units for Greenrigg	0
Total number of units for Kirknewton	140
Total number of units for Landward Area	110
Total number of units for Linlithgow & Linlithgow Bridge	559
Total number of units for Livingston	3,067
Total number of units for Longridge	80
Total number of units for Midcalder	57
Total number of units for Newton & Woodend	0
Total number of units for Philpstoun	5
Total number of units for Polbeth	120
Total number of units for Pumpherston	639
Total number of units for Seafield	10
Total number of units for Stoneyburn/Bents	253
Total number of units for Threemiletown	0
Total number of units for Torphichen	0
Total number of units for Uphall	0
Total number of units for Uphall Station	0

Settlement	Total allocations
Total number of units for West Calder & Harburn	565
Total number of units for Westfield	550
Total number of units for Whitburn	3,008
Total number of units for Wilkieston	75
Total number of units for Winchburgh	4,243
TOTAL	24,971

Completions between 1 April 2009 and 31 March 2013

Sites which have been wholly completed have not been carried forward to the Proposed Plan

Armadale				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	1/19(1)	Hardhill Farm, East Main Street	10	
	1/19(2)	Hardhill Farm, East Main Street	15	
R1A East	NH	Ferrier Path (Netherhouse Phase 1)	86	
R1B West	NH	Hanlin Park (Netherhouse Phase 1)	105	
	1/34	Station Road	25	
	1/37	Craigengall Farm	5	
	11/38	Ferrier Crescent	19	
Total			265	
	1/35	50 East Main Street	7	Ineffective site being removed from HLA

Bathgate				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	2/104	36 - 46 North Bridge Street	12	
HBg30	2/7e	Little Boghead (6)	150	
HBg37	2/73	Factory Road	123	
HBg39	2/66(7)	Standhill (Site A), Inchcross Grange	3	

Bathgate					
WLLP site ref	HLA ref	Site name	No of completions		Comment
HBg39	2/66(11)	Wester Inch – Area O	26		
HBg39	2/66(12)	Wester Inch – Area P	33		
HBg39	2/66(13)	Wester Inch – Area Q, Stewart Park	145		
HBg39	2/66(14)	Wester Inch – Area R, Albion Gardens	94		
HBg39	2/66(15)	Wester Inch – Areas T, Liberty Gardens	30		
HBg39	2/66(16)	Wester Inch – Area X, Y, Z & AA, Wester Grove & The Lays	216		
HBg39	2/66(17)	Wester Inch – Areas U,V & W, (Queens' Gait, Reiver Grange & Princess Gardens	50		
HBg39	2/66(17)	Wester Inch , WLC Development east of Area H	87		
HBg39	2/66(18)	Wester Inch Area W2, Royal Gardens	63		
HBg43a	2/85a	Main Street	15		
HBg51	2/94	Kaim Park Hotel grounds	24		
HBg54	2/96	Garden Cottage, Boghead Estate	10		
	2/107	Boghall Playing Fields	68		
	2/108	Charles Crescent, Boghall	16		
	2/108	62 Mid Street	22		
Total			1,187		
	2/36	32 Hopetoun Street	0.1	5	Ineffective site being removed from HLA
HBg39	2/66(19)	Standhill	6.0	80	Duplicate site entry being removed from HLA
	2/40	12-14 Gideon Street Street	0.1	15	Ineffective site removed from HLA

Blackburn				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	3/29(2)	Elm Grove/Blackburn Academy	28	
	3/35	Southill Farm	3	
	3/38	Rowan Drive	22	
	3/39	Ladeside Avenue	10	
Total			63	

Blackridge				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	31/8	Blackridge Farm	6	
	31/9	Blairhill View	7	
	31/10	Woodhill Court	7	
HBr5a	31/5a	Allison Gardens, Site A	15	
Total			35	

Breich				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	21/5	Woodmuir Road (West)	5	
Total			5	

Broxburn				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	4/52	Holmes Park (South)	28	
	4/52	Johnston Avenue	14	
	4/54	West Park Grove	6	
Total			48	

<i>East Calder</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	6/15	Camps Cottage	2	
	4/52	Langton Gardens	36	
CDA-RW	RW	Raw Holdings West (Seven Wells)	10	
Total			48	

<i>Fauldhouse</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	7/30	Breich Water Place)	1	
	7/32	Harthill Road	2	
Total			3	

<i>Kirknewton</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
HKn2		Braekirk Gardens	8	
Total			8	

<i>Linlithgow</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	10/81	Beechwood Park	5	
	10/83	North Mains, Beecraigs	7	
Total			12	

<i>Livingston</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
HLv115	EE24/EE25	Oldwood Place, Eliburn (A) & (B)	90	
HLv128	LW10	Inveralmond CHS Playing Field	92	
	AV009	Former filling station, Almondvale Road	28	

<i>Livingston</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	AV010	Alderstone Road	45	
	KE001	Houstoun Interchange (West)	40	
	LE002	Howden House	17	
	LV1	Hanover House, Bloom Court	6	
	LE R1(B)	Land adjacent to former Peel House	24	
	LW8	Site of former Peel House	44	
	99/5	Adelaide Street	6	
	MUC1	Carmondean Centre (South)	34	
	KW002	Deerpark Heights, Eagles View	80	
HLv59 & EOI-0030	MS6A	Murieston South(6A) (Murieston Gait)	3	
	C006	Groves East (Maple Grove)	56	
	C008	Etive Walk	23	
	C009	Almond East Road (East)	30	
Total			618	

<i>Longridge</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
HLr3	11/1	Curling Pond Lane	10	
Total			10	
	11/12	1 Hillside Place, Whitehart Inn	7	Ineffective site being removed from HLA

<i>Torphichen</i>				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	20/7	Wallhouse Farm)	6	
Total			6	

Uphall Station				
WLLP site ref	HLA ref	Site name	No of completions	Comment
HLv130		Former Uphall Infant School	23	
Total			23	

West Calder				
WLLP site ref	HLA ref	Site name	No of completions	Comment
	15/38	Harburn Road (South)	12	
	15/40	Former Burngrange Park	39	
Total			51	

Whitburn				
WLLP site ref	HLA ref	Site name	No of completions	Comment
HWb10		Ellen Street	14	
	17/32(1)	Dixon Terrace (South) Site 1	49	
HWb14	17/32	Dixon Terrace (South) Sites 2 & 3	116	
		Polkemmet, Heartlands (1)	27	
Total			206	

West Calder				
WLLP site ref	HLA ref	Site name	No of completions	Comment
CDA-GS	GS	Glendevon (South), Block K, Site A, (Churchill Brae)	29	
CDA-GS	GS	Glendevon (South), Block K, Site B, (Glendevon Gait)	26	
Total			55	

TOTAL COMPLETIONS			2,643	
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Appendix Three Schedule of Land Ownership

OTHER DEVELOPMENTS			
Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
Addiewell and Loganlea			
Loganlea Crescent/Place (access)	298538.65	662468.28	H-AD2: Proposed housing site
Meadowhead Avenue (north)	298532.42	662522.53	H-AD4: Proposed housing site
Armadale			
Nelson Park/Mallace Avenue	294450.45	668531.06	H-AM 3: Proposed housing site
Colinshiel	294530.01	669003.37	H-AM 5 (site A): Proposed housing site/CDA allocation (split ownership with Dundas Estates)
Drove Road	293732.00	669221.70	H-AM17: Proposed housing site
Mayfield Drive	293952.17	668220.51	H-AM 16: Proposed housing site
Bathgate			
Wester Inch Phase 3	296945.73	667702.39	H-BA 3: Proposed housing site. Planning permission granted.
Little Boghead (6)	296361.29	667945.88	H-BA 7: Proposed housing site council house build
Windyknowe, Glasgow Road (east)	295980.22	668675.58	H-BA 14: Proposed housing site (West site private)
Mid-Street/ Rosemount Court	297682.05	668700.97	H-BA 20: Proposed housing site
Bathgate Community Education Centre, Marjoribanks Street	297732.29	668875.92	H-BA 22: Proposed housing site
Wester Inch	297040.04	667988.36	H-BA 23: Proposed mixed use site
Guildiehaugh Depot	298434.29	667954.66	H-BA 24: Proposed mixed use site
Waverley Street Depot	297272.76	669137.24	H-BA 25: Proposed mixed use site
Mid Street, former swimming pool	297729.18	668.739.88	H-BA 28: Proposed new mixed use site
Hardhill Road	296358.55	668352.93	P-6: Proposed site for Cemetery extension
Boghall Primary School	299639.81	668664.30	P-7: Proposed school extension
Simpsons Primary School	297821.30	667233.92	P-8: Proposed school extension
St Mary's Primary School	297123.33	668677.07	P-9: Proposed school extension
Blackburn			
Riddochhill Road	297993.34	665570.80	H-BB 2: Proposed housing site. Planning permission granted.
West Main Street (west)	298329.68	665432.40	H-BB 3: Proposed housing site with approved planning brief
West Main Street (east)	298438.22	665432.40	H-BB 4: Proposed housing site
Redhouse West	299265.33	665323.85	H-BB 7: Proposed housing site. Council house build site. Planning permission granted.
West Main Street, former Adult Training Centre	298859.37	665495.35	H-BB 8: Proposed housing site with approved planning brief

OTHER DEVELOPMENTS

Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
Ashgrove, Site B	298711.75	665736.32	H-BB 9: Proposed housing site
Health Centre at Ash Grove	298703.07	665792.76	P-11: Proposed new partnership centre and extension to town centre
<i>Blackridge</i>			
Allison Gardens, Site B	2889574.01	666895.56	H-BL 2: Proposed housing site
Woodhill Road	288971.07	667238.56	H-BL 5: Proposed housing site
Blackridge Primary School	289145.09	667181.77	P-15 Proposed replacement primary school
<i>Breich</i>			
Rashiehill Crescent	296773.96	660942.93	H-BR 1: Proposed housing site
Woodmuir Community Hall	296258.25	660747.01	H-BR 4: Proposed mixed use site (new site allocation)
Former Woodmuir Primary School	296330.82	660816.12	H-BR 5: Proposed mixed use site (new site allocation)
<i>Bridgend</i>			
Auldhill	304421.67	675628.98	H-BD 4: Proposed housing site. Council house build site.
<i>Broxburn</i>			
Candleworks	307947.59	672525.13	H-BU 5: Proposed housing site
Holmes (North) Site A	307150.76	671841.58	H-BU 6: Proposed housing site. Council house build
West Main Street (former Broxburn Primary School)	307979.29	672242.66	H-BU 7: Proposed housing site. Planning permission granted.
Church Street Depot	308550.91	672575.13	H-BU 11: Proposed housing site
Hillview Avenue	308773.74	672578.89	H-BU 12: Proposed housing site (new allocation)
Kirkhill North 1/2	306592.56	672836.62	H-BU 13: Proposed housing site. Council house build. Planning permission granted.
Greendykes Industrial Estate (sites on south & south east boundary)	308011.88	67297.69	CDA GI: Proposed CDA allocation. Planning permission granted for part of the site.
Clifton View, East Mains Industrial Estate	309012.39	672975.04	E-BU 2: Proposed employment site
Clifton View, East Mains Industrial Estate	309115.62	673079.42	E-BU 3: Proposed employment site
Youngs Road North, East Mains Industrial Estate	309228.07	672994.65	E-BU 4: Proposed employment site
Broxburn Primary School	308054.32	672401.37	P-18: Proposed school extension
Kirkhill Primary School	306784.10	672468.64	P-19: Proposed school extension
St Nicholas Primary School	307425.97	671867.67	P-20: Proposed school extension
Broxburn Academy	307115.62	672504.73	P-22: Proposed school extension
<i>Burnside -</i>	No publically owned sites		
<i>Dechmont (and Bangour)</i>	No publically owned sites		

OTHER DEVELOPMENTS			
Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
<i>East Calder</i>			
Millbank Depot	308430.70	668097.39	H - EC 1: Proposed housing site
Raw Holdings, part of Calderwood CDA	308917.74	667764.26	H-EC 5: Proposed mixed use site
Mansefield Park	308909.07	667731.70	P-26: Improvements to Mansefield Park
East Calder Primary School	308509.69	667692.53	P-27: School extension – nursery provision
St Paul's Primary School	309002.36	667945.47	P-28: School extension and new access
<i>East Whitburn</i>			
Whitrigg West (north part)	296664.47	664911.96	E-EW 2: Proposed employment site
<i>Ecclesmachan -</i>			
No publically owned sites			
<i>Fauldhouse</i>			
Shotts Road (frontage)	292203.06	660043.50	H-FA 4: Proposed housing site.
Eldrick Avenue	292995.26	660424.02	H-FA 8: Proposed housing site (new site)
Former Cinema, Main Street	292950.18	660495.49	H-FA 9: Proposed housing site (new site)
Eastfield Recreation Ground	293801.85	661050.15	H-FA 10: Proposed housing site. Council house build
<i>Greenrigg</i>			
No publically owned sites			
<i>Kirknewton -</i>			
No publically owned sites			
Camps Junction - east	311878.99	667327.54	H-KN 3: Proposed housing site
<i>Landward Area -</i>			
No publically owned sites			
<i>Linlithgow and Linlithgow Bridge</i>			
Mill Road, Linlithgow Bridge	298705.05	677604.84	H-LL 6: Proposed housing site. New allocation for Council House build
Clarendon House, 30 Manse Road, Linlithgow	300549.31	676689.93	H-LL 7: Proposed housing site. New allocation. Approved planning brief.
Mill Road Industrial Estate, Linlithgow Bridge.	298606.60	677758.08	E-LL 1: Proposed employment site
Mill Road Industrial Estate, Linlithgow Bridge.	298605.54	677630.25	E-LL 2: Proposed employment site
County Buildings	300202.68	677095.47	P-42: Proposed partnership centre
St Joseph's Primary School	299588.18	676675.19	P-47: School extension
<i>Livingston</i>			
Ballantyne Place (South)	303890.74	667388.63	H-LV 1: Proposed housing site. Planning permission granted.
Calder Road, Bellsquarry	304736.22	665131.00	H-LV 4: Proposed housing site. Planning permission granted.
Ettrick Drive, Craigshill	306665.02	668114.74	H-LV 5: Proposed housing site. Planning permission granted.
Forth Drive, Craigshill	306874.47	668144.36	H-LV 6: Proposed housing site. Planning permission granted.

OTHER DEVELOPMENTS

Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
<i>Livingston</i>			
Kirkton North (10B)	302479.65	666980.09	H-LV 9: Proposed housing site. Planning permission granted.
Deans (West) / Hardie Road	301762.74	669116.97	H-LV 10: Proposed housing site. Planning permission granted.
Land north of Almondvale Stadium.			H-LV 12: Proposed housing site. New allocation. Council house build.
Almond Link Road, Civic Centre Junction	305672.97	666513.92	H-LV 17: Proposed housing site. New allocation. Council house build
Dedridge East Road, Former Lammermuir House	302735.04	668820.35	H-LV 18: Proposed housing site. New allocation. Council house build.
Glen Road, Rear of New Deans House	302500.50	668790.48	H-LV 21: Proposed housing site. New site. Council house build.
Eagle Brae Depot	304723.87	667958.73	H-LV 24: Proposed housing site
Deans South (Various parts)	302505.77	668363.88	H-LV25/26/27: Proposed housing site. New allocation
Deans South Road	302700.41	668609.18	H-LV28: Proposed housing site. New allocation
Howden South Road, Former Trim Track, Howden South Road	305711.31	667116.75	H-LV 29: Proposed housing site. Council house build
Land south of Almondvale Stadium			H-LV 30 Proposed housing site. New allocation. Council house build.
Appleton Parkway - north east	302944.93	667236.28	E-LV 14: Proposed employment site.
Linhouse	306795.07	664755.36	E-LV 46: Proposed employment site
Murieston West, Bankton	306032.67	665299.34	P-48: Proposed extension to local neighbourhood centre
Crofthead Community Centre – Retail/Local Centre	304670.32	665760.11	Proposed extension to existing local centre. New allocation.
Site east of Almondvale Stadium	304999.80	666928.91	MU 1: Proposed mixed use site.
Site north of Almondvale Way	304580.02	666479.04	MU2: Proposed mixed use site.
Site south of Almondvale Way	304707.62	666381.47	MU4: Proposed mixed use site.
Site west Lidl, Almondvale stadium	304669.65	666945.98	TCU5/EOI-0189 – Committed site carried forward (town centre uses) Site identified for council house build. (Mixed-Use/Town Centre Uses)
Site south of Lidl, Almondvale Stadium	304755.03	666849.22	TCU6/EOI-189 – Committed site carried forward (town centre uses). (Mixed-Use/Town Centre Uses)
Site east of Almondvale Stadium	304999.80	666928.91	TCU7/EOI-0189 – Preferred new site town centre uses. (Mixed-Use/Town Centre Uses)
Site north of Almondvale Way	304580.02	666479.04	TCU8 – Preferred new site – town centre uses – (Formerly ELv65). (Mixed-Use/Town Centre Uses)
Site south of Almondvale Way	304707.62	666381.47	TCU9 - Preferred new site – town centre uses – (Formerly ELv66). (Mixed-Use/Town Centre Uses)
Site north of Almondvale Road	304709.50	666235.10	MU3: Proposed mixed use site.
Almondvale Roundabout South, north Bluebell Glade, Adambrae	304419.71	665954.44	MU5: Proposed mixed use site.
Former Rosebank Nursery, Kirkton Campus	303098.44	665820.15	E-LV23; Proposed employment site
Former Rosebank Nursery, Kirkton Campus	303294.76	666037.76	E-Lv24: Proposed employment site

OTHER DEVELOPMENTS			
Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
<i>Livingston</i>			
Former Rosebank Nursery, Kirkton Campus	303461.27	666032.56	E-LV25: Proposed employment site
Adambrae	304253.56	665829.36	P-50: extension to cemetery
Bellsquarry Primary School	304431.83	665063.31	P-55: Proposed school extension
Carmondean Primary School	303704.33	669242.30	P-56: Proposed school extension
Deans Primary School	302461.52	668487.11	P-57: Proposed school extension
Howden St Andrews, Livingston	305806.77	667773.58	P-59: Proposed school extension
Harrysmuir Primary School	305137.80	668499.14	P-60: Proposed school extension
Livingston Village Primary School	303596.74	667078.00	P-61: Proposed school extension
Meldrum Primary School	302407.71	669149.05	P-62: Proposed school extension
Peel Primary School	304066.75	667936.56	P-63: Proposed school extension
St John Ogilvie's Primary School	302873.41	668940.26	P-64: Proposed school extension
Toronto Primary School	305494.52	667864.20	P-65: Proposed school extension
James Young High School	305284.85	666257.40	P-66: Proposed school extension
North of Deans Community High School	303121.26	669436.06	P-67: Proposed school extension
St Margaret's Academy	304847.90	667225.88	P-68: Proposed school extension
Crofthead Local Neighbourhood Centre	304656.10	665734.91	Proposed extension to local neighbourhood centre
<i>Longridge</i>			
School Road (park frontage)	295020.24	662618.62	H-LR 4: Proposed housing site. New allocation
<i>Mid Calder</i>			
Mid Calder Primary School	307303.60	666911.70	P-69: School extension
<i>Newton and Woodend</i>			
No publically owned sites			
<i>Philpstoun/ Old Philpstoun</i>			
Bowling Club	304836.94	677134.05	H-PH 1: Proposed housing site. New allocation for council house build.
<i>Polbeth</i>			
West Calder High School, Limefield	303719.69	664218.09	H-PB 1: Proposed housing site. New allocation
<i>Pumpherstoun</i>			
Drumshoreland - west part of site	30661.69	669894.97	H-PU1: Proposed housing site. Minded to grant planning permission
Uphall Station Road, Former Pumpherstoun Primary School and Institute.	306890.43	669090.59	H-PU 3: Proposed housing site. Planning permission granted.
Pumpherstoun and Uphall Station Community Primary School	306890.60	669594.60	P-71: proposed school extension

OTHER DEVELOPMENTS

Description of land owned by the planning authority	Grid Ref X	Grid Ref Y	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land Site ref = Proposed Plan
<i>Seafield</i>	No publically owned sites		
<i>Stoneyburn / Bents</i>			
Burnlea Place & Meadow Place	297132.31	662278.57	H-SB 4: Proposed housing site.
<i>Threemiletown</i>	No publically owned sites		
<i>Torphichen</i>			
Torphichen Primary School	296754.61	672501.87	P-73: Proposed school extension
<i>Uphall</i>			
Carledubs, Uphall	306312.09	672573.62	H-BU 13: Proposed housing site. New allocation.
<i>Uphall Station</i>	No publically owned sites		
<i>West Calder and Harburn</i>			
Mossend (central part)	301731.28	663712.73	H-WC 2: Proposed housing site, part of CDA allocation. Planning permission granted.
Parkhead Primary School	302195.10	633348.58	P-77: Proposed school extension
West Calder High School	303722.27	664219.14	P-79: Replacement high school and new access road
<i>Westfield</i>	No publically owned sites		
<i>Whitburn</i>			
Blaeberry Hill Road	295716.12	664898.94	CEM3: Proposed site for cemetery extension.
St Joseph's Primary School	293942.54	664429.55	P-86: Proposed school extension
<i>Wilkieston</i>	No publically owned sites		
<i>Winchburgh</i>			
Dunn Place, Winchburgh Primary School	308414.28	67853.66	H-WB 2: Proposed housing site.
Main Street, Former Beatlie School and Winchburgh Day Centre	309200.35	675066.21	H-WB 14: Proposed housing site. New allocation
Glendevon Regeneration Site	308259.09	674735.59	H-WB 15: Proposed housing site. New allocation

Appendix Four Supplementary Guidance (SG) and Planning Guidance (PG)

This table is prepared in accordance with Planning Circular 6/2013 and the Chief Planner’s letter of 15 January 2015 and lists ‘statutory’ Supplementary Guidance (SG) and ‘non-statutory’ Planning Guidance (PG). Guidance is produced to support the policies in the West Lothian Local Development Plan and to give assistance to developers.

SG forms part of the West Lothian Local Development Plan. It expands upon existing policies and proposals and is used to support the content of the Plan. It benefits from the same level of extensive consultation as the LDP and requires to be approved by Scottish Ministers prior to adoption. Where required, SG will be subject to SEA and HRA. Importantly, SG has the same status in decision making as the LDP.

PG (also referred to as ‘non-statutory’ guidance) provides detail on a range of other subject areas not covered by SG. It does not have as much ‘weight’ as statutory SG, due to the lower level of consultation and scrutiny, and it does not require to be approved by Scottish Ministers. It should nevertheless be followed except where material circumstances justify an exception. While some PG has already been identified and outlined in the LDP, additional PG may be brought forward during the lifetime of the plan if considered helpful to applicants and/or to address more detail and/or new issues as they arise.

SG (‘statutory’) and PG (‘non-statutory’) to this LDP is set out in the table below including an Express Statement of the additional guidance provided as known at the time of publication. To ensure the legibility of the LDP Proposed Plan more detailed mapping has been devolved to specific SGs and this is indicated as far as known in the Express Statements below. In all cases it is the aim of guidance to be compliant with current legislation, regulations and policy framework as well as providing information on requirements for submission at planning application stage. Further details on SG and PG are available on the council’s LDP web page.

Topic	SG/PG	Express Statement	Time-frame
Economic Development and Growth			
		No SGs proposed; Planning Guidance may be produced during plan period in response to issues arising	
Housing Growth, Delivery and Sustainable Locations			
Affordable Housing	SG	<ul style="list-style-type: none"> ■ Further details of policy approach ■ Assessment of affordable housing requirements ■ Financial contributions to affordable housing ■ Section 75 and Section 69 agreements ■ Requirements for submission with planning applications 	With LDP
House Extension and Alteration Design Guide	SG	<ul style="list-style-type: none"> ■ Further details of policy approach ■ Details of general principles and criteria against which proposals will be assessed ■ Details of consideration of different types of development proposals ■ Requirements for submission with planning applications 	With LDP

Topic	SG/PG	Express Statement	Time-frame
Residential Development Guide	PG	<ul style="list-style-type: none"> Further details of policy approach Best practice for residential development Site and environmental considerations Principles and details for all scales and types of residential development Developer contributions and some relevant costings Assessment requirements Requirements for submission with planning applications 	With LDP
Single Plot and Small Scale Infill Residential Development in Urban Areas	PG	<ul style="list-style-type: none"> Further details of policy approach Detailed requirements for physical relationships and layout, parking, landscape, amenity etc. Requirements for submission with planning applications 	Subsequent
Infrastructure Requirements, Delivery and Transport			
Developer Contributions for Transportation Infrastructure	PG	<ul style="list-style-type: none"> Further details of policy approach and sites where applicable to enable site delivery Information on transport infrastructure schemes and partnership approach Details of specific developer contributions for transport infrastructure requirements Requirements for submission with planning applications 	Subsequent
Developer Contributions for General Infrastructure for Site Delivery (Not including Transportation)	PG	<ul style="list-style-type: none"> Further details of policy approach and sites where applicable to enable site delivery Details of infrastructure requirements for education, cemeteries, community and sports facilities, healthcare, green network, open space, ICT, public art, and other items for contributions Information on site commissioning costs required for site delivery as detailed in the Education Strategy SG Details of specific developer contributions for a range of infrastructure requirements not including transportation Requirements for submission with planning applications 	Subsequent
Education Strategy	PG	<ul style="list-style-type: none"> Further details of policy approach and strategy for education requirements as set out in the LDP Settlement Statements and Action Programme Education Strategy forms the basis of site delivery requirements where additional education capacity is arising from proposed residential development Specific topics include assessment of educational capacity, school catchment areas, provision of education facilities, non-denominational and denominational requirements; limits of education capacity and phasing of development New and replacement schools; school extensions, renovation and upgrades School commissioning costs and partnership approach Principles of developer contributions Assessment of housing proposals in relation to education and associated developer contributions Requirements for submission with planning applications 	Subsequent

Topic	SG/PG	Express Statement	Time-frame
Paths – Core Path Plan	PG	<ul style="list-style-type: none"> ■ Further details of policy approach ■ Specific topics include identified routes and path network to support active and sustainable travel ■ Principles and best practice for protecting, maintaining and extending path network ■ Applicability and requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Transport improvements to A71 / A89 corridor	PG	<ul style="list-style-type: none"> ■ Further details of policy approach and improvements to A71 / A89 corridors ■ Principles relating to support for CDAs and longer term sustainable transport, addressing network constraints and need to improve road capacity at key points ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable ■ Improvements to public transport options 	Subsequent
Transport - Active Travel Plan	PG	<ul style="list-style-type: none"> ■ Further details of policy approach including prioritising sustainable active travel approach to meet travel needs arising from proposed development ■ Details of existing and planned routes ■ Various specific topics which are likely to include reducing the need to travel, promotion of sustainable modes of transport ■ Requirements for infrastructure improvements, strategic active travel approaches, community approaches ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Transport - Local Transport Strategy	PG	<ul style="list-style-type: none"> ■ Further details of policy approach and strategy ■ Various specific topics which are likely to include identification of key developments to support housing and employment allocations in the LDP ■ Best practice for how the LDP aims to minimise the need to travel through prioritisation of sites accordingly ■ Compliance with Regional Transport Strategy, cross-boundary initiatives, transport policy, regulatory and initiative frameworks ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Town Centres and Retailing			
Urban Design and Public Realm	PG	<ul style="list-style-type: none"> ■ Further details of policy approach for urban design and public realm guidance to support improvements and investment ■ Additional details on specific topics include additional public realm design guides, priorities and proposals for public realm improvements; links from urban centres to the green network ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	

Topic	SG/PG	Express Statement	Time-frame
The Natural and Historic Environment			
Historic Environment	PG	<ul style="list-style-type: none"> ■ Further details of policy approach for Conservation Areas, Listed Buildings, Areas of Built Heritage and Townscape Value, Archaeology and Scheduled Monuments ■ Additional details on specific topics: Industrial heritage of West Lothian (including protection of shale miners rows and shale bings) ; proposed new designations, Historic Gardens and Designed Landscapes, landscapes of merit ■ Best practice for conservation of the historic environment ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Geo-diversity plan	PG	<ul style="list-style-type: none"> ■ Further details of policy approach and Local Geodiversity Sites ■ Best practice for protection and conservation of geo-diversity ■ Requirements for submission with planning applications as applicable ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Green Network	SG	<ul style="list-style-type: none"> ■ Further details of policy approach and strategic approach ■ Themes of place-based & place-making; connectivity and multi-functionality ■ Identification of the opportunities for the Green Network ■ Implementation of the Green Network ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Landscape Character and Local Landscape Designations	PG	<ul style="list-style-type: none"> ■ Further details of policy approach for landscape character and local landscape designation in West Lothian ■ Details of revised West Lothian Landscape Character Classification ■ Details of finalised Special Landscape Areas arising from Local Landscape Designation Review ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Development in the countryside – residential and various other uses	PG	<ul style="list-style-type: none"> ■ Further details of policy approaches and exceptions for a range of potential uses ■ Various specific topics which are likely to include new development, conversion and re-use; animal husbandry; rural employment and business uses; tourism ■ Best practice for lowland crofting/ low density rural housing: agriculture, woodland development, access ■ Design and siting considerations ■ Requirements for submission with planning applications 	Subsequent
Public Art	SG	<ul style="list-style-type: none"> ■ Further details of policy approach and public art strategy, art and development ■ Best practice for implementation of public art works ■ Developer contributions ■ Maintenance programme ■ Requirements for submission with planning applications 	With LDP

Topic	SG/PG	Express Statement	Time-frame
Wildlife, Habitat and Development etc. - Planning for Nature	PG	<ul style="list-style-type: none"> ■ Further details of policy approach for management of development to protect wildlife and habitats i.e. importance of design in considering natural heritage and undertaking the right surveys at the right time ■ Policy context, designated and identified sites ■ Key habitats and protected species ■ Site appraisal and ecological surveys ■ Best practice for design and mitigation of impacts upon natural environment ■ Licensing requirements ■ Requirements for submission with planning applications 	Subsequent
Woodland, trees & hedgerows - Protection and promotion of	PG	<ul style="list-style-type: none"> ■ Details of importance of and planning policy approach to woodland, trees and hedgerows ■ Regulatory and statutory requirements: Tree Preservation Orders (TPO) and applications for works; Conservation Area constraint; Control of Woodland Removal Policy; general rights, responsibilities and legal obligations; British Standards; Forestry Commission felling licences ■ TPO Register Review results ■ Various specific topics which are likely to include tree surveys, management plans, ancient woodlands, Forest Habitat Network ■ Best practice for woodland and tree planting in residential areas, 'Right Tree in Right Place' policy, new planting schemes , design considerations ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Woodland and trees within settlements – protection of	PG	<ul style="list-style-type: none"> ■ Further details of policy approach to protect, manage and maintain landscape framework of Livingston New Town and urban woodland and tree cover within settlement boundaries ■ Clarity of approach for protection urban tree cover and consequent lack of development potential ■ Various specific topics which are likely to include structural landscape framework for Livingston, origins and importance of urban woodland and trees, issues related to ownership and acquisition ■ Best practice for protection, management and maintenance ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent

Topic	SG/PG	Express Statement	Time-frame
Climate Change and Renewable Energy			
Contaminated Land	PG	<ul style="list-style-type: none"> Further details of policy approach to development of land potentially affected by contamination Procedures for site investigations and risk assessment Best practice for remediation and verification thereof Requirements for submission with planning applications 	Subsequent
Flooding and Water Environment	PG	<ul style="list-style-type: none"> Identification of planning issues related to the natural and constructed water environment and potential for flooding Policy approach to protecting and improving the water environment; flood risk and sustainable drainage Various specific topics which are likely to include aquatic and riparian ecosystems, coastline, Forth Area River Basin Management Plan, drainage assessment, Union Canal, surface water management, sustainable drainage systems/approaches, recreation and access Sub-sections for specific drainage approaches such as roads/ transport infrastructure Regulatory regime and requirements SEPA & Scottish Water requirements & best practice for protection and improvement of water environment Requirements for submission with planning applications Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Energy - Heat Mapping and Heat Networks	PG	<ul style="list-style-type: none"> Further details of policy approach to heat mapping and its use for reducing carbon emissions and increasing energy efficiency Principles for heat mapping and co-location of high energy sources and high energy users Various specific topics which are likely to include district/community heating networks, energy centres, waste heat Details of the heat map for West Lothian Assessment of proposals arising from heat mapping and heat networks Requirements for submission with planning applications Mapping, GIS-links and shape files as appropriate and practicable 	Subsequent
Noise	SG	<ul style="list-style-type: none"> Further details of policy approach Facilitation of separation of noisy and noise sensitive uses Requirements for undertaking noise assessment for proposed development Requirements for submission of complete planning applications 	With LDP

Topic	SG/PG	Express Statement	Time-frame
Renewables (not wind energy)	PG	<ul style="list-style-type: none"> ■ Further details of policy approach and assessment of proposals for a range of renewable energy technologies with the exception of wind turbines ■ Specific topics and details for different renewable energy technologies as they relate to planning which are likely to include permitted development rights, regulatory regimes, locational and landscape character guidance ■ Requirements for submission with planning applications 	Subsequent
Renewables – Solar Roof Capacity Requirement	PG	<ul style="list-style-type: none"> ■ Further information on passive solar gain as a source of spatial heating ■ Design approaches to support passive solar gain in residential and commercial properties ■ Details of solar roof capacity requirements ■ Assessment criteria at application stage 	Subsequent
Wind Energy Development	SG	<ul style="list-style-type: none"> ■ Further details of policy approach and assessment of proposals ■ Details of and guidance for spatial framework ■ Landscape character guidance ■ Policy considerations and checklist for comprehensive list of policy considerations ■ Design, siting and assessment for small-scale turbines ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	With LDP
Waste and Minerals			
Minerals	SG	<ul style="list-style-type: none"> ■ Further details of policy approach ■ Best practice for extraction of minerals including oil shale bings ■ Requirements for submission with planning applications ■ Mapping, GIS-links and shape files as appropriate and practicable 	With LDP

Topic	SG/PG	Express Statement	Time-frame
Generic Policies across LDP			
Miscellaneous & Implementation	PG	<ul style="list-style-type: none"> ■ Further details of policy approaches ■ Submitting and processing planning applications ■ Various specific topics which are likely to include: <ul style="list-style-type: none"> ■ telecommunications ■ light pollution ■ soils, management of soils, peat ■ high hedges ■ mobile snack bars, restaurant uses and hot-food takeaways ■ adverts ■ Best practice for legal and planning agreements ■ Requirements for submission with planning applications ■ Planning Guidance produced during the LDP period is likely to add to the DMH 	Subsequent
Health Impact Assessment	PG	<ul style="list-style-type: none"> ■ Further details of policy approach ■ Guidance on preparation of Health Impact Assessment (HIA) ■ How proposals will be assessed for potential health impacts ■ How policies will be assessed for potential health impacts ■ General information on land use planning and potential health impacts ■ Requirements for submission with planning applications 	Subsequent

Appendix Five List of Policies

Economic Development and Growth

POLICY DES 1 : Design Principles

POLICY EMP 1 : Safeguarding and developing existing employment Land

POLICY EMP 2 : Flexibility of uses within traditional industrial estates

POLICY EMP 3 : Employment development within settlement boundaries

POLICY EMP 4 : Employment development outwith settlement boundaries

POLICY EMP 5 : Masterplan requirements for employment sites

POLICY EMP 6 : Office Development

POLICY EMP 7 : Enterprise Area

POLICY EMP 8 : Tourism

Housing Growth, Delivery and Sustainable Locations

POLICY HOU 1 : Allocated Housing Sites

POLICY HOU 2 : Maintaining an Effective Housing Land Supply

POLICY HOU 3 : Infill/Windfall Housing Development within Settlements

POLICY HOU 4 : Windfall Housing Development in Linlithgow and Linlithgow Bridge

POLICY HOU 5 : Affordable Housing

POLICY HOU 6 : Sites for Gypsies, Travellers and Travelling Show People

POLICY HOU 7 : Residential Care and Supported Accommodation

POLICY HOU 8 : Healthcare and Community Facilities in New Housing Development

POLICY CDA 1 : Development in Previously identified Core Development Areas (CDAs)

Infrastructure Requirements, Delivery and Transport

POLICY INF 1 : Infrastructure Provision and Developer Obligations

POLICY INF 2 : Telecommunications

POLICY TRAN 1 : Transport Infrastructure

POLICY TRAN 2 : Transportation contributions and associated works

POLICY TRAN 3 : Core Paths and Active Travel

POLICY TRAN 4 : Advertisements within Key Transport Corridors

Town Centres and Retailing

POLICY TCR 1 : Town Centres

POLICY TCR 2 : Location of New Retail and Commercial Leisure Developments

POLICY TCR 3 : Commercial Entertainment and Hot Food Premises

The Natural and Historic Environment

POLICY ENV 1 : Landscape character & special landscape areas

POLICY ENV 2 : Housing development in the countryside

POLICY ENV 3 : Other development in the countryside

POLICY ENV 4 : Loss of prime agricultural land

POLICY ENV 5 : Soil Sustainability Plans

POLICY ENV 6 : Peatlands and carbon rich soils

POLICY ENV 7 : Countryside Belts and settlement setting

POLICY ENV 8 : Green Network

POLICY ENV 9 : Woodlands, forestry, trees and hedgerows

POLICY ENV 10 : Protection of Urban Woodland

POLICY ENV 11 : Protection of the Water Environment/Coastline and Riparian Corridors

POLICY ENV 12 : The Union Canal

POLICY ENV 13 : Pentland Hills Regional Park

POLICY ENV 14 : Pentland Hills Regional Park - Further Protection

POLICY ENV 15 : Community Growing and Allotments

POLICY ENV 16 : Temporary/Advance Greening of Development Sites

POLICY ENV 17 : Protection of International Nature Conservation Sites

POLICY ENV 18 : Protection of National and Local Nature Conservation Sites

POLICY ENV 19 : Protection of Local Biodiversity Sites and Geodiversity Sites

POLICY ENV 20 : Species Protection and Enhancement

POLICY ENV 21 : Protection of Formal and Informal Open Space

POLICY ENV 22 : Protection of Playing Fields and Outdoor Sports Facilities

POLICY ENV 23 : Conservation Areas (designations)

POLICY ENV 24 : Conservation Areas (demolitions)

POLICY ENV 25 : Linlithgow Palace and Peel and High Street Rigs

POLICY ENV 26 : Hopetoun Estate and Abercorn Village

POLICY ENV 27 : Areas of Built Heritage and Townscape Value

POLICY ENV 28 : Listed Buildings

POLICY ENV 29 : Unoccupied and threatened listed buildings

POLICY ENV 30 : Historic Gardens and Designed Landscapes

POLICY ENV 31 : Historic Battlefields: Battle of Linlithgow Bridge (1526)

POLICY ENV 32 : Archaeology

POLICY ENV 33 : Scheduled Monuments

POLICY ENV 34 : Art and development

Climate Change and Renewable Energy

POLICY NRG 1 : Climate Change and Sustainability

POLICY NRG 2 : Solar Roof Capacity Requirements

POLICY NRG 3 : Wind Energy Development

POLICY NRG 4 : Other Renewable Energy Technologies

POLICY NRG 5 : Energy and Heat Networks

POLICY EMG 1 : Water Environment Improvement

POLICY EMG 2 : Flooding

POLICY EMG 3 : Sustainable Drainage

POLICY EMG 4 : Air Quality

POLICY EMG 5 : Noise

POLICY EMG 6 : Vacant, derelict and contaminated land

Waste and Minerals

POLICY MRW 1 : Mineral Resources and Safeguarding

POLICY MRW 2 : Supporting Principles for Mineral Extraction

POLICY MRW 3 : Impediments to Mineral Extraction

POLICY MRW 4 : Restoration of Mineral Extraction Sites

POLICY MRW 5 : Unconventional Gas Extraction including Hydraulic Fracturing (Fracking)

POLICY MRW 6 : Pipeline Consultation

POLICY MRW 7 : Waste Management on Construction Sites

POLICY MRW 8 : Waste Management Facilities

POLICY MRW 9 : Landfill Sites

Appendix Six List of Proposals (*other developments*)

	LOCATION	PROPOSAL
<i>Addiewell and Loganlea</i>		
P-1	Addiewell rail station	Bus interchange, parking and path upgrade between Addiewell and railway station
<i>Armadale</i>		
P-2	Southdale	New primary school associated with Armadale Core Development Area (CDA)
P-3	Armadale	Extension to existing primary schools*
P-4	Armadale Academy	School extension
P-5	Armadale	New partnership centre
		*Other proposals linked to Armadale CDA – see Appendix Two for detail
<i>Bathgate</i>		
P-6	Hardhill Road Cemetery, Boghead	Land safeguarding for extension to cemetery
P-7	Boghall Primary School	School extension
P-8	Simpsons Primary School	School extension
P-9	St Mary's Primary School	School extension
P-10	Bathgate Academy	School extension
<i>Blackburn</i>		
P-11	Health Centre at Ash Grove	New site as part of Blackburn Partnership Centre
P-12	Ash Grove north	Partnership centre
<i>Blackridge</i>		
P-13	South east of Craig Inn crossroads/A89	Neighbourhood centre
P-14	South east of Craig Inn crossroads/A89	Partnership centre
P-15	Blackridge Primary School	Replacement primary school
<i>Broxburn</i>		
P-16	Clarkson Road /Greendykes Road	Safeguarded road line - Broxburn Distributor Road
P-17	East Broxburn CDA	Distributor road in association with Winchburgh CDA west of Fauldeldean to Glendevon at Winchburgh
P-18	Broxburn Primary School	School extension
P-19	Kirkhill Primary School,	School extension
P-20	St Nicholas Primary School	School extension
P-21	New primary school	New primary school required to support East Broxburn CDA development
P-22	Broxburn Academy	School extension
		*Other proposals linked to East Broxburn/Winchburgh CDA – see Appendix Two for details

	LOCATION	PROPOSAL
<i>Dechmont (and Bangour)</i>		
P-23	Former Bangour Village Hospital	New primary school
<i>East Calder</i>		
P-24	East Calder	Land reservation for a Partnership Centre, community/health service provision in East Calder
P-25	East Calder	Land reservation for a parkway railway station south of East Calder / east of Mid Calder Junction
P-26	Mansefield Park	Park improvements at "The Muddies" in association with Calderwood CDA
P-27	East Calder Primary School	School Extension (nursery provision)
P-28	St Paul's Primary school	School extension and new access (including land)
P-29	Calderwood CDA	New primary schools
P-30	Raw Holdings	Land for new secondary school as part of the Calderwood CDA and joint funding of new school with West Livingston/Mossend CDA developers
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix Two for detail
<i>Kirknewton</i>		
P-31	Milrig Holdings/Kirknewton railway station	Park & ride and bus interchange
P-32	Kirknewton Primary School	School extension and related land acquisition
<i>Landward</i>		
P-33	Kilpunt	Land reservation for park and ride in support of Broxburn CDA
P-34	A801 Avon Gorge Crossing	Land reservation for new road crossing
P-35	Land east of Winchburgh	Land reservation for Dalmeny Chord (associated with the Edinburgh Glasgow Improvement Programme (EGIP))
P-36	Land between boundary with Edinburgh and Broxburn/Livingston	An extension of the Edinburgh Tramline to Broxburn, Uphall and Livingston is identified in SDP(1) and account requires be taken of this when considering proposals for development in the north western part of West Lothian.
P-37	A8/A89/A899 corridor	A study to identify the specific initiatives to enhance sustainable transport options for travelling along the A8/A89/A899 corridor between Livingston Town Centre, the West Lothian/City of Edinburgh boundary, Newbridge and to Maybury Junction. Land will be safeguarded adjacent to the route for these initiatives and confirmed in detail upon completion of the study.
P-38	Register of built heritage assets	West Lothian Council will compile and maintain a register of all built heritage assets within its guardianship, monitor their condition and, subject to the availability of resources, take action to ensure their preservation on a priority basis.
P-39	Former Bangour General Hospital	Community woodland and An off-road pedestrian / cycleway route between Drumcross Road and Black Law ridge road, subject to negotiation with landowners, is proposed to link the Livingston Greenways network with the Bathgate Hills Quiet Roads Initiative.
P-40	Junction 3, M8	Implementation of an M8 Art project on a site at Junction 3 and other suitable locations*.
P-41	Pentland Hills Regional Park	Land reservation for the extension of the Pentland Hills Regional Park.
P-102	Linlithgow	Access to/from and along the Union Canal
P-103	Blackridge/ Kirknewton and Blackness/ Sth Queensferry	Links from the National Cycle Network (NCR) 75 (across central West Lothian) and NCN 76 ("Round the Forth" route)
P-104	Breich Valley	Almond & Breich Valley walkway paths
P-105	Westfield/ Linlithgow	River Avon Heritage Trail (and links to Torphichen, Westfield & Armadale)

	LOCATION	PROPOSAL
P-106	South Livingston/ Harperrig	Linhouse Valley to the Pentlands (via Almondell & Calderwood Country Parks
P-107	Armadales/ Whitburn	Cycle route at B8084 from Whitdale Roundabout to Armadales Railway Station
P-108	Linlithgow/ Blackness	Cycle route at A803 from Linlithgow to the B903
P-109	Newton/ Sth Queensferry	Cycle route at A904 Newton to City of Edinburgh boundary
P-110	Livingston/ Wilkieston	Cycle route at A71 from Lizzie Brice's roundabout to Wilkieston
P-111	Ecclesmachan/ Threemiletown	Cycle route at B8046 Ecclesmachan to Threemiletown
P-112	West Calder/ Harburn	Cycle route at B7008 West Calder (Turniemoon crossroads) to Harburn
P-113	Linlithgow/ Bathgate	Upgraded paths and improved accessibility to Beecraigs Country Park and Bathgate Hills
P-114	Bangour/ Dechmont	Off road pedestrian/cycle route at Drumcross/Blacklaw Ridge Road/Bathgate Quiet Hills Initiative
P-117	Bathgate / Harthill	New pedestrian / cycle route from Inchcross Roundabout, Bathgate along the A706 and B7066 at Whitburn towards Greenrigg / Harthill
Linlithgow & Linlithgow Bridge		
P-42	County Buildings	Proposed Partnership Centre High Street, Linlithgow
P-43	Burghmuir	High amenity employment site
P-44	M9 (Junction 3) westbound slips	Westbound slip roads on M9 at Burghmuir
P-45	M9 (Junction 3)	Coach park and ride facility
P-46	Kettilstoun Mains Park	Provision of cycle track west of existing leisure centre
P-47	St Joseph's Primary School,	School extension
P-115	Linlithgow	Traffic management measures in town centre
P-118	Linlithgow	New access associated with proposed housing site H-LL 10
Livingston		
P-48	Murieston West, Bankton	Land safeguarded for community/health service uses
P-49	Gavieside	Land safeguarded for community/health service uses as part of West Livingston/Mossend CDA
P-50	Adambrae	Extension to cemetery
P-51	Killandean Greenway	Safeguarding for extension of allotments, subject to drainage improvements and expansion of the adjacent car park to the east
P-54	Deans West	New site – off-road motor bike track
P-55	Bellsquarry Primary School	School extension
P-56	Carmondean Primary School	School extension
P-57	Deans Primary school	School extension
P-58	Gavieside	Land safeguarding for new primary school associated with Gavieside CDA
P-59	Howden St Andrews,	School extension
P-60	Harrismuir Primary School	School extension
P-61	Livingston Village Primary School	School extension
P-62	Meldrum Primary School	School extension
P-63	Peel Primary School	School extension (new hall)

	LOCATION	PROPOSAL
P-64	St John Ogilvie's Primary School	School extension
P-65	Toronto Primary School	School extension
P-66	James Young High School	School extension
P-67	North of Deans Community High School	School extension
P-68	St Margaret's Academy	School extension
P-101	South Murieston /Linhouse	Distributor Road
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix Two for details
Mid Calder		
P-69	Mid Calder Primary School	School extension to provide for nursery accommodation
Pumpherstoun		
P-70	Houstoun Road / Drumshoreland Road link	Houstoun Road / Drumshoreland Road distributor road link
P-71	Pumpherstoun and Uphall Station Community Primary School	School extension
Threemiletown		
P-72	Threemiletown, east side of B8066	Existing play facilities to be relocated (pending identification of alternative site)
Torphichen		
P-73	Torphichen Primary School	School extension (new hall)
Uphall		
P-74	Loaninghill	Land safeguarding for extension of cemetery
West Calder and Harburn		
P-75	West Calder railway station	Bus interchange and parking at West Calder rail station (associated with Mossend/Cleugh Brae CDA)
P-76	Road reservation	Road corridor linked to Mossend/Cleugh Brae/Gavieside CDA requirements north from A71 to A705
P-77	Parkhead Primary School	School extension
P-78	West Calder	New primary school
P-79	West Calder High School	Replacement high school and new access road
		*Other proposals linked to West Livingston/Mossend/Calderwood CDA – see Appendix Two for details
Westfield		
P-80	Westfield	New primary school
Whitburn		
P-81	Armadale Road/East Main Street	New partnership centre
P-82	Heartlands, Polkemmet	Golf courses/amenity open space
P-83	Cowhill	Express coach service, with associated park & ride
P-84	A706 – B7066 link, Polkemmet	Land safeguarded for road corridor

	LOCATION	PROPOSAL
P-85	Blaeberryhill Road	Land safeguarding for extension to cemetery
P-86	St Joseph's Primary School	School extension
P-87	Heartlands, new primary school	New primary school
	Whitburn	*Other Projects arising from Whitburn Charette e.g. shopfront improvements; public realm enhancements; gap site development, strategic footpath, greenway and associated environmental improvements.
<i>Wilkieston</i>		
P-88	North of Wilkieston	A71 bypass; relief road north of Wilkieston
<i>Winchburgh</i>		
P-89	Auldathie Landfill Site	Alternative site for golf course as restoration/after-use for Auldathie landfill site
P-90	M9 at Duntarvie	Land reservation for new motorway junction on the M9
P-91	Winchburgh CDA	Land reservation for rail station and associated park and ride
P-92	Winchburgh CDA	Distributor road in association with Broxburn CDA (south of Glendevon/west of Faucheldean)
P-93	Winchburgh CDA	Land reservation for community/health service uses as part of Winchburgh CDA town centre
P-94	Winchburgh CDA	Land reservation for proposed Partnership Centre
P-95	Winchburgh CDA	Land safeguarding for extension to cemetery
P-96	Winchburgh CDA	Three new neighbourhood centres
P-97	Winchburgh CDA	New high schools (Denominational and Non-denominational)
P-98	Winchburgh CDA	New primary school
P-99	Winchburgh CDA	Extension to Winchburgh Primary School
P-100	Winchburgh CDA	Extension to Holy Family Primary School
		*Other proposals linked to East Broxburn/Winchburgh CDA – see Appendix Two for detail

Glossary

Affordable housing
Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.
Air Quality Management Area (AQMA)
An area declared by a local authority where national air quality standards are not being met, or in danger of not being met
Allocation
Land identified in a local plan/local development plan as appropriate for a specific land use.
Appropriate Assessment
The Habitats Regulations require competent authorities to carry out appropriate assessments in certain circumstances where a plan or project affects a Natura (European) site. Habitats Regulations Appraisal (HRA) refers to the whole process, including the appropriate assessment step. Appropriate Assessment is required when a plan or project affecting a Natura site; is not connected with management of the site for nature conservation; and is likely to have a significant effect on the site (either alone or in combination with other plans or projects)
Battlefield sites
Sites within Historic Scotland's Inventory of Historic Battlefields, a list of nationally important battlefields in Scotland.
Brownfield site
Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. A brownfield site should not be presumed to be suitable for development.
Central Scotland Green Network (CSGN)
A strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.
Climate change
A change in the "average weather" that a given region experiences.

Commercial leisure development
Developments that attract large numbers of people including multiplex cinemas, bingo halls, nightclubs, tenpin bowling, casinos, and commercial sports facilities, including health and fitness centres.
Comparison retail
Shopping not classified as convenience retail. The purchaser will compare items on the basis of price and quality before a purchase is made. Comparison retail items are not purchased on a regular basis, unlike convenience retail items. Comparison retail can be further categorised as Personal retail and Household (bulky goods) retail.
Conservation areas
An area designated under the Town and Country Planning (Scotland) Act 1997 as being of particular architectural or historic value within which greater planning controls are exercised in order to protect the character of the area.
Constrained housing land supply
That part of the established housing land supply which may be affected by infrastructure constraints, land contamination or ownership/marketing issues.
Contaminated Land
Land where substances could cause significant harm to people or protected species or significant pollution of surface water or groundwater.
Convenience shopping
Broadly defined as food shopping, drinks, tobacco, newspapers, magazines and confectionary, purchased regularly for immediate consumption.
Core Paths Network
Core Paths are a new feature of the outdoor access provisions brought in by the <i>Land Reform (Scotland) Act 2003</i> . As a system they can comprise many different types of path and will cater for all types of user. They will satisfy the basic path needs for local people and visitors, providing links to the wider path network and countryside.
Cumulative impact (retail)
Combined effect of all out-of-centre developments, developed and proposed, on the town centre, or the effect of such developments on all strategic centres, including the town centre.
Density
The intensity of development in a given area usually measured as a net dwelling density, e.g. 30 dwellings to the hectare.

Derelict land
Land which has been so badly damaged by development or use that it is incapable of being developed for beneficial use without rehabilitation.
Design and Access Statement
Required to be submitted with certain planning applications (e.g. for national or major developments, or within conservation areas), outlining the design principles guiding the application, and how design issues impacting on disabled people have been addressed
Developer Contribution
Financial (or in kind) contribution towards infrastructure required as a result of development.
Development Plan
A generic term for the Structure Plan and/or Local Plan, or Strategic Development Plan and/or Local Development Plan, which apply to a planning authority area. Any planning application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
Edge of centre
A location within easy walking distance of the town centre, and usually adjacent to the town centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.
Effective housing land supply
That part of the established housing land supply which is free or is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.
Edinburgh Glasgow Improvement Project (EGIP)
A set of enhancement works on the Edinburgh/Glasgow/Dunblane rail corridor aimed at increasing capacity and reducing journey times
Employment Land Supply
All land and buildings used or designated for purposes under Classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) of the 1997 Town and Country Planning (Use Classes) (Scotland) Order, considered to be appropriate or marketable as per the definition set out in SPP and by Planning and Economic Development Services.

Enterprise Area
Sites designated by the Scottish Government, that at each location are designed to encourage businesses to bring forward investment decisions while also providing the support necessary to enable business start-ups to become established and to compete internationally, leveraging the human knowledge and natural resource advantages of each location, when the incentive period ends.
Environmental Impact Assessment (EIA)
Procedure governed by the Environmental Impact Assessment (Scotland) Regulations 2011, whereby the likely environmental effects of certain types and scales of development, and developments in sensitive locations, are examined in sufficient detail before the grant of planning permission.
Environmental Report
Documents the Strategic Environmental Assessment (SEA) of the LDP. A SEA of the LDP is required by the Environmental Assessment (Scotland) Act 2005
Equalities Impact Assessment (EqIA)
This is a thorough and systematic analysis to determine the extent of the impact of a new policy upon the equalities categories.
Established housing land supply
The total housing land supply - including both unconstrained and constrained sites. Includes the effective housing land supply, plus the remaining capacity of sites under construction, sites with planning consent; sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.
Flood Risk Assessment
An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommend feasible mitigation measures.
Fluvial flooding
The most common source of flooding when water levels in rivers rise and overtop their banks.
Forth Area River Basin Management Plan (FRBMP)
A plan aimed at maintaining and improving the ecological status of the rivers, lochs, estuaries, coastal waters and groundwaters in the Forth area, prepared by SEPA and partner organisations.

Functional flood plain
These store and convey flood water during times of flood. These functions are important in the wider flood management system. For planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year.
Garden and Designed Landscape
An area of significant parkland and woodland, generally centred upon a castle or mansion house, which has been laid out for artistic effect and identified in the <i>'Scottish Inventory of Gardens and Designed Landscapes'</i> . May also include non-inventory sites of more local interest.
Geodiversity
The variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them, and the foundation on which plants, animals and humans live.
Greenfield land
Land in a settlement or rural area which has never been developed, or where traces of any previous development are now such that the land appears undeveloped.
Habitats Regulations Appraisal
An assessment of the implications of the policies and proposals of the Local Development Plan on Special Protected Areas (SPAs) or Special Areas of Conservation (SACs) required by the European Habitats Directive 1992 as transposed in UK law by the <i>Conservation (Natural Habitats, &c.) Regulations 1994</i> .
Housing Need and Demand Assessment (HoNDA)
A detailed assessment that provides the evidence base for defining housing supply targets in the <i>Local Housing Strategy</i> and allocating land for housing in development plans and which is prepared in accordance with Scottish Government guidance.
Housing requirement
The number of housing units for which land must be identified to meet future demand derived by considering market demand, changes in the number of people and households, the existing housing stock and the existing availability of land for housing.
Housing Supply Target
Identified by the <i>Local Housing Strategy</i> in response to the outcomes of housing need and demand assessment (HoNDA).

Health Impact Assessment
An assessment to predict the health consequences of a new policy or proposal and produces recommendation as to how the good consequences for health could be enhanced and how the bad consequences could be avoided or minimised.
Housing Land Audit (HLA)
The established means for monitoring housing land supply, which takes the form of an annual report. Housing Market Areas (HMAs)
Housing Market Areas (HMAs)
A geographical area which is relatively self-contained in terms of reflecting peoples' choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.
Listed Building
Buildings designated by Historic Scotland which are of special interest, architecturally or historically and satisfy set criteria used to distinguish this significance from the <i>Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</i> .
Local Landscape Area (LLA)
West Lothian Council's local landscape designations (previously called Areas of Great Landscape Value) whose purpose is to safeguard and enhance the character and quality of landscapes, promote understanding and awareness of the distinctive character and special qualities of local landscapes, and safeguard and promote important settings for outdoor recreation and tourism locally.
Local Transport Strategy (LTS)
Sets out the council's vision for transport and the policies it wants to put into action.
Out of Centre
A location which is outwith and separate from a network centre. Differs from an Edge of Centre location.
Placemaking
The art of creating great places which are safe, vibrant, stimulating and welcoming, with a strong sense of identity, through successful planning and development.
Planning Advice Notes (PANs)
These are prepared by the Scottish Government and provide advice on good practice and other relevant information.

Planning Obligation
Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended by the 2006 Act) provides that a person may either by agreement with the Planning Authority or unilaterally enter into a planning obligation restricting or regulating the use of land in the district of the Planning Authority, either permanently or during such a period as may be prescribed by the agreement or obligation
Pluvial flooding
Also referred to as surface water flooding, it occurs when an extremely heavy downpour of rain saturates drainage systems and the excess water cannot be absorbed.
Prime Agricultural Land
Land falling into Classes 1, 2 and 3.1 in the <i>James Hutton Institute Land Capability</i> for Agriculture classification. It is generally recognised as being the most productive agricultural land.
Retail Impact Analysis (RIA)
An assessment of the likely individual or cumulative impact of a proposed development on the vitality and viability of Network Centres
Renewable energy
Those sources of energy which are naturally occurring within the environment and which can either be tapped without consuming the resource, or where the resource can renew itself on a human timescale. Examples of renewable sources of energy are wind, solar, hydro, wave, tidal, energy crops and plant waste.
Retail warehouse
A large single-level store specialising in the sale of household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.
Riparian Ecosystems
A riparian ecosystem is a transition between the aquatic ecosystem and the adjacent terrestrial ecosystem and is identified by soil characteristics and distinctive vegetation communities that require free and unbound water.
Scheduled Monument
A nationally important archaeological monument protected by the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . It is a criminal offence to alter or physically impact on a Scheduled Monument without prior Scheduled Monument Consent.

Sequential approach
The sequential approach requires that locations for all retail and commercial leisure developments be considered in the following order: Town and Local Centres/Edge of Centre/Commercial Centre/Out of Centre locations that are, or can be made, easily accessible by a choice of transport modes
Sites of Special Scientific Interest (SSSI)
Key areas of marine or terrestrial conservation and wildlife importance. They are special for the nature conservation value of the plants, animals, habitats or rock formations that they contain. SSSI's are designated by Scottish Natural Heritage under the provisions of the Wildlife and Countryside Act 1981.
Special Areas of Conservation (SAC)
A European wide network of important sites containing rare or endangered species and habitats. The sites known as Natura 2000 are designated under the terms of the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna. (The Habitats Directive)
Special Landscape Areas (SLAs)
Local designation for quality and value of landscape. There are many areas where the scenery is highly valued locally, and local authorities often give these landscapes a local designation. This is to ensure that the landscape is not damaged by inappropriate development, and in some cases encourage positive landscape management. These designations play an important role in developing an awareness of the landscape qualities that make particular areas distinctive, and promote a communities sense of pride in their surroundings. West Lothian has some candidate SLAs that will essentially replace existing Areas of Great Landscape Area.
Special Protection Areas (SPA)
Designated under the terms of the 1979 EC Directive on the Conservation of Wild Birds. These areas are specifically protected for their ornithological importance.
Strategic Development Plan (SDP)
Introduced by the Scottish Government in 2008 as replacement for Structure Plans, these plans set out a clear vision and spatial strategy for an area. Largely the plans focus on key land use and development issues that cross planning authority boundaries. SESplan is the strategic development plan that covers West Lothian. www.sesplan.gov.uk

Strategic Environmental Assessment (SEA)

Aims to provide a systematic method of considering the effects on the environment of a plan or programme with the aim of helping to reduce or avoid environmental impacts. All development plans must meet the requirements for SEA.

Sustainable Drainage Systems (SUDS)

A method of water management on development sites designed to mimic natural systems, by creating alternatives to rapid run-off. Infiltration drains, ponds, etc attenuate flood flows, allow for pollutants to settle out, and also provide opportunities for habitat creation. More sustainable than the traditional practice of routing run-off through a pipe to treatment works or a watercourse.

Supplementary Guidance (SG)

Provides further information or detail in respect of policies or proposals set out in the *Strategic Development Plan* or *Local Development Plan*. Statutory guidance adopted in connection with a plan, forms part of the development plan. Planning authorities may also publish other non-statutory guidance that does not form part of the development plan.

Sustainable development

The *Brundtland Report* (World Commission on Environment and Development, "Our Common Future") emphasised the need for an approach based on sustainability i.e. "all our needs should be met in a way which does not compromise the ability of future generations to meet their own needs".

Sustainable economic growth

Building a dynamic and growing economy, whilst at the same time safeguarding our environment for future generations and ensuring our communities enjoy a better quality of life.

Town Centre First Principle

A principle that puts the health of town centres at the heart of proportionate and best-value decision making, seeking to deliver the best local cultures regarding investment and de-investment decisions, alignment of policies, targeting available resources to priority town centre sites, and encouraging vibrance, equality and diversity.

Waste/ Waste Management

Includes any substance that constitutes a scrap material or an effluent or other unwanted surplus substance arising from the application of any process; and any substance or article that requires to be disposed of as being broken, worn out, contaminated or otherwise spoiled (but does not include explosives).

Water Framework Directive

The Water Framework Directive, which came into force in 2000 establishes a new legal framework for the protection, improvement and sustainable use of all water bodies in the environment across Europe.

Windfall sites

Non-allocated sites that come forward for development and contribute to the land supply

Zero Waste Plan

Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource. Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.