

1. DATA LABEL: PUBLIC

APPENDIX TWO: RESPONSES TO SUBMISSIONS RECEIVED TO MIR CONSULTATION

West Lothian Local Development Plan - Main Issues Report Consolidated Summary of Representations (with responses by the Council).

[✍ Indicates that a questionnaire has also been completed]

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0001	Michael Davidson	N/A	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	3	Yes	The Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	4	No	The Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	6	No	The preferred approach has been taken forward to the Proposed Plan.
			1	7	No	The preferred approach has been taken forward to the Proposed Plan.
			1	8	Yes	Comments noted.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Don't Know	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	13	Nil response	Noted.
			2	14	No	The preferred approach has been taken forward to the Proposed Plan.
			3	15	No. While agreeing that there must be a generous supply of sites for housing growth, it is important that such growth is controlled. Excessive supply may result in developers cherry picking sites based on where they can make most profits. This risks causing a shortage of supply in less favoured communities affecting the ability of residents to choose to live in their communities. There is also a risk with excessive	A broad range of sites are proposed to be identified in the Proposed Plan to provide variety and choice. Regard will also be had to other council initiatives and strategies when determining site locations this would allow for sites to come forward to assist in community regeneration.

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					supply that housing development may become skewed to greenfield sites in favoured locations. That can result in unnecessary encroachment into the countryside coalescence of communities (especially into Livingston), but also with abandonment or decline of existing locations that could be redeveloped to meet local needs.	
			3	16	No. While agreeing that there must be a generous supply of sites for housing growth. It is important that such growth is controlled. Excessive supply may result in developers cherry picking sites based on where they can make most profits. This risks causing a shortage of supply in less favoured communities affecting the ability of residents to choose to live in their communities. There is also a risk with excessive supply that housing development may become skewed to greenfield sites in favoured locations. That can result in unnecessary Encroachment into the countryside coalescence of communities (especially into Livingston), but also with abandonment or decline of existing locations that could be redeveloped to meet local needs.	A broad range of sites are proposed to be identified in the Proposed Plan to provide variety and choice. Regard will also be had to other council initiatives and strategies when determining site locations this would allow for sites to come forward to assist in community regeneration.
			3	17	No. While agreeing that there must be a generous supply of sites for housing growth. It is important that such growth is controlled. Excessive supply may result in developers cherry picking sites based on where they can make most profits. This risks causing a shortage of supply in less favoured communities affecting the ability of residents to choose to live in their communities. There is also a risk with excessive supply that housing development may become skewed to greenfield sites in favoured locations. That can result in unnecessary encroachment into the countryside coalescence of communities (especially into Livingston), but also with abandonment or decline of existing locations that could be redeveloped to meet local needs.	A broad range of sites are proposed to be identified in the Proposed Plan to provide variety and choice. Regard will also be had to other council initiatives and strategies when determining site locations this would allow for sites to come forward to assist in community regeneration.
			3	18	Yes. A more constrained strategy with a very limited allocation of perhaps only 500 above the current committed sites is appropriate. Developers are already struggling to develop current allocations demonstrating that they were over generous. By constraining the supply whilst also creating conditions to encourage redevelopment of windfall brownfield sites and locations of decay, developers can be encouraged to provide housing in a more constrained manner without unnecessary encroachment onto the countryside. The strategy should allow for monitoring of the housing supply and a degree of flexibility to allow additional sites to be opened up where there is greatest need, encouraging housing provision in a controlled manner that	The LDP as well as identifying sites will set out a policy approach to promote development. Housing land requirements have been set by the approved Strategic Development Plan. The LDP must accord with this Plan.

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					prioritises the needs of residents over those of developers.	
			3	19	The wider economy is now improving rapidly. Whilst this is not yet being felt by many in lower income group's house prices are now outstripping both inflation and wage growth indicating improving demand. This will create benign conditions for developers and will encourage accelerating growth in development and increasing pressure on sites and the countryside. Any policies that encourage developments risk causing overshoots and therefore a reactive approach to drip feeding new sites in response to local needs and constraints is the best way to ensure supply without triggering a free for all.	The LDP as well as identifying sites will set out a policy approach to promote development. Housing land requirements have been set by the approved Strategic Development Plan. The LDP must accord with this Plan.
			3	20	Yes	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	21	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	22	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	23	No. While overall I support the CDA approach, some of the sites particularly at Gavieside and Mossend are excessively large in size and when considered together with other committed developments will reduce the greenspace separating Livingston as West Calder to an unduly narrow margin, effectively allowing Livingston to consume Polbeth and West Calder. This is particularly marked when the development allocations at Brucefield and the link road near the former Daks Simpson building are considered. This is in effect a form of Ribbon development along the A71 corridor something which planning statutes seek to prevent. A similar issue exists with the Calderwood/Camps allocations, and indeed that is perhaps even more acute given the almost non-existent separation between Livingston, Mid Calder and East Calder.	The site at Brucefield is the subject of a planning application which the council is minded to grant. Planning permission has been granted at Calderwood and development has commenced on site. Planning permission has been granted at Mossend. Countryside Belts are to be identified to maintain separation between communities although it is acknowledged that this separation has been lost between some communities.
			3	24	No. While overall I support the CDA approach, some of the sites particularly at Gavieside and Mossend are excessively large in size and when considered together with other committed developments will reduce the greenspace separating Livingston as West Calder to an unduly narrow margin, effectively allowing Livingston to consume Polbeth and West Calder. This is particularly marked when the development allocations at Brucefield and the link road near the former Daks Simpson building are considered. This is in effect a form of Ribbon development along the A71 corridor something which planning statutes seek to prevent. A similar issue exists with the Calderwood/Camps allocations,	The site at Brucefield is the subject of a planning application which the council is minded to grant. Planning permission has been granted at Calderwood and development has commenced on site. Planning permission has been granted at Mossend. Countryside Belts are to be identified to maintain separation between communities although it is acknowledged that this separation has been lost between some communities.

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					and indeed that s perhaps even more acute given the almost non-existent separation between Livingston, Mid Calder and East Calder.	
			3	25	Yes. There is an urgent need to develop a consistent and achievable policy that mitigates the imminent danger of coalescence of settlements with Livingston by ribbon development along the A71 corridor. The council should develop a policy that areas of undeveloped open/rural land be safeguarded which are large enough to ensure that settlements retain a recognisable and visible separation from each other and from Livingston. Such areas should be of a scale sufficient that it will generally more than 60 minutes walking distance to cross (while acknowledging that there are areas where such separation has already been lost and whatever is remaining should be safeguarded). The CDAs around Livingston should then be scaled back and/or repositioned so as to accommodate such a policy.	The LDP will set out a policy approach to protect the countryside.
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	No	The preferred approach has been taken forward to the Proposed Plan.
			3	28	No	The preferred approach has been taken forward to the Proposed Plan.
			3	29	No. Linlithgow is a very popular area which will inevitably be under very heavy demand from developers. The nature of the market in Linlithgow is such that prices will be higher and affordability will be lower. This can only be detrimental to local residents who already struggle to stay in the area. Such development thus can only be in the interests of developers and not residents. A more constrained supply combined with severe affordability requirements would meet local needs to a greater extent (whilst accepting such needs can never be met entirely) It is important the desire for housing growth does not lead the council into capitulating to developers demands as those demands are unlikely to be aligned with community needs.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	Yes. Where land is released it is preferable to drip feed in response to local needs. This will allow for greater	The LDP will identify sites anticipated to come forward over the LDP plan period. Where sites are owned by the council, the council can control the rate at which these come forward for

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					customisation of any restrictions placed, and reduce the chances of developers successfully overcoming limitations as is often seen on larger sites. Consideration should be given to limiting such land as is made available to 100% affordable requirements unless evidence is present that the need for affordable housing has been met.	development. Sites identified for private sector development are dependent on the private sector moving these forward. By allocating sites in the LDP it is anticipated that this will be over the period 2014-2024. The policy approach to affordable housing is being reviewed as part to the LDP and supplementary guidance is anticipated.
			3	31	No	Noted.
			3	32	Yes. This is an effective windfall brownfield site. Full utilisation of such sites is essential to relieve pressure on the countryside and to constrain the tendency of Livingston to sprawl and consume surrounding communities.	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			3	33	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			3	34	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			3	35	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	Yes. Greater emphasis is on the development of affordable housing sites is required. By constraining the availability of development land and drip feeding it in response to local needs the council will gain greater leverage on developers to encourage greater provision of affordable housing. It is essential that developers are not permitted to bully the council into maximising their profits at the expense of meeting the community needs for affordable housing.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4 Infrastructure requirements and delivery	38	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			4	39	Yes. It is essential that we do not allow infrastructure to become overwhelmed. Where developers create problems of demand it is entirely appropriate that they are required to contribute to the communities by providing adequate provision for enhanced infrastructure. Whilst this will be unpopular with developers it is important the council is not bullied into allowing developers to dictating how development proceeds when it is contrary to the needs to the community.	The LDP will require developer contributions towards infrastructure to allow for development to come forward.
			4	40	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			4	41	Developers should be required to support such additional infrastructure as is required in full. Policies should be put in place to ensure that the infrastructure is provided at the right time, i.e. before new properties are occupied. Developments should be driver by impartial evidence driven	The preferred approach has been refined and is to be taken forward to the Proposed Plan. The LDP will require developer contributions towards infrastructure to allow for development to come forward.

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					assessment of need, and not by lobbying from developers.	
			4	42	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	Yes. While supporting the principles of this approach greater emphasis on the need for adequate buffers against coalescence and ribbon development are required to adequately protect the distinctiveness and separation of communities, with particular emphasis around Livingston and the Bathgate/Uphall/Broxburn corridor.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations to assist in the prevention of settlement coalescence.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	53	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Don't Know	Noted.
			6	62	No	Noted.

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			6	63	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	64	No	Noted.
			6	65	Yes. The proposed extension will help to enhance the contribution that the park makes to outdoor recreation in the area, and increase its profile bringing additional tourism benefits to the area.	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	70	Yes. Emphasis should be made to ensuring easy local access to substantial open space areas. The provision of large open space areas greatly increases active recreational activities which help to promote health and wellbeing goals. Such areas also help to connect urban dwellers with the countryside which helps to promote greater recreational use of the countryside with the associated health and wellbeing benefits.	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.
			6	71	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	No. If the area around the canal is opened up for development, even on a limited scale this risks creating a gradual ribbon of development through the countryside permanently damaging the setting and landscape value	Not agreed, the council would support only limited development in certain locations, at all time being mindful of the importance the canal has as a recreational route as well as protecting its status as a scheduled ancient monument.

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					provided by the canal.	
			6	81	Yes	Support for the alternative approach is noted; however the council is to continue with the preferred approach to the plan.
			6	82	No	Noted
			6	83	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance will be prepared in support of the LDP.
			6	84	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance will be prepared in support of the LDP.
			6	85	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance will be prepared in support of the LDP.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	89	No	Noted, however the council is to continue with its preferred approach to flood risk in the plan.
			7	90	Yes. In many parts of the country flooding is being exacerbated by inappropriate developments of floodplains or where they will modify land drainage so as adversely affect other downstream areas. An approach that seeks to identify and implement safeguarding land so as to mitigate flooding is preferable to an approach where issues are allowed to be created unforeseen, and requiring expensive reactive schemes to then mitigate problems that were with more foresight avoidable.	Support for the council's approach to flooding is noted.
			7	91	No response	Noted.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No	The preferred approach is to be taken forward to the Proposed Plan.

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MIRQ002	Drummond Homes	Robin Matthew for PPCA	Vision	1 - 4	No response to questions 1 - 4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5 - 11	No response to questions 5 -11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15 - 18	No response to questions 15 - 17	Noted.
			3	18	Question 18 Supports the continued allocation of land for residential development as set out in the local development plan main issues report at Kirknewton (council references HKn2 - station road and HKn7 - station road (east)). Confirms that both sites are wholly effective in line with Scottish planning policy and planning advice note 2/2010 with the station road site continuing to deliver housing completions on an annual basis at this time. Drummond homes would be happy to work with the council to ensure that the Station Road (east) site (reference HKn7) is delivered as residential development in a co-ordinated, efficient and timeous manner. Reserves the right to make further comment and / or representation to the plan should any third party representations be received by the council as part of the local development plan consultation process in respect of either of the sites referred to above.	It is proposed to allocate these sites for housing development in the Proposed Plan.
			3	19 - 37	No response to questions 19 – 37	Noted.
			4	38 - 44	No response to questions 38 – 44	Noted.
			5	45 - 47	No response to questions 45 – 47	Noted.
			6	48 - 85	No response to questions 48 -85	Noted.
			7	86 - 93	No response to questions 86 – 93	Noted.
			8	94 - 98	No response to questions 94 – 98	Noted.
MIRQ003	Roddie Davidson	N/A	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted.
			Vision	3	No response	Noted.
			Vision	4	No response	Noted.
			1	5	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			1	6	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			1	7	No response	Noted.
			1	8	No	Employment land allocations have been reviewed to meet the requirements set by the Strategic Development Plan.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.

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			1	11	Yes	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	13	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	14	No response	Noted.
			3	15	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	16	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	17	No response	Noted.
			3	18	No response	Noted.
			3	19	No response	Noted.
			3	20	Yes	Allocations have been re-assessed for inclusion or otherwise in the Proposed Plan.
			3	21	No	Allocations have been re-assessed for inclusion or otherwise in the Proposed Plan.
			3	22	No	Noted.
			3	23	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	24	No	The preferred approach has been taken forward to the Proposed Plan.
			3	25	No	The preferred approach has been taken forward to the Proposed Plan.
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	No	The preferred approach has been taken forward to the Proposed Plan.
			3	28	No	The preferred approach has been taken forward to the Proposed Plan.
			3	29	Yes	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant</p>

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						of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	30	No response	Noted.
			3	31	Yes	Noted.
			3	32	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	33	No	The preferred approach has been taken forward to the Proposed Plan.
			3	34	No	The preferred approach has been taken forward to the Proposed Plan.
			3	35	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4	38	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	No response	Noted.
			4	42	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	51	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

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						forward to the Proposed Plan.
			6	52	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	53	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	62	No	Noted.
			6	63	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	64	No	Noted.
			6	65	Yes	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	70	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	71	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.

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			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	Yes	Support noted.
			6	81	No	Noted
			6	82	No	Noted
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	89	No	Non-support noted.
			7	90	Yes	Alternative support for flood risk is noted; however the council is to continue with its preferred approach to flood risk. Policy guidance will be prepared reflecting SEPA requirements.
			7	91	No response	Noted.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
				98	No	The preferred approach is to be taken forward to the Proposed Plan.
MIRQ0004	Simon Whitworth	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM,	The council's preferred position is to remove the 'area of

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					LINLITHGOW) Objects to identification of the site for residential development.	restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0005	Gordon Blair	N/A	Vision	1	Yes - 10 years is a long period	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	3	Yes	The Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	4	No	The Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	6	No - Believes that greenfield sites are still needed and has concerns about environmental consequences of traffic.	The preferred approach has been taken forward to the Proposed Plan. The Proposed Plan is supported by a Transport Appraisal. Mitigation measures for development sites have been identified where considered necessary.
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Yes	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			2	13	No - Something has got to be done so everyone can have a fair education is vital for the future of West Lothian.	The preferred approach has been taken forward to the Proposed Plan.
			2	14	No response	Noted.
			3	15	Yes	Support noted
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	No response	Noted.
			3	19	No response	Noted.
			3	20	Yes	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	21	Don't know	Noted
			3	22	Don't know	Noted
			3	23	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	24	Don't know	Noted.
			3	25	No	The preferred approach has been taken forward to the Proposed Plan.
			3	26	Don't know	Noted.
			3	27	Don't know	Noted.
			3	28	Don't know	Noted.
			3	29	No	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			3	31	Don't know	Noted.
			3	32	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	33	No. Houses were already built on that land. They should be knocked down and replaced as the area looks uninviting.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	34	Don't know	Noted.
			3	35	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	Don't know	Noted.
			3	37	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4	38	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	No response	Noted.
			4	42	Yes. At the moment it is very difficult to travel around West Lothian on public transport.	The preferred approach is to be taken forward to the Proposed Plan.
			4	43	Yes. It will keep more cars off the road.	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations to assist in the prevention of settlement coalescence.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	53	No	The preferred approach is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	61	No response	Noted.
			6	62	Don't know	Noted.
			6	63	Don't know	Noted.
			6	64	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	65	No response	Noted.
			6	66	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	70	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	71	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	79	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	Yes	Support noted
			6	81	No	Noted
			6	82	No	Noted
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	No - Renewable energy is so important for the next generations.	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	Don't know - The use of solar panels on council buildings, police stations etc.	The preferred approach is to be taken forward to the Proposed Plan.
			7	89	Yes	Support noted.
			7	90	No	Noted
			7	91	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No	The preferred approach is to be taken forward to the Proposed Plan.
MIRQ0006	Sportscotland	Gillian Kyle	Vision	1	Yes - The vision refers to recreation and leisure facilities as well as a network of green spaces. These areas will provide for formal and informal sporting and recreational uses and their inclusion within the vision is supported.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2 - 4	No response to questions 2 – 4.	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			1	5	Yes - The Council's preferred option would indeed appear to be a more flexible approach to employment land designation. Sports facilities currently fall in Use Class 11 and the proposed approach may allow for flexibility with regard to such uses on employment sites, where appropriate to the location, function and general character of the area. Sports facilities can contribute positively to the local economy. Businesses based on sport and recreation can have some specific locational requirements; for outdoor sports this is often linked to the natural resources they are dependent on. Outdoor centres, equestrian facilities, and mountain bike centres can, for example, all have particular countryside locational needs. It is important that these needs are recognised and catered for in the development of employment policy. The flexible approach is welcomed however proposals for such sporting and recreational uses should naturally take into consideration catchment populations and local demand.	The preferred approach has been taken forward to the Proposed Plan.
			1	6 - 11	No response to questions 6 - 11	Noted.
			2	12 - 13	No response to questions 12 - 13	Noted.
			3	15 - 37	No response to questions 15 - 37	Noted.
			4	38	Yes - The MIR refers to the WLC's intention to produce supplementary guidance for developer contributions to provide for infrastructure requirements. This will be inclusive of community facilities and sportsScotland requests that future guidance includes consideration of the need for sports facilities. We would be happy to assist the Council in relation to the preparation of future guidance should this be of help. In addition, the MIR refers to schools provision. sportsScotland supports the co-location of community sports facilities at schools and has produced design guidance regarding sporting provision at primary and secondary schools. sportsScotland supports and advises Councils on the preparation of Sports Facility & Pitch Strategies, including the provision of financial support towards the cost of their preparation. Undertaking these strategies, potentially as part of an open space strategy, can make an important contribution to the LDP process and we encourage their preparation.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	No response	Noted.
			4	40	No response	Noted.
			4	41	The MIR refers to the WLC's intention to produce supplementary guidance for developer contributions to	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					provide for infrastructure requirements. This will be inclusive of community facilities and sportsScotland requests that future guidance includes consideration of the need for sports facilities. We would be happy to assist the Council in relation to the preparation of future guidance should this be of help. In addition, the MIR refers to schools provision. sportsScotland supports the co-location of community sports facilities at schools and has produced design guidance regarding sporting provision at primary and secondary schools. sportsScotland supports and advises Councils on the preparation of Sports Facility & Pitch Strategies, including the provision of financial support towards the cost of their preparation. Undertaking these strategies, potentially as part of an open space strategy, can make an important contribution to the LDP process and we encourage their preparation.	
			4	42	Yes - SportsScotland supports the proposals to support walking and cycling and active travel in paragraphs 3.156-3.159 as advocated in SPP paragraphs 270 and 273. In taking this forward it is important to understand the relationship between functional walking and cycling and that done for recreational purposes, each reinforcing and overlapping with the other. It is important not to develop active travel in isolation from recreational walking and cycling and to aim to develop an integrated network that joins up recreational and commuting routes. Provision for functional cycling or walking is in most cases also provision for recreational cycling and walking (and vice versa) and both sorts of provision should consider the needs of both types of users. sportsScotland encourages aims to develop an integrated network that joins recreational and functional routes and will optimise use.	West Lothian Council is pleased to note the support of SportsScotland for active travel, and agrees with the link between sport, leisure and functional walking, cycling, scooting and running. In many cases, the same infrastructure for functional active travel can also support recreational cycling and walking, although in some cases, different infrastructure is required, particularly with the anecdotal rise in cycle commuting. The Council is producing an Active Travel Plan which primarily focuses on active travel for functional uses, and particularly focuses on the journey to work and journey to school. We look forward to working with SportsScotland in terms of promoting cycling clubs and cycling facilities as part of sports development within the school day, supporting the delivery of cycle training at schools and in recognising the journey to school as an important part of daily physical activity.
			4	43	No response	Noted.
			4	44	No response	Noted.
			5	45	Yes - Generally the approach is acceptable however sportsScotland has concerns with the identification of sports facilities, including leisure centres, as uses to be directed towards town centres within the MIR. This could cause some practical issues for the following reasons: (a) Sports facilities can expand from the fairly small, a multi-use games area, to large, a multi-pitch site; swimming pool; indoor sports hall; golf course; athletic track etc. A number of sports facilities take up a significant area of land, and requiring that all of these be located to town centres first could be inappropriate for this reason. (b) Class 11 of the UCO covers	The preferred approach has been refined and is to be taken forward to the Proposed Plan and a policy approach set out. That approach will reflect requirements of Scottish Government policy and guidance relating to town centres. The council, in principle supports the wider community use of school facilities for sport and related activity.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					'outdoor sport and recreation', this includes uses such as mountain bike trails or ski centres, including all leisure facilities is inevitably going to include some uses that will never be appropriate to be in town centre. (c) Schools may be encompassed in 'community uses'. For schools, especially secondary schools, a significant land area can be taken up by pitches, these are essential to deliver the PE curriculum and also for community use. sportscotland would be concerned that a sequential approach could mean that the ability to provide these outside sports areas could be jeopardised (d) sportscotland is aware of occasions where a sports club has had a historic town centre location but has relocated due to a retail development. This has benefited the club by allowing it to provide improved facilities at a new site. It has also enabled a retail development to be delivered in a town centre location. Putting leisure and retail uses on equal footing for the purposes of a town centre first approach could in future mean that this option is less likely to be a possibility. (e) Depending on locations, a town centre or edge of centre site may be one that is not affordable for potential sports operators - particularly as many sports facilities are operated by volunteer, not for profit clubs, who are unlikely to have the potential to access significant amounts of money.	
			5		Focusing activity in town centres is clearly a way of ensuring their long term sustainability. That said sports and education uses cover a very wide range of land uses and buildings, from the strategic to the more local. As such, applying a town centre first approach to sports facilities could cause practical problems with their delivery and we would suggest is not in all cases appropriate. SPP (paragraph 69) refers to the need for local authorities, developers, owners and occupiers to "be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations". It is recommended that the SPP approach is reflected within the next stage of the plan to provide adequate flexibility in relation to particular sports and recreation uses which may have associated locational needs.... (continued below)	The preferred approach has been refined and is to be taken forward to the Proposed Plan. That approach will reflect requirements of Scottish Government policy and guidance relating to town centres.
			5	46	No response	Noted.
			5	47	No response	Noted.
			6	48	Yes - The MIR refers to the Council's review of landscape designations. sportscotland supports the policy direction in paragraph 197 of SPP which encourages planning authorities to limit non-statutory landscape designations to Local	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations and a supporting policy approach set out in the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					Landscape Areas (LLA) or areas designated for their nature conservation value. sportscotland supports the statement, as set out in SPP paragraph 197, that LLAs can be designated with the purpose of safeguarding and promoting important settings for outdoor recreation. As such we encourage the designation of LLAs in such instances. It is important to stress the role of LLAs in relation to outdoor recreation. In designating LLAs this needs to be based on an understanding and appreciation of their role in and value for outdoor recreation. We recommend that LLAs should be designated on the basis of full assessment of their use/value for outdoor recreation. It is not enough, to designate LLAs and then simply promote access to and enjoyment of them.	
			6	48	While such promotion is of value it fails to appreciate what is important about the area for outdoor sport and recreation and what it is important therefore to protect as well as promote. In assessing the impact of development on recreational interests within LLAs, this is not just about impacts on the scenic or aesthetic qualities that recreational users benefit from. While impact on the scenery is crucial to people's enjoyment of the outdoors recreation can also be affected by impacts on the physical qualities of the landscape that are integral to sport and recreation participation. This will include impacts on attributes such as gradients, vegetation cover, path networks, rock formations, and the existence of water etc. In assessing impacts on recreation within landscape designations it is crucial to take impacts on the physical as well as aesthetic qualities of the landscape into account.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations and a supporting policy approach set out in the Proposed Plan.
Support noted.			6	48	In addition, sportscotland supports the advice of paragraph 233 of SPP that planning authorities must have regard to the statutory purpose of regional and country parks in providing recreational access to the countryside, when making decisions that affect them, and should take account of their wider objectives as set out in their management plans and strategies. We suggest that the recreational purpose of regional and country parks is recognised in development plans and appropriate policy developed to protect and promote them.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations and a supporting policy approach set out in the Proposed Plan.
			6	49	No response	Noted.
			6	50	No response	Noted.
			6	51	Yes - The MIR refers to the Council's review of landscape designations. sportscotland supports the policy direction in paragraph 197 of SPP which encourages planning authorities to limit non-statutory landscape designations to Local	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations and a supporting policy approach set out in the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					Landscape Areas (LLA) or areas designated for their nature conservation value. sportsScotland supports the statement, as set out in SPP paragraph 197, that LLAs can be designated with the purpose of safeguarding and promoting important settings for outdoor recreation. As such we encourage the designation of LLAs in such instances. It is important to stress the role of LLAs in relation to outdoor recreation. In designating LLAs this needs to be based on an understanding and appreciation of their role in and value for outdoor recreation. We recommend that LLAs should be designated on the basis of full assessment of their use/value for outdoor recreation. It is not enough, to designate LLAs and then simply promote access to and enjoyment of them.	
			6	51	While such promotion is of value it fails to appreciate what is important about the area for outdoor sport and recreation and what it is important therefore to protect as well as promote. In assessing the impact of development on recreational interests within LLAs, this is not just about impacts on the scenic or aesthetic qualities that recreational users benefit from. While impact on the scenery is crucial to people's enjoyment of the outdoors recreation can also be affected by impacts on the physical qualities of the landscape that are integral to sport and recreation participation. This will include impacts on attributes such as gradients, vegetation cover, path networks, rock formations, and the existence of water etc. In assessing impacts on recreation within landscape designations it is crucial to take impacts on the physical as well as aesthetic qualities of the landscape into account.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations and a supporting policy approach set out in the Proposed Plan.
			6	51	In addition, sportsScotland supports the advice of paragraph 233 of SPP that planning authorities must have regard to the statutory purpose of regional and country parks in providing recreational access to the countryside, when making decisions that affect them, and should take account of their wider objectives as set out in their management plans and strategies. We suggest that the recreational purpose of regional and country parks is recognised in development plans and appropriate policy developed to protect and promote them.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations. Country Parks are also identified on the Proposals Maps. A supporting policy approach relating to these designations is set out in the Proposed Plan.
			6	52	No response	Noted.
			6	53	No response	Noted.
			6	54	No response	Noted.
			6	55	No response	Noted.
			6	56	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	57	Yes -Outdoor sport and recreation make a significant contribution to Scotland's rural economy. From an outdoor sport perspective, many forms of development will have a rural locational requirement related to the natural resource that the sport may be dependent on – for example a slipway, changing or boat storage facilities next to a river or loch, or mountain bike trails. The current policy framework accommodates for such forms of development subject to their compatibility with the rural setting. sportscotland welcomes this approach; however there is an opportunity to actively promote rural economic activity and diversification through a positive policy context as advocated in SPP (paragraph 79). We would encourage further recognition within the LDP of the role of sporting and recreational uses in establishing a diversified, prosperous rural economy.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. A supporting policy approach relating to recreational use of the countryside is also set out.
			6	58	No response	Noted.
			6	59	No response	Noted.
			6	60	Yes - Sportscotland supports the preferred approach, particularly the proposed extension of routes into the rural hinterland which may provide further opportunities for sport and recreation. SPP (para. 221) sets out national policy in relation to Green Infrastructure and Open Space highlighting the importance of easy, safe access to and within green infrastructure. In developing green network policy, it is therefore crucial to understand, recognise and promote its role in providing for sport and recreation - to ensure that important sites for these uses are protected from and provided for through development. It is also important that policy on access rights aligns with the advice of the SPP, that planning authorities should protect core paths and other important routes and access rights. The 'Placed-based Green Networks' background paper provides useful clarification of WLC's intentions for the green network and the general approach is supported. Refer to response to Q70 & Additional Info.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	61 - 69	No response to questions 61 – 69	Noted.
			6	70	Yes - Sportscotland supports and advises Councils and Trusts on the preparation of Sports Facility and Pitch Strategies, including the provision of financial support towards the cost of their preparation. Undertaking these strategies as part of a wider Open Space Strategy can make an important contribution to the LDP process and we encourage their preparation. In relation to this, sportscotland can undertake Facility Planning Modelling for various sports facilities. This	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.

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					can assist in the identification of potential deficiencies in facility provision in an area as well as assisting in identifying the sports facility requirements of development proposals. sportscotland support the approach set out in SPP and PAN65 which advocates that strategies identify and map the different open space typologies, including a separate typology for sports facilities. sportscotland also has a remit for sport and physical recreation in the countryside and wider outdoors.	
			6	70	The PAN 65 typology Annex 1, which defines sport areas, refers to playing fields; golf courses etc. but also refers to "other sports". PAN 65 Annex 1 is clear that open space includes green corridors, and in particular paths, and natural and semi-natural greenspace – i.e. woods, rivers and hills etc. which are all potentially relevant to outdoor sport and recreation – and it may be useful to include consideration of these areas and uses as set out in the 'West Lothian Place-based Green Networks' paper. It may also be helpful to consider the approach of other OSS's which make reference to the range of sport facilities / resources relevant to the local authority area taking into consideration the broader range of sports. Clackmannanshire's OSS for example makes reference to a bmx, skateboard, dry ski slope and canoe slalom facility. It would be worth considering whether there are specific sports uses in West Lothian that should be considered as part of the Open Space Strategy.	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.
			6	70	Other OSS's have also included a desired standard set for each type of open space, i.e. a desire for all areas of play space, for example, to be of a certain level with regard to quality, etc. Consideration could be given to defining different quality standards for the different OS typologies. A blanket quality that is not clearly defined based on the function of the space could lead to a lack of clarity in relation to identifying future investment/improvement opportunities. It would appear that the approach has been to identify projects spatially that can improve open space in general in certain locations and it is assumed that further work on the quality standard will feed into the review of these area-based improvements. If a quality standard is being developed in relation to sports spaces we would be happy to assist with this.	The council's Open Space Strategy is on the process of being reviewed. Comments are outwith the scope of the LDP.
			6	70	Sportscotland would support an approach which joins up the strategy document with LDP policies on access rights and open space and references relevant LDP policy areas, as advocated by SPP. If the Open Space Strategy includes paths	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote

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					(i.e. access rights) and perhaps country parks, local landscape areas, green belt etc. it is important that open space policy aligns with other policies that the LDP might contain on these discrete areas. The work undertaken to date on the 'WL Place-based Green Networks' paper is supported and there is potential for this to hook-in to future OSS work.	health.
			6	70	The requirement in SPP for spatial policy to be evidence based (para 222) is clear. In relation to sports facilities this means that there needs to have been strategic consideration of the sporting estate in order to know what needs to be protected (para 224) and also to identify where there is a need for new facilities (para 226).	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.
			6	70	In addition to comments on the general OSS, we would request that future LDP policy reflects the provisions of national policy in relation to the protection of outdoor sports facilities. The new SPP 2014 continues the policy principles set out in the previous SPP, and states: Outdoor sports facilities should be safeguarded from development except where: <ul style="list-style-type: none"> the proposed development is ancillary to the principal use of the site as an outdoor sports facility; the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for its users and which maintains or improves the overall playing capacity in the area; or the relevant strategy and consultation with sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site could be developed without detriment to the overall quality of provision. 	Comments noted. The council through the development plan and the OSS will seek to ensure that it complies fully with SPP2014. The proposed plan will also set out a policy approach to protect sports facilities and open space.
			6	70	Sportscotland considers that the LDP should identify and protect sports facilities in the LDP (para 224) and contain a policy which reflects the policy protection applicable to outdoor sports facilities (para 226).	Agreed, the LDP proposed plan will contain a policy to protect open space and sports facilities.
			6	71 – 79	No response to questions 71 – 79	Noted.
			6	80	Yes - Sportscotland considers that the preferred approach is appropriate and the MIR highlights in particular the	Noted and agreed. The council recognises the importance of the canal as a recreational site and will support appropriate

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					recreational potential of the Union Canal. Many of Scotland's canals provide important opportunities for recreation and access, and sportscotland requests that the interests of sporting and recreational users should be protected in future policy. Where appropriate, opportunities to improve access and recreation should be encouraged.	developments to enhance its development potential. A policy approach for the canal will be set out in the LDP.
			6	81 - 85	No response to questions 81 - 85	Noted.
			7	86	Don't know - Generally the approach is acceptable, however paragraph 157 of SPP advises that planning authorities should ensure that the development plan explains the factors that will be taken into account in decision making on all renewable energy generation developments. SPP advises that this would include consideration of amenity and community interests; public access, including long distance routes and scenic routes and tourism and recreation (para 169). It is important that the different potential impacts of different renewables development are considered - wind turbines, for example, will have different physical impacts than a river hydro scheme. It is therefore crucial that outdoor sport and recreation interests are taken into consideration when developing this policy and the associated supplementary guidance. sportscotland recommends that specific reference is made to impacts on sport and recreation interests as part of future renewables policy.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			7	87 - 93	No response to questions 87 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
				Additional Comments	Coastal Planning sportscotland supports the recognition that is given in paragraph 74 of SPP to the importance of Scotland's coast. SPP outlines the need to identify the developed coast and unspoiled areas of coast, and that a different policy approach should be taken to both (paras 89-91). We support the requirement for an integrated approach to coastal planning, to ensure development plans and regional marine plans align (para 87). In relation to this it will be important to provide development plan clarity on the integration between marine and terrestrial development to ensure that the terrestrial impacts of marine development are taken into account and development plan policy formulated as appropriate. In relation to sport this could include, for example, the need to protect coastal landscapes, including wild land, from marine development;	The council will ensure that its short coastline with the Firth of Forth estuary is adequately protected and that any development would not affect adversely the coastline, which is also protected as a candidate SLA and Designed Landscape for Hopetoun House. The LPD must also have regard to the requirements of the National Marine Plan 2005.

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					or to consider the impact of marine development on coastal processes and how these could affect, for example, coastal erosion which could, in turn, impact on coastal access networks or on links golf courses.	
					Settlement Maps In undertaking our review of the settlement maps, we have not had the opportunity to visit all sites so have relied on aerial imagery, and provide comment below. The potential loss of outdoor sports facilities is an issue for sportscotland. We would be a statutory consultee on any proposals involving the loss of the outdoor facilities and the provisions of SPP would apply in relation to the required replacement for any such loss. While we have made best endeavours to pick up all relevant sites, if any have been overlooked we would reiterate that the provisions of the SPP in relation to the loss of outdoor sports facilities would require consideration.	The Proposed Plan will set out a policy approach which seeks to protect and promote sport facilities in the plan area.
					Settlement map 2 Sites E0I-0201 and E0I-0199 – The sites contain part of Niddry Castle Golf Course.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 3 Site HBn1 / E0I-1034 – The site appears to contain 2 grass football pitches. Sites E0I-0059 and E0I-0057 – The sites contain part of Deer Park Country Club Golf Course.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 4 Site E0I-0189 / AV008 and TCU7 / E0I-0189 – The site contains pitches associated with Almondvale Stadium. Site HLV128 – The site contains 3 grass football pitches.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 5 Site HWK1/E0I0076 – Site contains playing fields. Site CDARW – Site contains at least two full size grass pitches and one 7-aside grass pitch.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 6 Site E0I-0186 / E10147 – Site adjacent to Parkhead Primary School contains at least 1 full size grass pitch.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 9 Site E0I-0139 – Site contains at least 1 full size grass pitch. Site CDASS – Site for extension to Armadale Academy contains grass pitches and track.	Allocations have been re-assessed for inclusion in the Proposed Plan.
					Settlement map 10 Site FAU12 – Site contains at least 1 full size grass pitch. Site E0I-0218 – Site contains at least 1 full size grass pitch.	Allocations have been re-assessed for inclusion in the Proposed Plan.
MIRQ0007	Frank & Sheila Brash	N/A	3	1 of 1	PREFERRED HOUSING SITE E0I - 0168 (PRESTON FARM, LINLITHGOW)	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having

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					Objects to identification of the site for residential development.	<p>had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0008	Keith Sparshot	N/A	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted.
			Vision	3	No response	Noted.
			Vision	4	No response	Noted.
			1	5	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	6	No	The preferred approach has been taken forward to the Proposed Plan.
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Don't know	Noted.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	13	No	The preferred approach has been taken forward to the Proposed Plan.
			2	14	No response	Noted.
			3	15	Yes. The council needs to implement a clear policy regarding schooling such that parental choice is made possible not	Noted, the council assesses new development in terms of safe routes to school distances, especially for its primary school

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					requiring children to travel inordinate distances. New developments should have built in the required schooling sizes to make this a reality.	children.
			3	16	Don't know	Noted.
			3	17	No response	Noted.
			3	18	No response	Noted.
			3	19	No response	Noted.
			3	20	Don't know	Noted.
			3	21	No response	Noted.
			3	22	No response	Noted.
			3	23	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	24	Don't know	Noted.
			3	25	No	The preferred approach has been taken forward to the Proposed Plan.
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	Don't know	Noted.
			3	28	No response	Noted.
			3	29	Don't know. Provision of additional schooling capacity seems a sensible approach. Yes	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.

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			3	31	Don't know	Noted.
			3	32	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	33	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	34	No response	Noted.
			3	35	Don't know	Noted.
			3	36	Don't know	Noted.
			3	37	No response	Noted.
			4	38	No - Topping up existing layouts does not address the issue of lack of existing schooling. The Council should grasp the nettle if they truly believe in planning for the future and recognise that schooling capacity is not adequate at present and should be addressed before trying to shoe in additional students at minimal cost and to their detriment.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Additional school capacity is required to support the development plan strategy and will comprise new schools in addition to school extensions.
			4	39	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Additional school capacity is required to support the development plan strategy and will comprise new schools in addition to school extensions.
			4	40	Yes - Be more dynamic in negotiations with developers to get them to build schools at the same time as new estates.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	Yes - Be more dynamic in negotiations with developers to get them to build schools at the same time as new estates	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	42	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No response	Noted.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No response	Noted.
			5	47	No response. I think it would benefit the community if parking charges were removed as it would encourage shoppers to stay in Livingston rather than go to the Gyle which does not charge.	Noted.
			6	48	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations to assist in the prevention of settlement coalescence.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

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			6	50	No response	Noted.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No response	Noted.
			6	53	No response	Noted.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No response	Noted.
			6	56	No response	Noted.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No response	Noted.
			6	59	No response	Noted.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	No response	Noted.
			6	62	No response	Noted.
			6	63	No response	Noted.
			6	64	No response	Noted.
			6	65	No response	Noted.
			6	66	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No response	Noted.
			6	69	No response	Noted.
			6	70	No response	Noted.
			6	71	No response	Noted.
			6	72	No response	Noted.
			6	73	No response	Noted.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No response	Noted.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No response	Noted.
			6	79	No response	Noted.
			6	80	Yes	Support noted.

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			6	81	No response	Noted.
			6	82	No response	Noted.
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	No response	Noted.
			6	85	No response	Noted.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	No response	Noted.
			7	88	No response	Noted.
			7	89	No	Noted.
			7	90	Yes	Noted, however the council is to progress with its preferred approach to flood risk.
			7	91	No response	Noted.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No response	Noted.
			8	94	Don't know	Noted.
			8	95	Don't know	Noted.
			8	96	No response	Noted.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No response	Noted.
MIRQ0009	Mrs Thelma Napier	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site E01-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in</p>

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MIRQ0010	Reach CSG	Paul Houghton				Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			8		OIL & GAS EXPLORATION Advises that the company hold PEDL license 162, relating to land near Blackridge and that their interests extend to shale gas and shale oil exploration.	Noted
			8		Requests that the council draft the Proposed Plan as to be consistent with Scottish Planning Policy (SPP) and extensively references the SPP.	The council will ensure that polices to be included in the Proposed Plan will be consistent with Scottish Planning Policy (SPP) and other emerging guidance from Scottish Government. In particular, cognisance will require to be afforded to the Scottish Energy Ministers announcement of 28 January that there is to be a moratorium on granting consents for unconventional oil and gas developments in Scotland whilst further research and a public consultation is carried out.
			8		Does not support the preferred approach to mineral extraction.	Noted
			8		Suggests policy should be explicitly supportive of the onshore oil and gas industry and relate closely to SPP.	Noted
MIRQ0010	Reach CSG	Paul Houghton	Vision	1 - 4	No response to questions 1 - 4	Noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15 - 37	No response to questions 15 - 37	Noted.
			4	38 - 44	No response to questions 38 - 44	Noted.
			5	45	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94	See Non-Questionnaire Response	Noted.
			8	95	See Non-Questionnaire Response	Noted.
			8	96	See Non-Questionnaire Response	Noted.
			8	97	No response	Noted.
			8	98	No response	Noted.

Additional Information : Relates to Questions 94,95 & 96

Suggests that the Proposed Plan starts from the premise of supporting the oil and gas industry, subject to appropriate checks and balances. **WLC Response** – the council does start from the position of supporting minerals extraction subject to appropriate checks and balances.

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						<p>Suggests that a modified version of the 'alternative approach' is adopted, accepting that West Lothian is a 'broad area of search' for oil and gas, subject to appropriate social and environmental safeguards. WLC Response – Noted, however the council will ensure that support is given to search area in the appropriate PEDL licence area in northwest West Lothian.</p> <p>Concludes Policy NWR 5 is incompatible with SPP and that the issue of 'buffer zones' should be addressed on a case by case basis. Suggest draft text. WLC Response - Not agreed, the council includes buffer zones as these are specified in SPP2014.</p> <p>Suggests a simple single policy relative to onshore oil and gas should be formulated and suggests draft text. WLC Response – The council will ensure its response is adequate to comply with national planning guidance.</p> <p>Does not object to there being a specific requirement for community engagement in relation to proposals, whether or not the proposal constitutes a 'Major' development. WLC Response – support for engagement is noted.</p>

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MIRQ0011	Mr Westhuisen	N/A	Vision	1 - 4	No response to questions 1 - 4	Noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15 - 28	No response to questions 15 - 28	Noted.
				29	No. There is already too much congestion on Linlithgow High Street, schools, long stay parking and the peak trains. Removing the "area of restraint" would only compound the issue. The congestion on the High Street is mainly local so a bypass would not relieve this. Removing the restriction will bring more local congestion.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>

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			3	29	There is no point in allowing development if you are already aware that the local congestion.	Comments noted, however the council has undertaken a transportation assessment that will seek to avoid congestion on the road network.
			3	30	Do nothing	Not agreed, the council is removing the area of restraint to allow for limited and well planned development in Linlithgow that will seek to ensure that infrastructure constraints such as schooling and traffic are appropriately considered.
			3	31	The M9 slip road would slightly reduce the West bound local traffic but increase the East bound local traffic for the residents wanting to traveling West on the M9. No development should be promoted to fund the slip road; the benefit to the congestion on the High Street will be minimal.	Not agreed, the traffic modelling shows that the benefits to be gained from introducing wets bound slip roads will outweigh the disbenefits of allowing some development but not including the slip roads.
			3	32 - 37	No response to questions 32 - 37	Noted.
			4	38 - 44	No response to questions 38 - 44	Noted.
			5	45 - 47	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
MIRQ0012	Robert and Jillian Stewart	N/A	3		PREFERRED HOUSING SITE EOI-0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development, recognises a need for housing but suggests there are other less sensitive and therefore more appropriate sites elsewhere.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0013	Duncan MacFarlane	N/A	Vision	1	No response	Noted.
			Vision	2	No	The Vision has been updated and refined for inclusion in the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			Vision	3	Yes	The Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	4	No response	Noted.
			1	5	No	The preferred approach has been taken forward to the Proposed Plan.
			1	6	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	No. Building houses beside mixed use does not work, encourages crime	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	No. Should be a single user site	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Yes	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	No	The preferred approach has been taken forward to the Proposed Plan.
			2	13	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	14	Don't know	Noted.
			3	15	No	Noted
			3	16	No	Noted
			3	17	Yes. Better for all parties concerned	Noted, however the council is to continue with its preferred strategy for housing development.
			3	18	No response	Noted.
			3	19	Currently this is a very difficult question to answer (who knows what could happen after the referendum).	Noted, the council can only plan for considerations it has at the time of drafting the plan.
			3	20	Yes	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	21	No response	Noted.
			3	22	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	23	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	24	Yes	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	25	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			3	28	No	The preferred approach has been taken forward to the Proposed Plan.
			3	29	No	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No. Land across from the New Cemetery should be looked at, on the road to Winchburgh.	Not agreed, allocating land at this location would not be in a sustainable location, would be greenfield and remote from services such as shops and schools.
			3	31	Yes. I notice you have split this question; we do not want more development anywhere near Junction 3.	Noted.
			3	32	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	33	No response	Noted.
			3	34	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	35	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4	38	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No	The preferred approach has been refined and is to be taken

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						forward to the Proposed Plan.
			4	41	Bad time to discuss this (due to the Referendum)	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	42	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	53	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	62	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	63	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	64	No	Noted.
			6	65	Yes	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	70	No	Noted.
			6	71	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	77	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	Yes	Support Noted
			6	81	No	Noted
			6	82	No	Noted
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			7	86	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	89	No	Noted
			7	90	Yes	Noted, however the council is to continue with its preferred approach to flood risk.
			7	91	No	The preferred approach is to be taken forward to the Proposed Plan.
				92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
				97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No	The preferred approach is to be taken forward to the Proposed Plan.
MIRQ0014	Essar Oil (UK) Ltd	Catherine Newton for Bell Ingram & Co Ltd	1		PREFERRED EMPLOYMENT SITES EOI-0007 (SIBBALD TRAINING CENTRE 1) AND EOI-0008 (SIBBALD TRAINING CENTRE 2) Advises both sites are located within the North West Ethylene Pipeline Corridor and requests consideration is afforded to the capacity of the sites to accommodate any change of use or further development.	These sites have been identified as preferred employment sites in the knowledge of them being in close proximity to notifiable installations. The Health & Safety Executive has not advised against the development of the sites and any subsequent grant of planning permission can be the subject of appropriate conditions tailored to reflect their sensitivity.
			3		VARIOUS NON PREFERRED SITES: LATE-0001, LAND WEST OF STONERIGG FARM, LATE-0002, STATION ROAD, KIRKNEWTON, EOI-0225, WESTER TORRANCE FARM. Acknowledges sites are currently not preferred. Nevertheless advises that any future allocation or development would have to have regard to their proximity to the pipeline.	These sites have not been identified as preferred employment sites. Should this status change in the course of the local development plan process, or, if planning permission is applied for independently, regard will be afforded to their proximity to notifiable installations.
MIRQ0015	Jim Hannan	N/A			This representation was incomplete. The respondent was alerted to this and given an opportunity to remedy it but has not responded.	Unable to provide response as no follow up information received.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0016	Sarah Collings	N/A	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	3	No response	Noted.
			Vision	4	No response	Noted.
			1	5	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	6	No	The preferred approach has been taken forward to the Proposed Plan.
			1	7	No response	Noted.
			1	8	Yes	Noted.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Yes	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	13	No	The preferred approach has been taken forward to the Proposed Plan.
			2	14	No response	Noted.
			3	15	Yes	Support noted
			3	16	No	Noted.
			3	17	No response	Noted.
			3	18	No response	Noted.
			3	19	No response	Noted.
			3	20	No response	Noted.
			3	21	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	22	No. There is a need for more self-build house plots	Allocations have been re-assessed for inclusion in the Proposed Plan. The Proposed plan can set out a policy position in support of self-build however, housing land allocations will only be identified for developments of five or more units.
			3	23	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	24	No	The preferred approach has been taken forward to the Proposed Plan.
			3	25	No	The preferred approach has been taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	No	The preferred approach has been taken forward to the Proposed Plan.
			3	28	No	The preferred approach has been taken forward to the Proposed Plan.
			3	29	Yes Don't know. Depends what is meant by a sequential approach	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.
			3	31	Yes	Support noted
			3	32	Yes	Support noted
			3	33	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	34	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	35	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	No response	Noted.
			4	38	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	Bring back the block grant	Noted.
			4	42	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	53	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	62	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	63	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	64	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	65	Scottish Government should resource and give the PHPP Regional status	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	Don't know	Noted.
			6	67	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	Don't know	Noted.
			6	70	Yes Full review - add areas of woodland, especially in Livingston	The preferred approach has been refined and is to be taken forward to the Proposed Plan. A policy approach to woodland areas is set out in the Proposed Plan and reflected in the Proposals Map.
			6	71	Don't Know Prepare new Supplementary Guidance on Industrial Heritage	The preferred approach is to be taken forward to the Proposed Plan. Preparation of Supplementary Guidance is being considered.
			6	72	Don't Know	Noted.
			6	73	See previous response above	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Yes The Church needs special attention. Retain the cricket pitch (very few in West Lothian).	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	Don't know – What difference does 50 + houses make?	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No response	Noted.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	The LLDR ranks the area very highly in terms of landscape character but not high enough to be a Special Candidate Landscape Area. The LLDR does suggest that the area might be suitable as a countryside park of a more informal kind with additional celebration of industrial heritage.	It is anticipated that the proposed green network and countryside belt together with a policy approach for the canal will provide an appropriate level of protection and enhancement of the canal and its setting.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	81	Yes	Not agreed, the council is to continue with its preferred approach towards the Union Canal and set a policy approach to the canal.
			6	82	No	Noted.
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	Don't Know	The proposed policy approach to public art has been reviewed and Supplementary Guidance will be prepared in support of the LDP.
			6	85	Yes There should be more integration between public art and public facilities such as bus stops, schools, bridges, parks etc.	The proposed policy approach to public art has been reviewed and Supplementary Guidance will be prepared in support of the LDP.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	Yes Should be broader based across more types of renewables, especially where sensitive landscapes/sites.	The preferred approach is to be taken forward to the Proposed Plan.
			7	89	Yes	Support noted.
			7	90	Yes	Noted, however the council is to continue with its preferred approach to flood risk.
			7	91	No	Noted
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	Don't know	Noted.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No	The preferred approach is to be taken forward to the Proposed Plan.
MIRQ0017	T & B Wilson	John Handley for John Handley Associates Ltd	3		PREFERRED HOUSING SITE EOI-0065 (BRIDGEND FARM, BRIDGEND) Agrees with the Preferred Strategy for housing growth in West Lothian (insofar as it relates to Bridgend) and the allocation of	The site has been identified as a preferred housing site and the council notes the support which has been expressed.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0017	T & B Wilson	John Handley for John Handley Associates Ltd			land for residential development at Bridgend Farm.	
			Vision	1-4	No response to questions 1-4	Noted. The Vision and aims have been updated and refined for inclusion in the Proposed Plan.
			1	5	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes. Whilst we have reviewed the full MIR, and are aware of the range of separate Consultation Questions, this submission is restricted to matters relating to Main Issue 3 – Housing growth, delivery and sustainable housing locations, and Question 15 of the MIR Questionnaire. On behalf of the landowners, we agree with the Preferred Strategy for housing growth in West Lothian insofar as it relates to Bridgend and the allocation of land for residential development at Bridgend Farm (MIR Site Ref: EOI-0065). On this basis, and in specific response to Questions 15, we support the Council's 'Preferred' status and the proposed allocation of the site at Bridgend Farm for residential development in the emerging Local Development Plan. Further details on the merits and advantages of this site are set out in an attached Supporting Planning Statement which sets out our full representation on this matter.	Support noted for allocation EOI-0065.
			3	16-37	No response to questions 16-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-54	Noted.
			7	86-93	No response to questions 86-98	Noted.
8	94-98	No response to questions 94-98	Noted.			
MIRQ0018	Falkirk Council	Colin Hemfrey	Vision	1-4	No response to questions 1-4	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-28	No response to questions 15-28	Noted.
			3	29	Yes. A sequential approach, incorporating a phased release of new sites, no earlier than 2019, should assist in progressing development at Falkirk Council's Strategic Growth Area at Whitecross, by minimising the impact of alternative housing sites in the vicinity.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						<p>of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.
			3	31	<p>Yes. Supports continued safeguarding as it dovetails with similar provision in the Falkirk Proposed LDP for M9 Junction 3 (and the Falkirk Council Local Plan). In the light of limited availability of capital funding in both councils and the use of developer contributions secured from new development is the best available option to bring forward realisation of the west facing slip roads.</p> <p>Some errors in the text of the Linlithgow Settlement Statement require correction: page 150, second paragraph under Transport, should read 'The Falkirk Local Plan, adopted in 2010'.</p>	<p>Comments noted.</p> <p>This is no longer referred to in the plan.</p>
			3	32-37	No response to questions 32-37	Noted.
			4	38-41	No response to questions 38-41	Noted.
			4	42	Yes. Supports the provisions in the MIR as they relate to completion of the A801 Avon Gorge 'missing link'.	The preferred approach is to be taken forward to the Proposed Plan.
			4	43-44	No response to questions 43-44	Noted.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	Don't know	Noted.
			5	47	Don't know	Noted.
			6	48-59	No response to questions 48-59	Noted.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Yes. We support all of the cross boundary green network links with Falkirk Council area highlighted in the MIR.	The preferred approach is to be taken forward to the Proposed Plan.
			6	62-79	No response to questions 62-79	Noted.
			6	80	Yes. Supports the 'preferred approach to promoting this important 'blue' network link between West Lothian and Falkirk Councils.	The preferred approach is to be taken forward to the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	81-85	No response to questions 81-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94	Yes The comments on 'fracking' in paras 3.241 and 3.242 are noted. Falkirk Council is covered by the same PEDL license as mentioned in para 3.241. There are no proposals to employ 'fracking' to extract coal bed methane in Falkirk Council area.	The preferred approach is to be taken forward to the Proposed Plan.
			8	95-98	No response to questions 95-98	Noted.
MIRQ0019	Judith McDonald	N/A	Vision	1-4	No response to questions 1-4	Noted.
			1	5	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	6	No response	Noted.
			1	7	No response	Noted.
			1	8	Yes	The preferred approach has been taken forward to the Proposed Plan. Employment land allocations have been refined for inclusion in the Proposed Plan.
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	The site forms part of the West Lothian Food and Drink Enterprise Zone and as such the single user allocation is no longer valid.
			1	11	Yes	It is proposed to include the site as a new employment land allocation in the Proposed Plan.
			2	12	Yes	The preferred approach has been taken forward to the Proposed Plan.
			2	13	No	The preferred approach has been taken forward to the Proposed Plan.
			2	14	No response	Noted.
			3	15	Yes	Noted.
			3	16	No	Noted.
			3	17	No response	Noted.
			3	18	No response	Noted.
			3	19	No response	Noted.
			3	20	Yes	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	21	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	22	No response	Allocations have been re-assessed for inclusion in the Proposed Plan.

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			3	23	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	24	No	The preferred approach has been taken forward to the Proposed Plan.
			3	25	No response	No response noted.
			3	26	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	27	No	The preferred approach has been taken forward to the Proposed Plan.
			3	28	No response	Noted.
			3	29	Yes	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.
			3	31	Yes	Support Noted
			3	32	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	33	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	34	No response	Noted.
			3	35	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
				37	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			4	38	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No response	Noted.
			4	41	No response	Noted.
			4	42	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	43	No	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No response	Noted.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	47	No response	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	48	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	49	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	50	No response	Noted.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	52	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	53	No response	Noted.
			6	54	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	No response	Noted.
			6	56	No response	Noted.
			6	57	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	No response	Noted.
			6	60	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	62	No response	Noted.
			6	63	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	64	No response	Noted.
			6	65	No response	Noted.
			6	66	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	68	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	No response	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	70	No response	Noted.
			6	71	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	No response	Noted.
			6	74	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	No response	Noted.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	No response	Noted.
			6	80	Yes	Support noted.
			6	81	No	Noted.
			6	82	No response	Noted.
			6	83	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	No	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No response	No response noted
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	No	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	No response	Noted.
			7	89	No	Noted
			7	90	Yes	Noted, however the council is looking to take forward its

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						preferred approach to housing.
			7	91	No response	Noted.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	No response	Noted.
			8	94	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No response	Noted.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No response	Noted.
MIRQ0020	Iain McLean	N/A	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	No. The extent of this increase in housing is beyond the infrastructure capabilities of individual centres of population in terms of providing education and healthcare facilities. In addition traffic congestion in certain localities would become unacceptable, with increased delays being the norm. Residents of communities would have to have assurances that these issues would be overcome to their satisfaction prior to allowing development. In this scenario a greater number of greenfield sites will have to be made available. The allocation of greenfield sites should be avoided as developers will invariably be keen to develop on these rather than the more appropriate (but less profitable) sites within existing town boundaries. In addition, the development of Greenfield sites during the duration of the initial LDP will set a precedent for future LDP's. leading to further development in the countryside	Not agreed. The council has assessed all sites in terms of ensuring that all developments 'consume their own smoke' with regard to infrastructure implications so as not to have an adverse effect on such services. The council has also assessed and tried to allow for brownfield development to take place first before allocating greenfield land for development whenever possible.
			3	16	No	Noted.
			3	17-28	No response to questions 17-28	Noted.
			3	29	No. The area of restraint should be re defined as an area of appropriate development. Removing all restrictions and allowing developers to pick from a choice of sites will inevitably lead to a propensity to focus development on the greenfield sites out of the town. In order to prevent this no sites out with the town should be developed until all infill and brownfield sites have been developed. If this is not done	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					<p>developers will argue that the more difficult sites within the town are un deliverable, in order to exploit the easier sites out of town, thus leaving sites in the town un developed.</p> <p>Yes. The sequential approach should be far more rigorous than that currently proposed, with no release of land out of town until all sites within the town have been developed. In addition the sites at the east of the town (EOI 0210, EOI 0114) should only be brought on if appropriate traffic measures are deployed at the canal and railway bridges at the east of the town and roundabout at east of high street (B9060-A803 roundabout). The councils own transport modelling indicates significant issues at this location if scenario two (building 640 houses) is implemented. This modelling does not take account of the location of the 640 properties and it is therefore assumed the sites at the east end of the town would significantly impact on traffic issues at the east end of the high street.</p>	<p>requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	There will always be demand by developers to build in Linlithgow; it is incumbent on the council to ensure that development is appropriate and within the current infrastructure capabilities.	<p>Noted. The council has assessed all sites in terms of ensuring that all developments 'consume their own smoke' with regard to infrastructure implications so as not to have an adverse effect on such services.</p> <p>The council has also assessed and tried to allow for brownfield development to take place first before allocating greenfield land for development whenever possible.</p>
			3	31	Don't know. There will always be demand by developers to build in Linlithgow; it is incumbent on the council to ensure that development is appropriate and within the current infrastructure capabilities.	<p>Noted. The council has assessed all sites in terms of ensuring that all developments 'consume their own smoke' with regard to infrastructure implications so as not to have an adverse effect on such services.</p> <p>The council has also assessed and tried to allow for brownfield development to take place first before allocating greenfield land for development whenever possible.</p>
			3	32	Don't know	Noted.
			3	33-37	No response to questions 33-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0021	Mr & Mrs Thomas Doyle	Derek Scott for Derek Scott Planning	3		PREFERRED HOUSING SITE LATE-0008 (LAND TO WEST OF LOGANLEA)	The site has been identified as a preferred housing site and the council notes the support which has been expressed.

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MIRQ0022	Ecclesmachan Community Council	Gordon Allan & Graeme Ferguson			Supports the allocation of the site for a development of 5 houses.	
			3		GENERAL Suggests a summary of site completions is provided in the new LDP (relative to the housing allocations in the current WLLP).	This information is already published annually by the council as part of the Housing Land Audit (HLA) and it would serve no useful purpose to replicate it in the Proposed Plan where it would quickly become out of date. Current and previous editions of the HLA can be accessed at : http://www.westlothian.gov.uk/housinglandaudit .
			3		PREFERRED ALTERNATIVE HOUSING SITE EOI-0017/0318a Objects to identification of site EOI-0017/EOI-0318a for residential development.	It should be noted that part of site EOI-0017 (east of Ecclesmachan Road) and site EOI-0138a are identified as 'preferred alternatives' to sites EOI-0138d and f. The Council's preference remains the latter.
			3		Suggests brownfield sites should take precedence for accommodating new housing/business uses.	The council's first preference is to support and promote the development of brownfield sites in accordance with Scottish Planning Policy (SPP). However in order to meet housing requirements for the plan area there is also a need to consider and identify greenfield sites.
MIRQ0023	LG Crawley	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0024	HMT Crawley	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.

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MIRQ0025	Janette & Ian Kennedy	N/A				<p>While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this</p>
MIRQ0026	Mr & Mrs Kerr	N/A				<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this</p>

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MIRQ0027	Helen S Gray	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0028	Audrey Johnston	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>

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MIRQ0029	Allan and Lesley Shepherd	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Concerned at identification of the site for residential development.	<p>reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While housing site E01-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0030	Mr Thomas MC Myles	N/A	3,4,5,7		HOUSING DEVELOPMENT IN LINLITHGOW Objects to further residential development in Linlithgow and outlines the consequences for air quality and traffic congestion. Suggests provision of a new off street car park and High Street parking ban as a possible solution.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and</p>

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						<p>Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites.</p> <p>Transport modelling work has been carried out in relation to the impact of the proposed package of sites and existing developments on the road network and will also inform an air quality assessment.</p> <p>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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM₁₀) and Nitrogen dioxide (NO₂) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM₁₀ and potentially also for NO₂. If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures to improve air quality.</p>
MIRQ0031	David Sibbald, Sibbald Ltd	Tom Hardie for Hardie Planning	1		<p>PREFERRED EMPLOYMENT SITE EOI-0008 (SIBBALD TRAINING CENTRE 2)</p> <p>Requests that the council reconsiders its decision not to assign Class 5 and 6 uses to the site (in addition to Class 4 uses as currently proposed).</p>	<p>The council is generally sympathetic to the arguments which have been put forward. The site in question is recognised as being largely self-contained and the least sensitive of the two with no significant amenity implications. It is therefore proposed to expand the range of acceptable uses to embrace Classes 4, 5 and 6 and requested.</p>
MIRQ0032	Mr Christopher Thomas	N/A	3		<p>OBJECTS TO FURTHER DEVELOPMENT IN LINLITHGOW</p> <p>Suggests proposals to develop new housing in Linlithgow are contrary to the Vision Statement, the Natural and Historic Environment key Aim and the Housing Growth Preferred</p>	<p>Developing new housing in Linlithgow is not inconsistent with the aims of the vision statement. Linlithgow is a well connected and sustainable location for development, and subject to appropriate caveats and conditions it can contribute to addressing the supply of housing across the LDP area.</p>

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					Strategy.	The council's first preference is to support and promote the development of brownfield sites in accordance with Scottish Planning Policy (SPP). However in order to meet housing requirements for the plan area there is also a need to consider and identify greenfield sites.
			3		<p>NEW RESIDENTIAL DEVELOPMENT IN LINLITHGOW</p> <p>Concerned that a decision to remove Linlithgow's designation as an "Area of Restraint" appears to have already been taken and considers the SDP requirement for new houses is being disproportionately met in Linlithgow in general and in the Conservation Area in particular. Disagrees with the preferred housing land supply strategy and objects to further residential development in Linlithgow.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The SDP does not allocate land at a settlement level but instead identifies the whole of West Lothian as a Strategic Development Area.</p> <p>There is no specific SDP requirement for new houses to be developed in Linlithgow, although the council has chosen to identify land for a number of reasons, not least because Linlithgow is a well connected and sustainable location for new development and because there is latent demand, particularly for affordable housing,</p> <p>Linlithgow has not however been treated disproportionately and it can be demonstrated that housing allocations have subsequently been made across the plan area.</p>
MIRQ0033	James Davidson	N/A	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.

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			2	12-14	No response to questions 12-14	Noted.
			3	15-28	No response to questions 15-28	Noted.
			3	29	<p>No. The "area of restraint" must be maintained and enforced until the road infrastructure has been improved and seen to alleviate the High Street Issues. The High Street suffers from chronic congestion, no housing development should be allowed until after the road infrastructure has been sorted and the problems with the High Street are resolved.</p> <p>No. No new developments should be allowed until Linlithgow's issues have been resolved.</p> <p>1. High Street congestion and air pollution. 2. The lack of car parking. 3. Growth of Linlithgow would detract from the character of the town.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	Alternatives cannot be discussed until the current congestion of the High Street is addressed.	Noted, the council has undertaken traffic modelling to seek to minimise the impact of any developments on traffic routes and junctions. This is likely to mean upgraded of junctions will require to be developed.
			3	31	Don't know. Will these west facing slips help the High Street? No new developments should be considered until the current issues have been resolved.	Noted, the council has undertaken traffic modelling to seek to minimise the impact of any developments on traffic routes and junctions. This is likely to mean upgraded of junctions will require to be developed. This may include the development of west facing slip roads on the M9.
			3	32-37	No response to questions 32-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0034	Mr John Stewart	N/A	3		<p>HOUSING DEVELOPMENT IN LINLITHGOW</p> <p>Concerned that the council is 'selling off land' for housing.</p>	West Lothian Council is not actively 'selling off land'. It is instead proposing that specific sites are identified in the local development plan as being appropriate for residential development.

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						Of the preferred ten new sites identified for housing in Linlithgow, only two are owned by the council (EOI-0131 and EOI- 0184).
			3		Objects to further residential development in Linlithgow for reasons of traffic congestion, lack of infrastructure and impact on health care provision. Objects to the SDP requirement for new houses being disproportionately met in Linlithgow.	<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The SDP does not allocate land at a settlement level but instead identifies the whole of West Lothian as a Strategic Development Area.</p> <p>There is no specific SDP requirement for new houses to be developed in Linlithgow, although the council has chosen to identify land for a number of reasons, not least because Linlithgow is a well connected and sustainable location for new development and because there is latent demand, particularly for affordable housing,</p> <p>Linlithgow has not however been treated disproportionately and it can be demonstrated that housing allocations have subsequently been made across the plan area.</p>
MIRQ0035	Rebecca Smallwood	N/A	3		<p>LINLITHGOW - AREA OF RESTRAINT AND NEW HOUSING DEVELOPMENT</p> <p>Does not support removing the 'area of restraint' designation and suggests there are too many unresolved issues to justify a change.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>
			3		Objects to further residential development in Linlithgow for reasons of traffic congestion access constraints and lack of parking, pedestrian safety, adverse impact on education, lack	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					of infrastructure and impact on health care provision.	any grant of planning permission. The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3		Critical of no specific reference to nursery provision. Suggests shortage is another reason why policy of restraint should be maintained.	Nursery provision is not catchment area driven nor is it subject to denominational/non-denominational considerations and this means that there is greater flexibility in allocating places. It is however generally administered as part of the primary school estate and has not been overlooked.
			3		Disagrees that there is community support for new development in Linlithgow.	The document 'Visions for Linlithgow' 2010-2030' (prepared by the Linlithgow Civic Trust) indicates that there is a degree of community support for at least some development in Linlithgow. Subsequent to that, the responses received in relation to the MIR suggests that opinions are at the very least mixed.
MIRQ0036	Brian Daly	N/A	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-28	No response to questions 15-28	Noted.
			3	29	The High Street is congested, and addition car in the town from large development will increase this congestion. And would cause major problems for the High Street. Car parking would be more difficult. The Railway Station is at its maximum, the trains in the morning are always crowded and it's usually standing only on the way to Edinburgh. The overall road infrastructure cannot support large developments. The area of restraint should be maintained until the problems on the High Street have been addressed.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	30-37	No response to questions 30-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0037	Donald Greig	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. While housing site EOI-0168 remains a preferred site at this time, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0038	RK Property Ltd	Paul Houghton for Houghton Planning Ltd	3		PROPOSED NEW SITES FOR RESIDENTIAL DEVELOPMENT AT MURIESTON VALLEY, AND HUNTER ROAD, LIVINGSTON Proposes new allocation of two sites for residential development at Murieston Valley (0.5ha) and Hunter Road (0.4ha)	These sites have been the subject of recent Tree Preservation Orders and are not considered to be appropriate for development of the nature proposed.
MIRQ0038	RK Property Ltd	Paul Houghton for Paul Houghton Planning Ltd	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-19	No response to questions 15-19	Noted.

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			3	20	No	Noted.
			3	21	No	Noted.
			3	22	Yes – See attached statement. It is considered further sites can be released in Livingston.	The council considers it has allocated enough sites in Livingston and does not have to allocate any more.
			3	23	Yes – See attached statement. It is considered further sites can be released in Livingston.	Not agreed. The council considers it has allocated enough sites in Livingston and that the sites allocated are better than the site put forward in this submission, which contains significant amounts of deciduous woodland of significant quality.
			3	24	No	Noted
			3	25	Yes – See attached statement. It is considered further sites can be released in Livingston.	Not agreed. The council considers it has allocated enough sites in Livingston, in particular the CDA at Gavieside in Livingston and that the sites allocated are better than the site put forward in this submission, which contains significant amounts of deciduous woodland of significant quality.
			3	26-37	No response to questions 26-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0039	The Walker Group	Graeme Patrick	3		<p>MOSSEND / CLEUGH BRAE, WEST LIVINGSTON CDA</p> <p>Argues that there is significant potential to further expand the Mossend and Cleugh Brae allocations, by increasing capacity and adjustment to site boundaries.</p>	<p>It is acknowledged that the CDA sites previously allocated in the WLLP at Mossend and Cleugh Brae have a greater physical capacity to accommodate development than originally envisaged and currently provided for. Indeed, planning permission(s) have already been granted which exceed the capacity of Mossend.</p> <p>At the same time, there is considered to be merit in adjusting the physical boundary of the CDA to embrace <u>some</u> additional land to the north-west of the current Mossend allocation (aligning it with the planning permission 0349/FUL/11) and including land between and east of the current Mossend and Cleugh Brae allocations (primarily to help facilitate a new road access to serve all three constituent parts of this CDA, i.e., Mossend, Cleugh Brae and Gavieside Farm. This has the potential to accommodate an element of additional development providing it can be accommodated without being to the detriment of the visual appearance and environmental capacity of the site and its surroundings. The inclusion of land beyond this (further to the north) is however <u>not</u> supported. This is held to unacceptably contribute to the coalescence of West Calder with Polbeth and Livingston.</p> <p>It should be noted that a consequence of amending (increasing)</p>

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						<p>the previous allocations at Mossend/Cleugh Brae is that it accelerates the requirement for the provision of a new primary school and this would likely be made a condition of subsequent planning approvals which cumulatively take development beyond 300 units.</p> <p>Having had regard to the submissions received, it is proposed to revise the allocations. These revisions are also contingent on there being a corresponding reduction in the allocation previously assigned to Gavieside Farm. The effect being that there shall be no change to the overall CDA allocation of 2,200 units across the West Livingston/Mossend CDA.</p>
			Vision	1	No response Development is required to be identified in locations where developers want to build and where there is a proven market demand for housing.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	The Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	3	Development in the right locations should have regard to locations where people want to live, where there is demand and where land values are sufficient to support delivery of infrastructure.	The Aims have been updated and refined for inclusion in the Proposed Plan. Allocations in the Proposed Plan have aimed to maximise the use of brownfield land and existing infrastructure.
			Vision	4	No response	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes. The Walker Group supports the allocation of a generous supply of effective housing land within West Lothian. Additional allocations should include a range of sites in various new locations and settlements around the District as well as further allocations within the CDA's to support the delivery of infrastructure where this is necessary to ensure the effectiveness of the original allocations.	The council has adopted such an approach.
			3	16	No	Noted
			3	17	No	Noted
			3	18	WLC could bring forward additional sites which do not have the infrastructure constraints of some of the current allocations. These additional sites could be brought forward in the short term to maintain the 5yr effective housing land supply.	Agreed, such sites could help the effective land supply, if the sites are supported by the council.
			3	19	Bring forward additional sites which do not have the infrastructure constraints of some of the current allocations.	Noted, the council considers it has adequately assessed sites for potential allocations with or without constraints.
			3	20	Yes. The removal of existing allocations from the Plan should only be undertaken where the Council is clear that there are	Support noted. Allocations have been re-assessed for inclusion in the Proposed Plan. The council has taken account of sites

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					no prospects for the development of the site in any circumstances. Temporary in-effectiveness alone would not be a reason for de-allocation. De-allocating sites should only be used as a last resort or where the current land use represents the preferred use. Furthermore, if sites contained in the 2012 HLA are to be de-allocated, in order that the preferred option (Scenario 3 of the MIR) is not diluted or undermined the Council will require to replace those sites which are de-allocated over and above the 3500 additional houses proposed to be allocated in the preferred strategy. An assessment of the MIR document shows that the total number of units proposed to be de-allocated from the supply of currently committed development is in excess of 700 units. The Council should identify replacement sites as alternatives to these de-allocated units.	that have been de-allocated when it produces its overall figures for housing. Housing numbers for the LDP will also be reviewed.
			3	21	Yes. See Q21 above, however, the Council should identify a minimum of 700 replacement sites as alternatives to these de-allocated units.	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	22	No	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	23	No. The Walker Group do not consider that Winchburgh is the only CDA which should benefit from further allocations. Other CDA's could benefit from "continued support" to overcome infrastructure constraints and ensure their viability.	Noted, the council will consider making additional allocations at strategic allocations, including Gavieside and Mossend CDA, as well as Winchburgh CDA, Polkemmet at Whitburn and Bangour.
			3	24	No	Noted
			3	25	Yes. The Walker Group seek a further expanded CDA allocation of land at Mossend / Cleugh Brae sufficient to deliver necessary infrastructure. In addition, the Council should acknowledge the increased capacity of the original allocation. Allocating additional expansion sites, combined with an amendment to the allocated site boundary and an acknowledgement of the increased capacity arising out of the detailed design of the committed allocations can deliver a total of circa 826 units, which represents an additional 526 units over that which is accounted for in the established housing land supply. (See Walker Group Mossend / Cleugh Brae Capacity Assessment). See "additional information" page and accompanying submissions.	It is acknowledged that the CDA sites previously allocated in the WLLP at Mossend and Cleugh Brae have a greater physical capacity to accommodate development than originally envisaged and currently provided for. Indeed, planning permission(s) have already been granted which exceed the capacity of Mossend. At the same time, there is considered to be merit in adjusting the physical boundary of the CDA to embrace <u>some</u> additional land to the north-west of the current Mossend allocation (aligning it with the planning permission 0349/FUL/11) and including land between and east of the current Mossend and Cleugh Brae allocations (primarily to help facilitate a new road access to serve all three constituent parts of this CDA, i.e., Mossend, Cleugh Brae and Gavieside Farm. This has the potential to accommodate an element of additional development providing it can be accommodated without being to the detriment of the visual appearance and environmental capacity of the site and its surroundings. The inclusion of land beyond this (further to the north) is however <u>not</u> supported. This is held to unacceptably contribute to the coalescence of

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						<p>West Calder with Polbeth and Livingston.</p> <p>It should be noted that a consequence of amending (increasing) the previous allocations at Mossend/Cleugh Brae is that it accelerates the requirement for the provision of a new primary school and this would likely be made a condition of subsequent planning approvals which cumulatively take development beyond 300 units.</p> <p>Having had regard to the submissions received, it is proposed to revise the allocations. These revisions are also contingent on there being a corresponding reduction in the allocation previously assigned to Gavieside Farm. This would reduce from 1,900 units to 1,660 units, the effect being that there shall be no change to the overall CDA allocation of 2,200 units across the West Livingston/Mossend CDA.</p>
			3	26-34	No response to questions 26-34	Noted.
			3	35	Yes. The Walker Group supports a review of the Council's current affordable housing policy which has proved difficult to deliver, particularly within the CDA's where the additional requirement, beyond the transfer of fully serviced land capable of delivering 15% of the total site capacity, is stated as equating to 10% of fully complete affordable houses . The only option has been to address the additional 10% requirement in exactly the same manner as the initial 15%, i.e. the transfer of fully serviced land. WLC should review the percentage threshold across the District and adopt a consistent and equitable level of affordable housing across the District, albeit having regard to local need.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No. The current affordable housing policy requires to be reviewed.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	No response	Noted.
			4	38	No. The Walker Group accept that infrastructure requirements have to be funded from new development and developer contributions. However, the current batch of SPG operated by WLC does not actually set out how the infrastructure can be delivered; only what the cost per unit equates to. Furthermore, the SPG fails to provide any guidance to developers with regards the phasing of payments and this is left to the arbitrary negotiation with Council officers. This is unsatisfactory.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Supplementary Guidance, where considered necessary, is being reviewed to reflect the terms of the Proposed Plan for the LDP.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Supplementary Guidance, where considered necessary is being reviewed to reflect the terms of the Proposed Plan for the LDP.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	WLC who assume responsibility for collecting contributions should take responsibility for delivering the necessary infrastructure. This should be set out in the same SPG which establishes contribution levels.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. The council does develop schools and extensions in terms of delivering infrastructure and there are also developments such as junction improvements that the council forward funds and develops. Supplementary Guidance is to be reviewed as the LDP progresses.
			4	42-44	No response to questions 42-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-73	No response to questions 48-73	Noted.
				74	Yes. The Walker Group supports bringing forward additional housing sites at Dechmont and if these sites provide a momentum to bring forward the Bangour Hospital site then that is to be supported. However, the additional allocations should not themselves be constrained by the inability of the Bangour Hospital landowners to deliver an effective housing site. The conservation status of the Bangour Hospital site and listed buildings bring about unique challenges to the delivery of the site. The additional allocations, such as Burnhouse (PJ-0006) can be developed independently of the Hospital site. The Dechmont (and Bangour) settlement statement (MIR, p 137) suggests that there is available infrastructure and that far from supporting the Bangour site, the allocations are required to support falling school rolls.	The preferred approach is to be taken forward to the Proposed Plan. The council will continue to support allocations at Bangour to save the listed buildings and enhance the Bangour conservation area, with additional housing sites to help support development of a new primary school in Dechmont to move away from the P1-P3 Infant School. It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1)
			6	75	No. Dechmont is a good marketable location and the allocation of further development opportunities in an area where the Council has identified existing infrastructure capacity is consistent with the need to deliver additional effective land in sustainable locations.	The preferred approach in relation to the Bangour Hospital site is to be taken forward to the Proposed Plan. It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1)
			6	76-82	No response questions 76-82	Noted.
			6	83	No. The delivery of public art via developer contributions does not meet the test of necessity, reasonableness or scale and kind in terms of Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Public art, whilst a laudable aim, is considered to be an extraneous benefit and as such should cease to be required.	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	Yes- See question 83 above	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No response	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
Additional Information : Relates to Questions 23,24 and 25						

MOSSEND / CLEUGH BRAE

The Council should consider the following three options for Mossend Cleugh Brae:

- (a) seeking a recognition of the increase in the capacity of existing CDA allocations at Mossend /Cleugh Brae from **300 units to 523 units**;
- (b) adjusting the site boundary of existing allocations at Mossend / Cleugh Brae to more logical and defensible boundaries **creating capacity for a further 59 units taking capacity to 582 units**, and;
- (c) to seek a further expanded CDA allocation of land at Mossend / Cleugh Brae to deliver a further **240 units**, sufficient to deliver necessary infrastructure.

In total these measures represent an **additional 526 units** over that which is accounted for in the established housing land supply. **WLC response** – see above

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MIRQ0040	The Walker Group	Graeme Patrick	3		<p>PREFERRED HOUSING SITE PJ-0006 (BURNHOUSE, DECHMONT)</p> <p>Supports the allocation of site for a residential development and advises that the site area is larger than stated in the MIR and therefor capable of accommodating more units than the 120 identified.</p>	<p>It is acknowledged that the site area is larger than suggested in the MIR. However this does not fundamentally change the fact that the capacity ascribed to this site reflects its semi-rural location and character and anticipates a development that can be sympathetically integrated into the existing open landscape setting.</p> <p>Generally, site densities have been considered using a number of methods including surrounding densities, location, topography and potential issues on site which may limit the sites full capacity for development.</p> <p>In this instance, the council is of the view that any built development should continue to be of a broadly similar magnitude to that identified in the MIR and it does not therefore propose to increase the capacity to between 180 and 200 units as suggested.</p> <p>It is also the case that any substantive increase in the density of development would likely have adverse consequences for education capacity in the catchment area.</p> <p>It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1).</p>
MIRQ0040	The Walker Group	Graeme Patrick	Vision	1	<p>No response</p> <p>Development is required to be identified in locations where developers want to build and where there is a proven market demand for housing.</p>	<p>The Vision has been updated and refined for inclusion in the Proposed Plan.</p>
			Vision	2	<p>No</p>	<p>The Vision has been updated and refined for inclusion in the Proposed Plan.</p>
			Vision	3	<p>Development in the right locations should have regard to locations where people want to live, where there is demand and where land values are sufficient to support delivery of</p>	<p>The Aims have been updated and refined for inclusion in the Proposed Plan. Allocations in the Proposed Plan have aimed to maximise the use of brownfield land and existing infrastructure.</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					infrastructure.	
			Vision	4	No response	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes. The Walker Group supports the allocation of a generous supply of effective housing land within West Lothian. Additional allocations should include a range of sites in various new locations and settlements around the District as well as further allocations within the CDA's to support the delivery of infrastructure where this is necessary to ensure the effectiveness of the original allocations.	Support noted.
			3	16	No	Noted
			3	17	No	Noted
			3	18	WLC could bring forward additional sites which do not have the infrastructure constraints of some of the current allocations. These additional sites could be brought forward in the short term to maintain the 5yr effective housing land supply.	Agreed, such sites could help the effective land supply, if the sites are supported by the council.
			3	19	Bring forward additional sites which do not have the infrastructure constraints of some of the current allocations.	Agreed, such sites could help the effective land supply, if the sites are supported by the council.
			3	20	Yes. The removal of existing allocations from the Plan should only be undertaken where the Council is clear that there are no prospects for the development of the site in any circumstances. Temporary in-effectiveness alone would not be a reason for de-allocation. De-allocating sites should only be used as a last resort or where the current land use represents the preferred use. Furthermore, if sites contained in the 2012 HLA are to be de-allocated, in order that the preferred option (Scenario 3 of the MIR) is not diluted or undermined the Council will require to replace those sites which are de-allocated over and above the 3500 additional houses proposed to be allocated in the preferred strategy. An assessment of the MIR document shows that the total number of units proposed to be de-allocated from the supply of currently committed development is in excess of 700 units. The Council should identify replacement sites as alternatives to these de-allocated units.	Allocations have been re-assessed for inclusion in the Proposed Plan. Allocations have been re-assessed for inclusion in the Proposed Plan. The council has taken account of sites that have been de-allocated when it produces its overall figures for housing.
			3	21	Yes. See Q21 above, however, the Council should identify a minimum of 700 replacement sites as alternatives to these de-allocated units.	Allocations have been re-assessed for inclusion in the Proposed Plan to ensure that sites being de-allocated are taken account of in the overall housing figure.
			3	22	No	Allocations have been re-assessed for inclusion in the Proposed Plan
			3	23-34	No response to questions 23-34	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			3	35	Yes. The Walker Group supports a review of the Council's current affordable housing policy which has proved difficult to deliver, particularly within the CDA's where the additional requirement, beyond the transfer of fully serviced land capable of delivering 15% of the total site capacity, is stated as equating to 10% of fully complete affordable houses . The only option has been to address the additional 10% requirement in exactly the same manner as the initial 15%, i.e. the transfer of fully serviced land. WLC should review the percentage threshold across the District and adopt a consistent and equitable level of affordable housing across the District, albeit having regard to local need.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is also proposed.
			3	36	No. The current affordable housing policy requires to be reviewed.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. . Supplementary Guidance is also proposed.
			3	37	No response	Noted.
			4	38	No. The Walker Group accept that infrastructure requirements have to be funded from new development and developer contributions. However, the current batch of SPG operated by WLC does not actually set out how the infrastructure can be delivered; only what the cost per unit equates to. Furthermore, the SPG fails to provide any guidance to developers with regards the phasing of payments and this is left to the arbitrary negotiation with Council officers. This is unsatisfactory.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. SPG, where considered necessary is being reviewed to reflect the terms of the Proposed Plan for the LDP.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	WLC who assume responsibility for collecting contributions should take responsibility for delivering the necessary infrastructure. This should be set out in the same SPG which establishes contribution levels.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	42-44	No response to questions 42-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-73	No response to questions 48-73	Noted.
			6	74	Yes. The Walker Group supports bringing forward additional housing sites at Dechmont and if these sites provide a momentum to bring forward the Bangour Hospital site then that is to be supported. However, the additional allocations should not themselves be constrained by the inability of the Bangour Hospital landowners to deliver an effective housing site. The conservation status of the Bangour Hospital site and listed buildings bring about unique challenges to the delivery	The preferred approach is to be taken forward to the Proposed Plan. The council will continue to support allocations at Bangour to save the listed buildings and enhance the Bangour conservation area, with additional housing sites to help support development of a new primary school in Dechmont to move away from the P1-P3 Infant School. It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					of the site. The additional allocations, such as Burnhouse (PJ-0006) can be developed independently of the Hospital site. The Dechmont (and Bangour) settlement statement (MIR, p 137) suggests that there is available infrastructure and that far from supporting the Bangour site, the allocations are required to support falling school rolls.	Bangour Village Hospital site H-DE1).
			6	75	No. Dechmont is a good marketable location and the allocation of further development opportunities in an area where the Council has identified existing infrastructure capacity is consistent with the need to deliver additional effective land in sustainable locations.	The preferred approach is to be taken forward to the Proposed Plan. It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1).
			6	76-82	No response to questions 76-82	Noted.
			6	83	No. The delivery of public art via developer contributions does not meet the test of necessity, reasonableness or scale and kind in terms of Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Public art, whilst a laudable aim, is considered to be an extraneous benefit and as such should cease to be required.	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	Yes	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	85	No response	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.

Additional Information : Relates to Questions 74 & 75

DECHMONT SETTLEMENT STATEMENT

HOUSING SITE: BURNHOUSE WLLDP ref: PJ-0006

The Walker Group are working with the Meikle family, the Landowners of the site at Burnhouse Farm (WLLDP ref: PJ-0006) to confirm the effectiveness and delivery of this preferred site.

The area of the preferred site, as identified in the MIR Map, is in fact 9.95ha and therefore the capacity of the site at reasonable densities and having regard to the need for open space and SUDS requirements is significantly greater than 120 units. Whilst a detailed layout is yet to be prepared and without the benefit of discussions with West Lothian Council Development Management Officers, the Walker Group consider that the capacity of the site could range from 180 – 200 units based upon development densities achieved elsewhere in West Lothian.

The site slopes gently to the south and is bounded by an existing field boundary to the north, the Brox Burn to the south, woodlands around Bangour Hospital to the west and the Burnhouse Road to the east.

The Walker Group have undertaken a desktop site appraisal with a view to demonstrating its development capability. There are no Geotechnical constraints to the development of the site and Mineral stability is anticipated to be satisfactory. An access appraisal has been prepared for the site which confirms that access can be taken from the Burnhouse Road. It is noted that the WLC Site Appraisal concludes that Burnhouse Road *is only a C class road that would likely require to be upgraded at least from Dechmont*. It is acknowledged that provision will require to be made to improve pedestrian linkage with the existing footpath network for Dechmont.

A potential landscape framework has been prepared to respond to the WLC Site Appraisal conclusion that it requires sensitive integration into the landscape. The inclusion of structural tree planting to the north of the site will strengthen the backdrop of the site as viewed from Dechmont and reinforce the landscape framework provided by the existing tree belts to the west.

The Walker Group can confirm that the site is effective and capable of development in the short term.

WLC response – see above

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0041 	The Walker Group	Graeme Patrick	3		NOT PREFERRED HOUSING SITE EOI – 0017 (FORKNEUK WEST, UPHALL) but referenced as Burnhouse East by respondent. Disagrees with identification of the site as 'not preferred' and seeks to promote a smaller scale development of 5.9ha (100 units).	Notwithstanding the fact that a smaller site is now being promoted than that which was originally tabled, sufficient land has been allocated in Dechmont to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. It is also the case that any additional development would likely have adverse consequences for education capacity in the catchment area.
			Vision	1	No response Development is required to be identified in locations where developers want to build and where there is a proven market demand for housing.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	3	Development in the right locations should have regard to locations where people want to live, where there is demand and where land values are sufficient to support delivery of infrastructure.	The Aims have been updated and refined for inclusion in the Proposed Plan. Allocations in the Proposed Plan have aimed to maximise the use of brownfield land and existing infrastructure.
			Vision	4	No response	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes. The Walker Group supports the allocation of a generous supply of effective housing land within West Lothian. Additional allocations should include a range of sites in various new locations and settlements around the District as well as further allocations within the CDA's to support the delivery of infrastructure where this is necessary to ensure the effectiveness of the original allocations.	Support noted. The council has included a range of sites in order to meet the allocation requirements.
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	WLC could bring forward additional sites which do not have the infrastructure constraints of some of the current allocations. These additional sites could be brought forward in the short term to maintain the 5yr effective housing land supply.	Allocations have been re-assessed for inclusion in the Proposed Plan. Agreed, such sites could help the effective land supply, if the sites are supported by the council.
			3	19	Bring forward additional sites which do not have the infrastructure constraints of some of the current allocations.	Allocations have been re-assessed for inclusion in the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			3	20	Yes. The removal of existing allocations from the Plan should only be undertaken where the Council is clear that there are no prospects for the development of the site in any circumstances. Temporary in-effectiveness alone would not be a reason for de-allocation. De-allocating sites should only be used as a last resort or where the current land use represents the preferred use. Furthermore, if sites contained in the 2012 HLA are to be de-allocated, in order that the preferred option (Scenario 3 of the MIR) is not diluted or undermined the Council will require to replace those sites which are de-allocated over and above the 3500 additional houses proposed to be allocated in the preferred strategy. An assessment of the MIR document shows that the total number of units proposed to be de-allocated from the supply of currently committed development is in excess of 700 units. The Council should identify replacement sites as alternatives to these de-allocated units.	Allocations have been re-assessed for inclusion in the Proposed Plan. Allocations have been re-assessed for inclusion in the Proposed Plan. The council has taken account of sites that have been de-allocated when it produces its overall figures for housing.
			3	21	Yes See Q21 above, however, the Council should identify a minimum of 700 replacement sites as alternatives to these de-allocated units.	Allocations have been re-assessed for inclusion in the Proposed Plan. Replacement numbers of houses on sites for those that have been de-allocated have been made.
			3	22	No	Allocations have been re-assessed for inclusion in the Proposed Plan
			3	23-34	No response to questions 23-34	Noted.
			3	35	Yes. The Walker Group supports a review of the Council's current affordable housing policy which has proved difficult to deliver, particularly within the CDA's where the additional requirement, beyond the transfer of fully serviced land capable of delivering 15% of the total site capacity, is stated as equating to 10% of fully complete affordable houses. The only option has been to address the additional 10% requirement in exactly the same manner as the initial 15%, i.e. the transfer of fully serviced land. WLC should review the percentage threshold across the District and adopt a consistent and equitable level of affordable housing across the District, albeit having regard to local need.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is proposed.
			3	36	No. The current affordable housing policy requires to be reviewed.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is proposed.
			3	37	No response	Noted.
			4	38	No. The Walker Group accept that infrastructure requirements have to be funded from new development and developer contributions. However, the current batch of SPG operated by	The preferred approach has been refined and is to be taken forward to the Proposed Plan. SPG, where considered necessary is being reviewed to reflect the terms of the

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					WLC does not actually set out how the infrastructure can be delivered; only what the cost per unit equates to. Furthermore, the SPG fails to provide any guidance to developers with regards the phasing of payments and this is left to the arbitrary negotiation with Council officers. This is unsatisfactory.	Proposed Plan for the LDP.
			4	39	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	40	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	WLC who assume responsibility for collecting contributions should take responsibility for delivering the necessary infrastructure. This should be set out in the same SPG which establishes contribution levels.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	42-44	No response to questions 42-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-73	No response to questions 48-73	Noted.
			6	74	Yes. The Walker Group supports bringing forward additional housing sites at Dechmont and if these sites provide a momentum to bring forward the Bangour Hospital site then that is to be supported. However, the additional allocations should not themselves be constrained by the inability of the Bangour Hospital landowners to deliver an effective housing site. The conservation status of the Bangour Hospital site and listed buildings bring about unique challenges to the delivery of the site. The additional allocations, such as Burnhouse (PJ-0006) can be developed independently of the Hospital site. The Dechmont (and Bangour) settlement statement (MIR, p 137) suggests that there is available infrastructure and that far from supporting the Bangour site, the allocations are required to support falling school rolls.	<p>The preferred approach is to be taken forward to the Proposed Plan. The council will continue to support allocations at Bangour to save the listed buildings and enhance the Bangour conservation area, with additional housing sites to help support development of a new primary school in Dechmont to move away from the P1-P3 Infant School.</p> <p>It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1).</p>
			6	75	No. Dechmont is a good marketable location and the allocation of further development opportunities in an area where the Council has identified existing infrastructure capacity is consistent with the need to deliver additional effective land in sustainable locations.	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	Yes. Land at Burnhouse East is a new site suitable for development in addition to preferred site PJ-0006 (Burnhouse). The site has an area of 5.9ha and has a potential of circa 100 units. Access can be taken from either Burnhouse Road (as shown) or Dechmont Main Street. (see additional information on "additional page" and accompanying 6drawings illustrating the proposed new site.	Noted.
			6	77-82	No response to questions 77-82	The proposed policy approach to public art has been reviewed

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						and Supplementary Guidance prepared in support of the LDP.
			6	83	No. The delivery of public art via developer contributions does not meet the test of necessity, reasonableness or scale and kind in terms of Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Public art, whilst a laudable aim, is considered to be an extraneous benefit and as such should cease to be required.	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	Yes	Noted.
			6	85	No response	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	o response to questions 94-98	The preferred approach has been refined and is to be taken forward to the Proposed Plan. SPG, where considered necessary is being reviewed to reflect the terms of the Proposed Plan for the LDP.

Additional Information : Relates to Questions 76

DECHMONT SETTLEMENT STATEMENT

HOUSING SITE: BURNHOUSE EAST (NEW SITE)

AREA: 5.9ha

CAPACITY: 100 units

The Walker Group supports the identification of a new opportunity at Burnhouse East within the West Lothian MIR Preferred Development Strategy. **WLC Response:** see above

The Walker Group have a track record of delivering housing sites within West Lothian and have enjoyed a sound professional relationship with Council officers in ensuring the delivery of housing land in the District. Furthermore, the Walker Group are working with the Meikle family, the Landowners of the site at Burnhouse East to demonstrate the effectiveness and delivery of this new site at Dechmont. The Burnhouse East site forms part of the wider Forkneuk proposal (**WLLDP reference – EOI-0017**) which is not preferred in the MIR. **WLC Response –** the credentials of the Walker Group are noted as is the status of the wider Forkeuk development site.

The site is relatively low lying and slopes gently to the north. It is bounded to the north by the Brox Burn, to the south by Dechmont Main Street, to the west lies the Burnhouse Road and to the east agricultural buildings forming the existing riding school. The site is currently in agricultural use. **WLC Response –** noted

The site has good public transport links, being situated on a regular service bus route and within 2km of Uphall Rail Station which links with both Edinburgh and Glasgow. The site is well located in terms of its connections to the public road network including the A89 and junction 3 of the M8. **WLC Response –** Noted and agreed.

The Walker Group have undertaken a desktop site appraisal with a view to demonstrating its development capability. There are no Geotechnical constraints to the development of the site and Mineral stability is anticipated to be satisfactory. A potential landscape framework has been prepared to which acknowledges the requirement to ensure sensitive integration into the landscape and with Dechmont itself. The location of the site does adjoin an area of established residential development at the east end of Dechmont and would be read as a physical extension of the town on its eastern extremity. The proposed landscape framework includes substantial structural landscaping to the eastern boundary in order that, combined with preferred site EOI- 0166; a village gateway can be established defining the eastern boundary of Dechmont. The site offers a good opportunity for an urban extension of Dechmont, capable of accommodating circa 100 units. **WLC Response –** Noted and agreed, but the details would have to be agreed and approved by the council.

The site is not the subject of any environmental planning policy designations other than “countryside belt” and can be immediately developable. The site is effective and capable of development in the short term. **WLC Response –** noted, the site has been identified for a CSLA designation through the Local Landscape Designation Review, however the council consider there is merit here to pull back this designation to being outwith this site, given the presence of an intervening road between the wider cSLA designation and the site. It is proposed to identify the Burnhouse site as a reserve site (only required in needed to support the delivery of the Bangour Village Hospital site H-DE1).

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0042	Sheena Borthwick - Toomey	N/A	3		NOT PREFERRED HOUSING SITE E01 -0169 (PUMPHERSTON ROAD, MID CALDER) Disagrees with identification of the site as 'not preferred'.	Sufficient land has been allocated in the Calder area to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy.
			3		Identifies supporting information and comments from external agencies.	The council is satisfied that the site appraisals were undertaken with sufficient information being available to it to inform the outcomes. Consideration of all sites submitted as 'Expressions of Interest' has been undertaken using broadly the same range of comparable indicators and measures, thereby ensuring a consistent approach The council has undertaken a range of consultations with many of the same agencies and it has no reason to query the integrity of the responses it received.
			3		Provides additional supporting information and confirms intent to submit a planning application in early 2015.	Notwithstanding the supplementary details now provided by the proposer, the council remains of the view that the site is an inappropriate location for built development and that its development would be visually and environmentally intrusive. It does not therefore propose to amend the 'not preferred' status of the site.
MIRQ0043	Linlithgow & Linlithgow Bridge Community Council	Doctor John Kelly	All		Explains that representations made by Linlithgow and Linlithgow Bridge Community Council are informed by feedback from a questionnaire and public meeting and also take account of views expressed by representatives of Linlithgow Civic Trust, Linlithgow Business Association, Linlithgow Development Trust, Linlithgow Cycle Action Group and Transition Linlithgow who with representatives of the Community Council constitute the Linlithgow Planning Forum.	Noted.
			4		There is inadequate infrastructure to serve current requirements. Significant improvements needed in advance of new housing.	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.
			3		Current policy of "restraint" has failed and in spite of this, 440 homes have actually been built over the past 20 years with very few corresponding improvements to infrastructure.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome

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						<p>of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The policy of restraint was intended to control development, not prohibit it, and it has generally succeeded in achieving this.</p>
			3 & 4		Identifies key issues to be addresses in advance of any new housing, promotes a master plan for Linlithgow and supports developer contributions towards the cost of necessary infrastructure improvements.	<p>The MIR recognises the need for there to be a 'joined up' approach to managing new development in Linlithgow and explicitly promotes the practice of 'masterplanning'. The council will follow Scottish Government best practice in developing masterplans.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		Supports only the 'preferred' housing sites in the MIR with the exception of EOI - 0062 (Edinburgh Road).	Noted
			4		Advocates construction of a southern High Street relief road.	While the MIR recognises the need for SG to address transport mitigation measures it is the case that the Transport Study for Linlithgow does not identify any requirement for the construction of a southern by-pass to alleviate traffic congestion. As it is not currently envisaged, proposed or in any funding programme, it is unlikely to proceed within the initial five year time period of the LDP.
			4		Supports west facing slip roads on M9 to make it a full 4 way junction.	Support noted.
			4		Proposes new health centre on site of existing health centre.	NHS Lothian is a key agency and has been consulted in the preparation of the Main Issues Report. Health provision in Linlithgow has been specifically identified as an important issue with implications for development and has been discussed with this responsible provider.
			4		Proposes additional commuter and shopper/visitor parking at site EOI-0062 and at the Regent Centre.	<p>Site EOI-0062 is not in the ownership of the council. It is instead owned by an established housebuilder who cannot be compelled to develop it as a car park.</p> <p>Planning permission in principle was however granted for the erection of a single storey decked car park and the realignment of the existing car park east of the Regent Centre in June 2013. It is now for the site owners to decide whether they progress this.</p>
			4		Suggests walking and cycling routes should be reviewed and improved.	The council is obligated by the Scottish Government to produce an Active Travel Strategy and work is currently underway which will address these matters.

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						The Proposed Plan will emphasise a reduction in the need to travel both through the vision and spatial strategy (which directs most development to the best located and served main centres) and through transport policy which seeks development which is well served by public transport and encourages active travel.
			5		Proposes the Vennel area should be completely redeveloped.	The council is still considering options with regard to the Vennel. However a housing allocation in the current adopted West Lothian Local Plan (HLi26) is not being carried forward to the new LDP.
			3		Asserts Linlithgow has population imbalance and the lack of affordable housing is a contributory factor.	This is recognised in the LDP and is one of the reasons why it is proposed that land is allocated for new housing. There is a shortage of allocated housing sites and very little affordable housing to meet the identified need, all of which inhibits movement and drives up prices. New market housing would help to alleviate the situation and would bring with it a much needed element of developer funded affordable housing.
			1		<p>ECONOMIC DEVELOPMENT & GROWTH</p> <p>Critical that plan for economic development and growth is not contained within the main issues report.</p> <p>Observes surplus of office and industrial space in Linlithgow but suggests it is constrained by access issues.</p> <p>Concerned at migration of public sector jobs from Linlithgow to elsewhere.</p> <p>Identifies opportunities for job creation and tourism at Beecraigs.</p> <p>Identifies opportunities for supporting and developing tourism in Linlithgow.</p> <p>Calls for improvements to facilitate the provision of high-speed broadband and meeting accommodation to service small businesses.</p>	<p>The purpose of the MIR is to identify the main issues for the West Lothian area and economic development and growth is the first of eight which are addressed in some detail.</p> <p>It is made clear that the Proposed Plan will be informed by the West Lothian Economic Strategy, a key objective of which is to maximise the area's economic potential through creating the conditions for a strong and growing business and employment base.</p> <p>The council recognises that there are access and parking issues in Linlithgow. While there is no single or easy solution to these difficulties it will nevertheless use its best endeavours to address them.</p> <p>The council recognises and is sensitive to community concerns about the impact the temporary closure of County Buildings is having. It has however recently made it known that it intends to establish a Partnership Centre in the building once a programme of rehabilitation and renovation works have been completed and that this will return substantial number of public sector jobs to the town. It has recently completed upgrading works to the neighbouring Annexe and council services are now once again operating from there.</p> <p>The council recognises the importance of telecommunication development and Broadband availability to the economic</p>

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						<p>growth of West Lothian and its social needs.</p> <p>By 2017 it is expected that West Lothian will have one of the highest levels of Superfast Broadband coverage in Scotland and the UK. The council agreed a £2.5 million contribution towards the project in 2013, as part of the General Services Capital Programme 2013/14 to 2017/18.</p>
			2		<p>COMMUNITY REGENERATION</p> <p>Suggests community regeneration should be focused towards areas of multiple deprivation.</p>	<p>The MIR has been designed to align with and help implement West Lothian's Community Plan and Single Outcome Agreement 2013-23 which is part of the overarching community planning partnership process, the theme of which is 'tackling inequality'.</p>
			3		<p>HOUSING GROWTH, DELIVERY AND SUSTAINABLE HOUSING LOCATIONS</p> <p>Supports the preferred strategy (scenario 3) and proposes a master plan for Linlithgow.</p>	<p>Support noted.</p>
			3	29	<p>Supports removing the general 'area of restraint' designation.</p> <p>Advocates preparation of a master plan which matches development with infrastructure improvements. Considers an enforced sequential approach to development unfeasible.</p>	<p>Support Noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>Confirms that masterplanning is regarded as an appropriate and necessary tool for progressing the development of new sites in Linlithgow. The council will follow Scottish Government best practice in developing masterplans.</p> <p>Sites which have been identified as 'preferred' were selected</p>

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						with regard to the sequential approach and this is consistent and supported by Scottish Planning Policy (SPP).
			3	30	Suggests affordable housing provision in Linlithgow should be higher (25%) and supports more flexible options for meeting it.	The council's policy on affordable housing is currently the subject of a review. The new policy approach to securing delivery of affordable housing will be set out in the Proposed Plan. The policy will be developed in the context of the guidance on delivery of affordable housing provided by Scottish Planning Policy (June 2014) and the requirement for affordable housing across the 3 West Lothian Housing Market Areas (HMA's) identified by SESplan. It will consider varying the percentage of provision in different geographic areas. There is already precedence for this with regard to sites in Core Development Areas.
			3	31	Supports safeguarding land for west facing slip roads.	Support noted.
			3	35	Proposes that affordable housing could be provided in partnership with a developer and adopted by a housing association. Regards commuted sum as a last resort.	The council's policy on affordable housing is currently the subject of a review. The new policy approach to securing delivery of affordable housing will be set out in the Proposed Plan. The policy will be developed in the context of the guidance on delivery of affordable housing provided by Scottish Planning Policy (June 2014) and the requirement for affordable housing across the 3 West Lothian Housing Market Areas (HMA's) identified by SESplan. It will consider varying the percentage of provision in different geographic areas. There is already precedence for this with regard to sites in Core Development Areas.
			3		Suggests amending paragraph 3.86 of the MIR as Mill Road site has been committed for council house development.	The Proposed Plan will reflect changes which have occurred since publication of the MIR.
			4	38	INFRASTRUCTURE REQUIREMENTS & DELIVERY Generally supports the preferred approach to supporting infrastructure provision. However, does not believe infrastructure improvements can be wholly funded from developer contributions. Suggests the council uses receipts from property asset sales and commuted sums to facilitate infrastructure improvements.	Developer contributions will continue to be required in order to fund the necessary infrastructure needed to support new development. The council is however mindful of the need to strike a "balance" between securing appropriate developer contributions and the delivery of economically viable development. This process is prescribed and regulated by Scottish Government through Scottish Planning Policy (SPP) and Circular 3/2012 (Planning Obligations & Good Neighbour Agreements) to ensure obligations are necessary and reasonable. The council has also been innovative and has pioneered the establishment of a Local Infrastructure Fund that is used to assist in the delivery of infrastructure. This is in addition to a more conventional General Services Capital Programme.

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			4	39	<p>EDUCATION</p> <p>Does not agree that housing development and the associated infrastructure improvements in Linlithgow should be consequent on the build out rate in Winchburgh.</p> <p>Calls for a firm date for commencement of development in Linlithgow to be specified in the LDP.</p> <p>Proposes the capacity of Linlithgow primary schools and the Linlithgow Academy should be addressed over the plan period.</p>	<p>Housing growth in Winchburgh and Linlithgow has already become inextricably linked. It is dependent on new or extended schools, facilitated by developer contributions, and is crucial to delivery of the development strategy for West Lothian.</p> <p>The Proposed Plan will in due course identify appropriate phasing of development.</p> <p>Development in Linlithgow is predicated on addressing existing capacity constraints within the town and the wider LDP area.</p>
			4	40	<p>HEALTHCARE</p> <p>Supports existing location of the health centre and calls for the LDP to identify a new facility at this location.</p>	<p>NHS Lothian is a key agency and has been consulted in the preparation of the Main Issues Report. Health provision in Linlithgow has been specifically identified as an important issue with implications for development and has been discussed with this responsible provider</p> <p>The location of the existing health centre is recognised as being central and accessible but it is not without its limitations, particularly the lack of parking facilities.</p> <p>The council will seek to retain and enhance existing community facilities and secure the provision of new facilities where appropriate.</p> <p>Although the Proposed Plan can allocate land for new health facilities, and assist in joint working to provide them, 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.</p> <p>A feasibility study to identify a location and funding programme for a new health centre in Linlithgow is proposed.</p>
			4	41	<p>SPORTS FACILITIES</p> <p>Regards facilities in Linlithgow as only 'adequate' but anticipates new extension at Excite and extension at Kettilstoun to address this. Suggests need for a community theatre/small film studio. Concerned at limited opportunities for "drop-in" activity for young people.</p>	<p>An extension to Linlithgow Sports Centre is programmed to commence in Spring 2015 and there are other tentative proposals for new outdoor pitches.</p> <p>In terms of the arts, Linlithgow has benefitted from significant investment in the Burgh Halls but it is recognised that there are aspirations to further augment facilities. While there are no current proposals for the construction of a new cultural facility, and no site has been allocated for such a purpose, the council would have no objection in principle to provision by others.</p>
			4	42	<p>Supports the strategy of "reduce-optimize-invest" but, in the</p>	<p>Support noted.</p>

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					<p>context of Linlithgow, identifies other requirements.</p> <p>Notes that public transport within Linlithgow and to other parts of West Lothian is very poor and calls for the LDP to make a commitment to improving matters. Suggests LDP should include a solution to commuter and short stay parking, a relief road and an all ways junction. Suggests WLLP Policy TRAN 34 is rolled forward and calls for further traffic studies.</p>	<p>The Proposed Plan is a land use strategy document and while it can influence the location of development, seek to reduce the need to travel and support improved transport, it cannot dictate commercial decisions of bus and train operators.</p> <p>The Proposed Plan will emphasise a reduction in the need to travel both through the vision and spatial strategy (which directs most development to the best located and served main centres) and through transport policy which seeks development which is well served by public transport and encourages active travel.</p> <p>The council has commissioned a Transport Assessment which will inform the Proposed Plan.</p>
			4	43	Suggests contingencies are made in the event of new rail station not being delivered at Winchburgh.	There is nothing to suggest that a new rail station will not be delivered in Winchburgh. It is understood that Network Rail mandated franchise bidders to factor this into their plans.
			5	45	<p>TOWN CENTRES & RETAILING</p> <p>Supports the preferred approach.</p>	Support noted.
			6	48	<p>THE NATURAL ENVIRONMENT</p> <p>Supports the preferred approach.</p>	Support noted.
			6	71	<p>THE HISTORIC ENVIRONMENT</p> <p>Supports the preferred approach.</p> <p>Suggests the open space strategy should safeguard the Battle of Linlithgow site and explore the potential of transferring it to a trust. Calls for the tourism and recreational potential of Linlithgow Palace and Loch to be enhanced.</p>	<p>Support noted for the preferred approach.</p> <p>The council does not support the development of this historically sensitive site which embraces the site of the Battle of Linlithgow and which is formally recorded in the Inventory of Historic Battlefields.</p> <p>Suggestions for alternative ownership of the site falls outwith the scope and competency of the Proposed Plan. However this does not preclude such initiatives being progressed independently.</p>
			6		Critical of maintenance and appearance of council owned open space in Linlithgow.	Comments noted and will be referred to NETs, Land and Countryside services for addressing.
			6		Criticises the absence of reference to Beecraigs in the MIR and regards as a significant omission.	Beecraigs Country Park is an important council asset in terms of the facilities it provides and the multi-layered contributions it makes to the external environment. There were however no specific land use issues relative to Beecraigs which were judged to warrant any bespoke commentary.
			6		Identifies opportunities for improving footpath connections and cycling routes.	The Proposed Plan will emphasise a reduction in the need to travel both through the vision and spatial strategy (which directs most development to the best located and served main

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						centres) and through transport policy which seeks development which is well served by public transport and encourages active travel. The council is obligated by the Scottish Government to produce an Active Travel Strategy and work is currently underway which will address these matters. The suggestions made will be referred to Transportation for consideration.
			6	80	Supports the preferred approach. Reservations about siting residential barges on the Union Canal and suggests requirement for a bespoke policy.	Support noted. The council is satisfied that developments of this nature are capable of being addressed with regard to general planning policies and does not propose to make any differentiation or to issue supporting SG.
			7	86	CLIMATE CHANGE & RENEWABLE ENERGY Supports the preferred approach. However suggests that there should also be provision for addressing natural energy sources (solar, hydro, geothermal, etc.).	Support and comments noted.
			7	92	Concerned about vehicle emissions and air quality and calls for strategies to be included in LDP.	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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM ₁₀) and Nitrogen dioxide (NO ₂) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM ₁₀ and potentially also for NO ₂ . If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures to improve air quality.
			8	97	MINERALS & WASTE Supports the preferred approach.	Support noted.
MIRQ0044	John Donald	N/A	3	1 of 1	PROPOSED NEW SITE FOR RESIDENTIAL DEVELOPMENT AT CROFTFOOT FARM, FAULDHOUSE Proposes new allocation of land at Croftfoot Farm for residential development (2 house plots).	This site has not been identified for development. It has not been the Council's intention within the LDP to allocate small sites for less than 5 units.
MIRQ0045	Peter M Smith	N/A	3		PREFERRED SITE EO1-0210, LINLITHGOW - NEW HOUSING DEVELOPMENT Concerned about further residential development in Linlithgow. Particular exception taken to proposals for the development of land at Clarendon, Linlithgow.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in

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MIRQ0046	Karen Dennison	N/A				<p>particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PROPOSED NEW SITE FOR RESIDENTIAL DEVELOPMENT AT BLACKBURN HOUSE EQUESTRIAN CENTRE, SEAFIELD</p> <p>Proposes new allocation of a 12.6ha site east of Blackburn House Equestrian Centre for residential development.</p>	<p>Notwithstanding the fact that a smaller site is now being promoted than that which was originally tabled, sufficient land has already been allocated in Blackburn to satisfy the housing land requirement of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. There are in any event significant concerns relative to the landscape impact of such proposals and the likelihood of it contributing to the coalescence of Blackburn and Seafield. It is therefore not proposed to allocate this site in the Proposed Plan.</p>
			4		<p>Welcome the general emphasis on increasing both leisure and non-leisure cycling. Welcome the high level objectives in relation to walking and cycling but suggests inclusion of more specific targets to increase active travel.</p>	<p>The Council is developing an Active Travel Plan which will be consistent with the Local Development Plan, and will include monitoring indicators for cycling where data gathering is feasible.</p>
MIRQ0047	Colin Fischbacher	Linlithgow Cycle Action Group		4	<p>Improvements could be made to Linlithgow High Street to improve safety and the perception of safety and environmental pollution to make walking and cycling more attractive.</p>	<p>Noted and agreed, the council will support such developments in principle, particularly where these come through the council or are from the Linlithgow BID Team.</p>
			4		<p>Car free travel to the town centre. Safe cycle routes from residential areas into Linlithgow town centre should be provided.</p>	<p>It is an aspiration to improve active travel routes to Linlithgow town centre, although substantial provision already exists.</p>
			4		<p>All main roads into Linlithgow town centre should have cycle facilities and restricted on street car parking.</p>	<p>The needs of all transport network users must be taken into account, complemented by existing and future off-road infrastructure to support active travel.</p>
			4		<p>Safe and attractive walking and cycling routes around Linlithgow would be a relatively inexpensive way of reducing traffic congestion and promoting active travel.</p>	<p>The Council notes these comments and supports this principle.</p>
			4		<p>(b) the 'green network' path along the middle of Springfield already exists, but requires signposting.</p>	<p>The Council notes these comments, and acknowledges the need to review and enhance active travel signage across West Lothian.</p>
			4		<p>(c) a connection from the tow path zig-zagging through the housing Up the Brae to Dark Entry, to join the improved path</p>	<p>The Council notes this request. As with any proposed active travel investment, the costs and benefits of investment must be</p>

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					to Beecraigs would improve access to Beecraigs Country Park.	assessed and considered.
			4		(d) a leisure / family route could be considered along the south edge of the Loch, as far as St Ninians Way, emerging onto the High St at existing ramps or paths. Again signage is required, particularly where ramps lead on to the Vennel.	The Council notes this request. As with any proposed active travel investment, the costs and benefits of investment must be assessed and considered. It is considered that the route along the southern end of the Loch is sufficient in this instance.
			4		Inexpensive measures such as designating existing footways as cycleway/footways, signposting existing minor roads, and building short 'missing links' between existing quiet roads should be considered.	The Council notes these suggested enhancements – these are not always inexpensive measures, and the costs and benefits of active travel investment must be considered and assessed.
			4		Strongly support the use of Sustrans funding for cycle and pedestrian friendly measures in the Bathgate Hills.	The Council notes this support.
			4		The Local Plan should include a clearly stated objective to ensure that by a certain year it is possible to cycle along a safe route between all towns, villages, places of work, education, hospitals, tourist attractions such as country parks, and so on. This should include links to places in adjacent Councils such as Falkirk.	The Council is developing an Active Travel Plan which will be consistent with the Local Development Plan, and will aim to promote an effective active travel network connecting areas such as these in the future. This will require significant investment from a number of partners and sources over a long-term period.
MIRQ0048	Mr Lorin McDougall	N/A	3		Current restrictions on Linlithgow are preferred to be retained when dealing with future planning applications in Linlithgow i.e. retain area of restraint.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>While noting the respondents comment that Linlithgow has 'limited facilities', it is the case that there have been substantial improvements in the provision of community facilities in Linlithgow including the construction of a leisure centre/swimming pool (with further extensions planned) and a major refurbishment of the Burgh Halls. County Buildings is also intended to be converted to a partnership centre with an element of community use.</p> <p>The council will seek to retain and enhance existing community facilities and secure the provision of new facilities where appropriate.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of</p>

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						any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development. While noting the respondents comment that Linlithgow has 'limited facilities', it is the case that there have been substantial improvements in the provision of community facilities in Linlithgow including the construction of a leisure centre/swimming pool (with further extensions planned) and a major refurbishment of the Burgh Halls. County Buildings is also intended to be converted to a partnership centre with an element of community use.
MIRQ0049	SEA Gateway				See Table 3 – comments on SEA	Comments will be addressed in a further iteration of the SEA at Proposed Plan stage.
MIRQ0050	David Nicol	John Duff for John Duff Planning	3		Proposes alteration/extension to settlement boundary at St Michael's Lane, Linlithgow to embrace land which has secured permission for change of use to garden ground.	Settlement boundaries are systematically being reviewed in order to ensure their accuracy and meaningfulness and will be updated to reflect recently approved developments as necessary.
MIRQ0051	Liam McCartney	John Duff for John Duff Planning	3		ALTERNATIVE SITE EOI-0031, WEST OF WEST CALDER CEMETERY Disappointed to be advised that site EOI-0031 had been categorised as a "Preferred Alternative Site" for residential development and wishes to see the site allocated for development.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement. Progress on the delivery of house completions and maintenance of a five year effective housing land supply will be monitored through the annual Housing Land Audit process. The allocation made in the MIR will be reviewed in the light of comments received in relation to the housing land supply across the plan area.
			3		Supports the broad strategy being adopted by West Lothian Council in its MIR and the inclusion of site EOI-0031 for housing development. Early development of the site will support the Council Strategy and support the Housing Land Supply an aspect essential to achieve the objectives of the Proposed LDP.	Comments noted.
MIRQ0052	Spokes West Lothian	Dave du Feu	4&7		Support the approach set out in paragraphs 3.136-3.146 of the MIR, provided that maximum effort and resources go into sustainable and active travel, reducing the need to travel,	Comments noted.

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					ensuring sustainable planning and location decisions; and that the 'balanced approach' is not used as an excuse to continue business as usual.	
			4&7		3.143 Support for cycling and cycle routes (of the MIR) Support section 3.143 of the MIR, but are concerned that it implies that all cycling development should be off road. Therefore the road network must be fully cycle-friendly.	In line with Transport Scotland design guidance, appropriate provision for cycling may be a combination of on-road and off-road routes, depending on demand. Safety of all network users must be taken into account when identifying suitable infrastructure for cycling.
			4&7		There is a temptation to aim for maximum free car parking at every rail station, regardless of any form of demand management. Instead, the approach should be to use forms of demand management should be used in relation to car parking relating to public transport. Parking charges should be considered	The council supports travel by rail as a more environmental way for travel into the larger cities. If parking charges were introduced at station car parks vehicles would attempt to park in surrounding streets to the detriment of residents. By meeting the needs of vehicles at stations reduces the impact on the surrounding road network. Many of the station car parks in West Lothian are not controlled by the Council.
			4&7		Concerned that the solutions listed to town centre congestion, and other 'network bottlenecks' again do not include demand management, such as effectively implemented car parking restrictions.	Car parking restrictions are the responsibility of Police Scotland. The issue of parking in town centres is a balancing exercise between ensuring that access is maintained for deliveries and customers and pedestrian accessibility for the shops versus creating a free for all approach which results in congestion and air quality issues. Air quality issues continue in Linlithgow and demand management is a tool which may need to be introduced to deal with these issues. Demand management requires enforcement and needs careful consideration of the ongoing resource implications.
			4&7		3.154-3.155 High Speed Rail (of the MIR) The MIR just states the position on Edinburgh-Glasgow HST without taking a view on it. Urge the Council to oppose high speed rail (paras 3.154-3.155 of MIR).	The South East Scotland Regional Transport Partnership, of which West Lothian Council is a member, supports the promotion of High Speed Rail within and to Scotland. West Lothian Council supports the RTS.
			4&7		3.156-3.159 Walking and Cycling (of the MIR) Paragraphs 3.156-3.159 are insufficiently powerful and their order is wrong. The first consideration should be to make the road network cycle friendly.	The Council notes these comments. The policy principles of providing safe and convenient opportunities for walking and cycling and by public transport, as enshrined within Scottish Planning Policy, will be reflected within the Local Development Plan.
			4&7		The LDP should include commitments and targets to invest in cycling initiatives.	The Council is developing an Active Travel Plan which will be consistent with the Local Development Plan, and will include monitoring indicators for cycling where data gathering is feasible, and an approach to securing funding for infrastructure improvements in future years. It is not the role of the LDP to identify the level of investment in cycling schemes and initiative. However, the developing Active Travel Plan will seek to identify specific policy priorities and projects and will form the basis of future bids for funding.
MIRQ0053	Bield Housing and Care	James Seabury for Banks Property	1&3		Seeks the allocation of land at the Pond, Bathgate for a retirement village.	The site has been assessed by officers and is not recommended to be taken forward to the Proposed Plan.

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					Support the more flexible approach to the range of uses that can be provided on existing employment land, as outlined in Main Issue 1: Economic Development and Growth. Banks Property and consider the Pond site in Bathgate to provide a suitable opportunity for alternative uses and contribute to housing land supply targets, specifically providing a quality living environment for the elderly in support of Main Issue 3. The proposal meets the terms of SPP and supports re-development of brownfield land. An indicative master plan is provided.	
			1		The Pond site is not a strategic employment site that contributes to the employment land figures set out in the Strategic Development Plan. Re-allocation of the site for alternative uses will not affect strategic employment land provision.	Noted, whilst the Pond site is not a strategic employment allocation, it is nevertheless within a protected employment area boundary where there is no deviation permitted normally beyond classes 4, 5 and 6. The council considers that there better sites coming forward in the development plan for housing and mixed use than of that proposed.
			3		Bield Housing fully supports Banks in progressing the concept of a development for older people in this location. A letter of support is provided.	The site has been assessed by officers and is not recommended to be taken forward to the Proposed Plan. The council considers that there better sites coming forward in the development plan for housing and mixed use than of that proposed.
MIRQ0054	Councillor Alex Davidson	N/A	3		Supports the ideas set out by Ecclesmachan Community Council.	Support and comment noted.
MIRQ0055 (same as MIRQ0078)	Facilities Engineering and Design Solutions Limited	Iain Findlay	Vision	1	No response We believe the land allocations assigned within earlier plans should be retained.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	We believe brown field sites should be developed sensitively if possible and in a sustainable way with incentives for remediation.	The Proposed Plan supports the principle of development of brownfield land.
			Vision	3	Yes	The Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	4	No	The Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5	No response	Noted.
			1	6	Yes	The preferred approach has been taken forward to the Proposed Plan.
			1	7	We would like to see the brownfield land used where possible with appropriate levels of development to allow for cost of remediation.	The Proposed Plan supports the principle of development of brownfield land there will, however, be a requirement to allocate greenfield sites for development in order to meet the

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						requirements of the Strategic Development Plan.
			1	8	No response	Noted.
			1	9	No. We should not mix large employment sites with that of residential, only small scale development of appropriate class of business use should be considered. There is a need to consider how people move around in the residential environment vs the industrial environment; we don't believe this is a good mix.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Don't know	Noted.
			1	11	Don't know	Noted.
			2	12	No. Believe regeneration should be applied across the West Lothian area and not is specific areas; there are many villages which require the improvements and would benefit from a regeneration scheme.	The preferred approach has been taken forward to the Proposed Plan.
			2	13	Yes. Agree look for opportunities were they present themselves.	The preferred approach has been taken forward to the Proposed Plan.
			2	14	We have a Vision Document which presents a "business model" for Oakbank Miners Village; this would be an option to consider (development lead regeneration).	Development at Oakbank is not supported.
			3	15	Don't know	Noted.
			3	16	Don't know	Noted.
			3	17-19	No response to questions 17-19	Noted.
			3	20	No. All allocations should remain as per the adopted local plan, many properties have been purchased on the basis of this adopted plan and as such will cause site owners financial loss should this benefit be lost in the property value. This could lead towards legal action to be taken by owners who have bought property to develop in the long term and now unable. The council would become under increasing pressure to allow development which may not be in accordance with the "new" plans following the implementation of this MIR findings. It would be better to modify the existing allocation and look at the holistic requirement county wide to encourage growth all geographical areas.	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	21	Yes. Agreed for the reasons given in Question 20.	Allocations have been re-assessed for inclusion in the Proposed Plan.
			3	22	Yes. Prioritize the use of brown field sites and find use for them, this will prevent the legacy of these site being left for our children to manage in the way as we are attempting now i.e. correct the wrong doings of our forefathers	Allocations have been re-assessed for inclusion in the Proposed Plan. The Proposed Plan supports the principle of development of brownfield land there will, however, be a requirement to allocate greenfield sites for development in order to meet the requirements of the Strategic Development Plan.
			3	23	Don't know	Noted.
			3	24	Don't know	Noted.

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			3	25	Don't know	Noted.
			3	26	No	The preferred approach has been taken forward to the Proposed Plan.
			3	27	Yes	The preferred approach has been taken forward to the Proposed Plan.
			3	28	No	The preferred approach has been taken forward to the Proposed Plan.
			3	29	No	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	Yes	Noted, but no alternatives have been provided.
			3	31	No response	Noted.
			3	32	Don't know	Noted.
			3	33	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	34	Yes The area is suffering from a loss of greenspace for community enjoyment, we cannot continue to build "fields" of houses in the way the developers seem to succeed in their plans, cost driven! Livingston is quickly becoming an urban jungle, void of all wildlife and open areas, we need countryside!	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	35	Yes. We believe there needs to be better options made available, possibly available after a review.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No. The policy as it stands forces developers to design homes vs. the value they need to attain for profit, this forces some	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.

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					strange master plans and demographics and does not necessarily align with the needs of the communities.	
			3	37	Yes. We need to align the economics of development with the expected end result to ensure sustainable growth and the community benefit is realized on delivery	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4	38	Don't know. West Lothian needs more educational allowance option, there appears to be an educational allowance for "some" and not so accessible to others! The question remains as to why large developers are able to build "fields of homes" yet a single individual wishing to develop on much smaller scale has educational allowance constraints?	Supplementary Planning Guidance is on place which sets out developer requirements and where exemptions would apply.
			4	39	Don't know. West Lothian needs more educational allowance.	Noted, the council seeks to ensure that any developments have appropriate infrastructure support, including education in particular where there is a shortfall of school places.
			4	40	Don't know. West Lothian needs more educational allowance.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	41	Grouping of large developments should simply fund the additional educational requirements and build infrastructure which is above the requirements, i.e. be mindful of the future requirements and sustainable growth.	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			4	42	Don't know	Noted.
			4	43	Yes	The new rail station at Winchburgh is to be operational from December 2018.
			4	44	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	45	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			5	46	Don't know	Noted.
			5	47	Don't know	Noted.
			6	48	Yes. We agree the use of Brownfield sites should be encouraged where possible developed and in a sustainable way with community input.	The Proposed Plan supports the principle of development of brownfield land there will, however, be a requirement to allocate greenfield sites for development in order to meet the requirements of the Strategic Development Plan.
			6	49	No. We need to use Brownfield sites where possible.	The Proposed Plan supports the principle of development of brownfield land there will, however, be a requirement to allocate greenfield sites for development in order to meet the requirements of the Strategic Development Plan.
			6	50	Yes. Value should be placed on Brownfield sites to encourage remediation, grants made available to clean the sites not considered suitable for development.	The Proposed Plan supports the principle of development of brownfield land there will, however, be a requirement to allocate greenfield sites for development in order to meet the requirements of the Strategic Development Plan.
			6	51	Yes	The preferred approach is to be taken forward to the Proposed Plan.

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			6	52	Don't know	Noted.
			6	53	Yes. Much of the landscape around Livingston and the Villages are farmed, however there are large area of green space within Livingston which should be farmed until another uses are identified, the profit from which should be used to manage the woodlands and landscapes in which we habitat. Make the open space work for the community as managed estates	The preferred approach is to be taken forward to the Proposed Plan.
			6	54	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	55	Yes. Housing in the countryside does not expect services to be nearby, country living requires a difference approach to life and living, there is not the same expectation to be assumed everything on your doorstep!	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	56	Yes. Allow small hamlets of housing in the countryside see our Vision for Oakbank Regeneration Document as an example of how some on the legacy cottage sites, hatchery / breeding sites could be redeveloped with "low" or "very low" density croft homes, retirement and mixed use developments.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. It is not proposed to include the Oakbank sites in the Proposed Plan.
			6	57	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	58	Yes	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	59	Don't know	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	60	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	61	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	62	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	63	Don't know	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	64	Don't know	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	65	Don't know	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	67	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	68	Don't know	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			6	69	Don't know	The preferred approach has been refined and is to be taken

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						forward to the Proposed Plan.
			6	70	Yes. We should look to use open space for farming if not already done so, this will encourage the land management.	It is anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.
			6	71	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	72	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	73	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	74	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	75	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	76	Don't know. The master plan should encourage a new village and master plan is sustainable, being mindful of the countryside location. It shouldn't become another Leyland site! as is evident with the Easter Inch Estate which has developed into a builder's playground.	The preferred approach is to be taken forward to the Proposed Plan. The council will be required to assess any proposal carefully as Bangour is a conservation area and also contains listed buildings, the settings of which will require to be protected. The site has been subject to a Proposal of Application Notice and EIA scoping in early 2015 for a mixed use development including housing, employment and retail.
			6	77	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			6	78	No	The preferred approach is to be taken forward to the Proposed Plan.
			6	79	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			6	80	Yes	Support noted
			66	81	No. The canal is under used and in need of investment, we should encourage the opportunities for tourism along the entire length and look at other canal networks in the UK for development models.	The council will support appropriate tourist developments in West Lothian such as that at the canal.
			6	82	No. All canal side development and encourage leisure activities where possible	The council will support appropriate tourist developments in West Lothian such as that at the canal.
			6	83	No. We believe the developers should continue with contributions however not in public art which are not perceived to be of any use to the community and will not be maintainable in the long term, i.e. additional costs to the Tax payers.	The proposed policy approach to public art has been reviewed and Supplementary Guidance prepared in support of the LDP.
			6	84	Yes	The proposed policy approach to public art has been reviewed and is set out in Supplementary Guidance prepared in support of the LDP.

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			6	85	Yes. Where developers are required or opt for public art the local home / business owners should pay an annual fee to factor. This would then fund the costs associated to maintain public art, soft landscaping and woodlands surrounding these areas. It should not fall to the Council to find the ever increasing costs required to maintain the habitat we enjoy.	The proposed policy approach to public art has been reviewed and is set out in Supplementary Guidance prepared in support of the LDP.
			7	86	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	87	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			7	88	Don't know	Noted
			7	89	Yes	Support noted
			7	90	Don't know	Noted
			7	91	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			7	92	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			7	93	Don't know	The preferred approach is to be taken forward to the Proposed Plan.
			8	94	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	95	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	96	No	The preferred approach is to be taken forward to the Proposed Plan.
			8	97	Yes	The preferred approach is to be taken forward to the Proposed Plan.
			8	98	No	The preferred approach is to be taken forward to the Proposed Plan.

Additional Information :

The Vision for Oakbank Village document Oct 14 has been issued to the Council and Local Councillors for consideration and comment, we have referred to the Vision document within some of our answers and where additional comment has been asked.

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MIRQ0056	Alan Gray	John Handley for John Handley Associates Ltd	3		The merits and advantages of a proposed small scale housing development at Hartwood Road, West Calder for new residential development of approximately 10 to 12 units should be re-considered (LATE-0009).The Preferred Strategy for housing growth in West Lothian is not supported insofar as it relates to West Calder and the non-allocation of land for residential development at Hartwood Road, West Calder (MIR Site Ref: EO-LATE-0009). A Planning Statement in support of	Sufficient land has already been allocated in West Calder to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. There are in any event concerns that development here would be visually and environmentally intrusive and be prejudicial to the development of the CDA

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MIRQ0056	Alan Gray	John Handley for John Handley Associates Ltd			development of the site is submitted.	which the council is committed to. It is therefore not proposed to allocate this site in the Proposed Plan.
			Vision	1-4	No response to questions 1-4	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	<p>No. Whilst we have reviewed the full MIR, and are aware of the range of separate Consultation Questions, this submission is restricted to matters relating to Main Issue 3 – Housing growth, delivery and sustainable housing locations, and Question 15 of the MIR Questionnaire.</p> <p>On behalf of the landowner, we do not agree with the Preferred Strategy for housing growth in West Lothian insofar as it relates to West Calder and the non-allocation of land for residential development at Hartwood Road (MIR Site Ref: LATE-0009).</p> <p>On this basis, and in specific response to Questions 15, we would request that the particular merits and advantages of our client's site at Hartwood Road are reconsidered by the Council in light of the information set out in the attached Supporting Planning Statement which sets out our full representation on this matter. This site should be removed from its countryside designation and allocated as a new housing development opportunity with capacity for around 12 units in the new Local Development Plan</p>	Not agreed. The council considers that there are other more appropriate sites for development within the district and the site should remain as countryside belt.
			3	16-37	No response to questions 16-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
Additional Information : Relates to Question 15						
See Supporting Planning Statement for full grounds of representation on Question 15.						
Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0057 /0248	Hallam Land Management	John Handley for John Handley Associates Ltd	3		Requests the council reconsiders its decision not to support the development of site EOI-0136, Redhouse, Blackburn. Seeks to amend the original submission and promotes a smaller scale	Notwithstanding the fact that a smaller site is now being promoted than that which was originally tabled, sufficient land

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					development of 6.5ha (120 houses).	has already been allocated in Blackburn to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. There are in any event significant concerns relative to the landscape impact of such proposals and the likelihood of it contributing to the coalescence of Blackburn and Seafield. The council has set out its views on the potential development of this site in some considerable detail in a submission relative to planning appeal PPA-400-2036 and it maintains this position. It does not support any part of this site being developed and therefore does not propose to allocate it in the Proposed Plan.
MIRQ0057	Hallam Land Management	John Handley for John Handley Associates Ltd	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.
			2	12	Yes. Support the preferred approach to focus regeneration initiatives on the smaller settlement in the west of West Lothian, which specifically includes Blackburn, through the creation of more balanced communities and the attraction of private sector investment and development. This objective could be achieved through the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI – 0136) for new housing. Development. Full details on the particular merits and advantages of this site are set out in the attached Supporting Planning Statement.	The preferred approach has been taken forward to the Proposed Plan but no support for the allocation of the site at Seafield Road, Blackburn for new development.
			3	13	No response	The preferred approach has been taken forward to the Proposed Plan.
			3	14	No response	The preferred approach has been taken forward to the Proposed Plan.
			3	15	Yes. Support the preferred strategy to provide more housing than the minimum required and the allocation of a generous supply of effective housing land throughout the West Lothian LDP Area. This should include the release of additional housing land in the Blackburn area in line with the preferred community regeneration strategy as set out under Main Issue 2 above. Requests that the Council reconsiders its assessment of client's 6.5 hectare site at Seafield Road, Blackburn and allocates this for new housing development in the Proposed LDP.	Support noted for the strategy, however the council considers that there are more suitable sites for housing development than the site at Seafield Road Blackburn. This site has been subject of a planning appeal that has been dismissed.
			4	16	No response	Noted.
			4	17	No response	Noted.

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			4	18	No response	Noted.
			4	19	By focussing on the allocation and delivery of effective housing sites in accessible, marketable and sustainable locations. Further to our responses to questions 12 and 15, the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136) for new housing development would help to meet this objective. Full details of the particular merits and advantages of this site are set out in the Supporting Planning Statement and accompanying technical reports.	Support noted for the strategy, however the council considers that there are more suitable sites for housing development than the site at Seafield Road Blackburn. This site has been subject of a planning appeal that has been dismissed.
				20-37	No response to questions 20-37	Noted.
			4	38	Yes. We support the preferred approach to promote additional growth which utilises existing capacity and allows for appropriate level of developer contributions to be sought to help deliver planned improvements, particularly in respect of education capacity. Further to our responses to questions 12, 15 and 19, the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136) for new housing development would help to meet this objective. Full details of the particular merits and advantages of this site are set out in the Supporting Planning Statement and accompanying technical reports.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. No support for the allocation of the site at Seafield Road, Blackburn for new development.
			4	39-44	No response to questions 39-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48	Support the preferred approach to release appropriate greenfield sites on the edge of existing settlements. Further to our responses to questions 12, 15, 19 and 38, the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136) for new housing development would meet this objective. Full details of the particular merits and advantages of this site are set out in the Supporting Planning Statement and accompanying technical reports. As confirmed in a recent appeal decision, this site is located in an accessible, sustainable location and would not adversely impact on any sensitive environmental, landscape, townscape or biodiversity areas and would not lead to coalescence. It can therefore be released for new housing development in line with SESplan Policy 7. We would therefore request its removal from the existing countryside designation and its allocation in the Proposed LDP as a new housing site with capacity for 120	The preferred approach has been refined and is to be taken forward to the Proposed Plan. No support for the allocation of the site at Seafield Road, Blackburn for new development.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					units.	
			6	49-85	No response to questions 49-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.

Additional Information :

Further to our responses to questions 12, 15, 19, 38 and 48, we would request that the Council reassess the particular merits of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136). Full details of this site are set out in the Supporting Planning Statement and accompanying technical reports.

As confirmed in a recent appeal decision, this site is located in an accessible, sustainable location and would not adversely impact on any sensitive environmental, landscape, townscape or biodiversity areas and would not lead to coalescence. It can therefore be released for new housing development in line with SESplan Policy 7.

We would therefore request its removal from the existing countryside designation and its allocation in the Proposed LDP as a new housing site with capacity for 120 units.

We would also welcome the opportunity to review this site with the Council's Planning Officers prior to the preparation of the Proposed LDP.

WLC response – see above

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MIRQ0058	Andrew Simpson	Rapleys	Vision	1-4	No response to questions 1-4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-37	No response to questions 15-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-56	No response to questions 48-56	Noted.
			6	57	No. The current policy approach, which applies to the objector's land at Houston Mains Holdings, is to manage development in the designated Countryside Belt (WLLP Policy ENV22) where the Council seeks to protect and enhance the landscape setting of the area. It is considered the landscape of this area has generally weakened through historical and more recent small-scale business developments. I.e. the Council's attempt to balance competing interests – the wish to prevent coalescence and keep separate Uphall from Dechmont, with the desire to encourage small-scale business/commercial development is being challenged in this location. It is however contended that the development of a large-scale retail garden centre on land that was identified for strategic employment use has fundamentally weakened any future creditability of this policy operating in future. Therefore a significant re-think	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Development within the Houston Mains Holdings area would be determined under the terms of policies relating to development in the countryside.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					needs to be applied to future development proposed for this location.	
			6	58	Yes. A re-think to the countryside policy is required, particularly at this location given the comments above. Relaxations to current policies do not necessarily imply "proliferation of undesirable development in the countryside" as all planning applications must be assessed and decided on their own merits. It is however clear from the evidence of development activity in the location along the A89 that there is a healthy demand for economic development ventures – much of which appears driven by common criteria such as – good accessibility; proximity to other services (and suppliers); reasonable availability of land / infrastructure and proximity to a large residential catchment north and south. There are also common business categories in evidence in this area – most for visiting members of the public, some for professional services and others for making use of the setting itself (e.g. equestrian or flower nursery). None of the existing businesses could be described as "undesirable"	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Development within the Houston Mains Holdings area would be determined under the terms of policies relating to development in the countryside.
			6	59	Yes. For specifically identified locations, such as the holdings along the A89, the Council could designate or identify in broad terms a "business and enterprise catchment" whereby subject to successfully meeting criteria (such as those suggested in Question 58, e.g. accessibility, service or supplier networks), with perhaps further an evidence base of business planning or other means of proving a viable business with a locational need for this suggested enterprise catchment. Another alternative approach could be to use economic development powers to help regulate or direct certain types of business to the location to help manage the risk of "undesirable" development in the countryside. The contributor considers the use of the term 'countryside' should be removed from such a definition of the alternative approach as this can often raise more uncertainties.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Development within the Houston Mains Holdings area would be determined under the terms of policies relating to development in the countryside.
			7	60-85	No response to questions 60-85	Noted.
			7	86-93	No response to questions 96-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0059	Ashdale Land & Property Company Ltd	Andrew Bennie for Andrew Benning Planning Limited	Vision	1	Whilst the terms of The Vision is both reasonable and appropriate, it is considered that in order for it to make any real sense, it must contain some form of mechanism which will allow for its stated objectives to be assessed against actual key milestones. Without such measures, it will simply not be possible to assess,	Agreed in part. The council will periodically provide update reports on the LDP to the council which third parties will be able to note. The SMART protocol will be achieved in part through these reports.

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					<p>at the end of the plan period, whether or not The Vision has been realised.</p> <p>Such measures should follow the established SMART protocol whereby the stated outcomes should be Specific, Measurable, Achievable, Relevant and Time framed.</p> <p>It is considered that these SMART objectives could be added as bullet points at the end of the Vision itself.</p>	
			Vision	2	No response	Noted
			Vision	3	<p>The following comments are raised in respect of those of the stated Aims, which are of relevance to my client's interests within West Lothian.</p> <p>Aim 1: Whilst support is given to the continued promotion of development within the allocated Core Development Areas, it must be recognised that each of the Core Development Areas will continue to pose significant issues for those parties who have responsibility for the delivery thereof.</p> <p>It is noted that in respect of some of the identified CDA's, that the Council have proposed additional land allocations to support the delivery thereof, and support is given to the Council in this regard.</p> <p>This having been said, it is considered that each of the identified CDA's would benefit significantly from a similar approach on the part of the Council, when suitable land exists to accommodate additional residential expansion beyond the currently allocated limits.</p> <p>Accordingly, it is considered that the fourth bullet point under Aim 1 should be expanded to read as follows:</p> <p>"Continue to promote development within core development areas (CDA's), with additional land allocation being directed to these areas to support their long term delivery/viability."</p> <p>Aim 3: It is considered that the first and second bullet points should be expanded to read as follows:</p> <p>"Provide a generous supply of housing land and provide for a minimum five year effective supply of housing land at all times."</p>	<p>Continued support for the CDAs is noted and agreed. Further residential development will be supported in appropriate locations provided that there are no infrastructure constraints in particular as smaller sites will help to aid the effective housing land supply in West Lothian.</p> <p>It is not considered that the text will be amended at the proposed plan stage.</p> <p>In terms of infrastructure, the council will continue to seek to ensure that there is no infrastructure deficit from any proposed developments that would put at risk the council's overall development plan strategy.</p>

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					<p>"Continue to promote development within core development areas (CDA's), with additional land allocation being directed to these areas to support their long term delivery/viability."</p> <p>These changes are considered to be essential in order to ensure that the Council meets the housing land commitments conferred on it under the terms of SPP.</p> <p>Aim 4: The current Local Plan places significant burdens on developers in the form of those developer contributions which the Council have indicated are required in order to support the delivery of those sites which are allocated for development, this being especially so in relation to the various CDA allocations.</p> <p>The level of contributions, which the Council has indicated is required in respect of the CDA sites, is such that it has the potential to threaten the ability of the sponsors of each of these sites to deliver the full scale of development set down for these sites within the adopted Local Plan.</p> <p>Accordingly it is of vital importance that the Council should adopt a more reasonable and pragmatic view as to the level of developer contributions, which it will seek and as such, it is considered that the wording of the bullet point should be amended to read as follows:</p> <p>"Ensure that infrastructure and facilities are provided to support population and economic growth and where appropriate, secure developer contributions towards such provision, ensuring at all times that the level of any such contributions does not threaten the viability of the developments in question."</p>	
			Vision	4	No response	Noted
			1	5	<p>With regards to the Preferred Approach, it is not accepted that the former Vion site should be reallocated for residential development purposes, with it being considered that for the time being, this site should be retained for industrial/business purposes in the hope that any suitable employment generating use for the site can be identified during the plan period.</p> <p>Significant land allocations already exist within the East Broxburn portion of the wider Winchburgh/East Broxburn CDA and it is submitted that any additional land allocations within Broxburn should, in the first instance, be directed towards the</p>	<p>Not agreed. There will be significant employment land still in place within the Broxburn and Uphall area to enable employment land demand to be met and developed, including sites allocated as Enterprise Areas.</p> <p>It is not considered that this allocation will significantly prejudice the development of the nearby CDAs.</p>

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					existing CDA allocation as a means of supporting the long terms delivery of this existing allocation, rather than directing development to a competing site elsewhere within the town.	
			1	6	Support is given for that aspect of the Alternative Approach, which seeks to retain the existing employment allocation that relates to the Vion site in Broxburn.	Comments noted, however it is intended the Vion site is to be allocated as housing, as part of the overall LDP preferred development strategy.
			1	7	No response	Noted
			1	8	No response	Noted
			1	9	<p>The inclusion of housing within the site at Linhouse, Livingston is not considered to be appropriate, with it being submitted that the potential allocation of 250 units thereto should either be divided across the existing range of CDA allocations or alternatively, redirected to more appropriate housing locations elsewhere within the Council area.</p> <p>For the time being, whilst it is accepted that the single user status of the Linhouse site is no longer appropriate, it is considered that it should be retained for employment/business purposes, with it being submitted that the inclusion of a residential element within any mixed use proposals for the site could prejudice the ability of the site to secure employment generating uses.</p>	<p>The approach to Linhouse will be determined as the LDP progresses to proposed plan stage</p> <p>Existing CDAs continue to be supported as some CDAs have been given additional allocations beyond those originally provided in the WLLP CDA strategy.</p>
			1	10	For the reasons stated in relation to Q9, it is considered that the Linhouse site should be retained and promoted solely for employment related purposes.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	11	No response	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	<p>Whilst support is given for the Preferred Approach, it is considered that the Council should aim to allocate further housing land over and above the 26,347 units indicated. By increasing the extent of the overall allocation, the Council will create the circumstances which will best ensure that the delivery of completed units on the ground meets the actual level of demand, thus taking more fully into account the Council's acknowledgment that not all allocated sites will come forward within the specified periods and also the fact that where sites do come forward, they may not always be able to deliver their full allocation.</p> <p>Given the above, it is submitted that the Plan should seek to allocate land at a level that exceeds the base supply by at least 20%, this being in line with the upper extent of the generosity level outlined within SPP.</p>	Not agreed. Whilst noting the reference to SPP in terms of allocating sites for housing, the council contends that it has provided for a generous supply of housing land and this supply is spread around West Lothian to cater for differing market demand and needs. This will help ensure that the council achieves and maintains an effective supply. Decisions on allocations have also been linked to available infrastructure.
			3	16	Alternative Strategy 1 is considered to be wholly inappropriate	Noted and agreed. The preferred approach has been taken

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					in so far as it will not create the circumstances required in order to ensure that the future housing needs within the Council area can be met in full.	forward to the Proposed Plan.
			3	17	Alternative Strategy 2 is considered to be wholly inappropriate in so far as it will not create the circumstances required in order to ensure that the future housing needs within the Council area can be met in full.	Noted and agreed. The preferred approach has been taken forward to the Proposed Plan.
			3	18	No response	Noted
			3	19	<p>It is considered that the Council can best meet its obligation to maintain, at all times, an effective and generous five year supply of housing land by allocating sufficient land to exceed the base housing supply target by at least 20%. The additional sites, which are brought forward in this regard, should be of a range of different scales and locations, thus reducing the level of dependency, which presently exists in respect of the delivery of the CDA allocations in the short term.</p> <p>It is fully acknowledged that in the longer term, the output from the CDAs will meet a significant proportion of the Council's overall housing land requirement but this does not address the fact that in the short term, the Council has a real issue in terms of its effective housing land supply, which can only reasonably be addressed by the allocation of further effective housing land to combat the short to medium term short fall in the effective supply.</p>	<p>Not agreed. The council has made district wide allocations as well as providing additional support to the CDAs and Heartlands by providing additional housing units to these sites.</p> <p>As well as the difficulty in meeting effective housing land supply targets due to the economic downturn, it must also be borne in mind that due to the complexity of CDA proposals in securing the required infrastructure, these sites have been developed at a slower pace, but there is now real progress being made in housing land supply at Winchburgh and Armadale South CDAs as well as the large allocations at Wester Inch and Heartlands in Whitburn.</p>
			3	20-22	No response to questions 20-22	Noted.
			3	23	<p>Whilst support is given to the Councils intention to continue to support development within the allocated CDA sites, it is considered that on the same basis that the Council has sought to justify the additional housing land allocation within Winchburgh, further allocations should also be directed towards the East Broxburn portion of the wider CDA.</p> <p>It is submitted that scope exists to extend the East Broxburn portion of the wider CDA onto land that lies to the immediate west side of the CDA-GW site. It is not accepted that extending the development into this area of land would be either visually or environmentally intrusive, as has been suggested by the Council, with it being considered first of all that development within this area would be both physically and visually contained by existing natural features and secondly, that any development of this land would link both logically and naturally with the land that has already been allocated for development.</p>	<p>Not agreed. Existing field boundaries at Pyothall to the west of the existing CDA allocation 'GW' will generate an acceptable boundary to the CDA, particularly when structural landscaping is introduced. Extending this CDA Northwards will similarly allow for structural landscaping to ensure the CDA is well integrated into the landscape.</p> <p>It is considered that there is no requirement in numbers required in this CDA allocation and the extension at Winchburgh is less intrusive in landscape terms than extending any of the CDA allocations further at East Broxburn.</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					Notwithstanding the above noted comments, it is further submitted that the additional areas of land which the Council proposes to include within the boundary of the East Broxburn portion of the CDA should be accompanied by an increase in the overall capacity of the site, this increase being linked directly to the justification that the Council has used to support the increased in the capacity of the Winchburgh allocation.	
			3	24	The Alternative Approach is not supported with it being considered that the Council should do all that it can, including allocating additional capacity thereto, to support the delivery of all of the allocated CDA sites.	Noted. See response to question 23 also.
			3	25-34	No response to questions 25-34	Noted.
			3	35	Support is given to the Preferred Approach, with it being noted specifically that in reviewing the current approach to the provision of affordable housing, the basis of which must be set out within the Local Development Plan in order to inform the proposed SPG, the Council must recognise as a matter of absolute necessity, that due to the significant cost associated with their development, the target of 25% affordable housing provision within the identified CDAs is unreasonable and has the potential to threaten the financial viability of all of these allocations. Accordingly, it is submitted that within the review of the current requirements for the provision of affordable housing, the target figure of 25% affordable housing within the CDAs be significantly reduced in order to support the viability and delivery of these allocated developments.	Support noted for the preferred approach. The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is also proposed.
			3	36-37	No response to questions 36-37	Noted
			4	38	Given to nature of the Alternative Approach, which it is submitted is both unrealistic and unjustifiable, support must, by default, be given to the Preferred Approach. This support is however conditional upon the Council adopting a realistic approach to the level of developer contributions that can reasonably be carried by allocated sites and in particular the CDA allocations. To this end, it is submitted that the Council's current "wish list" of developer contributions has the real potential to threaten the viability and hence deliverability of the full capacity of all of the CDA sites and that accordingly, the Council must fully reassess, with the assistance of the developers/land owners concerned, the actual level of contributions that each of these sites is able to carry, this being especially so in relation to the Council's expectations as regards educational contributions.	Not agreed. The council seeks to ensure that all developer contributions asked for accord with all the tests in Circular 1/2010 'Planning Agreements' and the council is required to accord with SESplan policy requirements for infrastructure in particular policies 1, 5, 8 & 9, including reasonableness in terms of costs. Costs can be considered unreasonable by developers who perhaps have spent too much on buying the land, but the costs in most circumstances would not preclude development from taking place.

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				39-40	No response to questions 39-40	Noted
			4	41	The required level of infrastructure provision which is necessary to support the delivery of the scale of growth envisaged by the Council can only be delivered if the Council is willing to first of all engage in a meaningful way with the development/housing building industry to establish the real constraints that are imposed by these upfront cost requirements and secondly if the Council is willing to explore means by which it can forward fund investments in its educational estate, which is the only practicable means by which the Council can ensure that sufficient school capacity exists as and when it is needed, rather than by expecting the housing building industry to meet these costs at the outset.	The council is willing to discuss in certain cases phased payments in order to help the development industry develop infrastructure. However, upfront infrastructure costs are necessary in most cases as this will help the council to deliver infrastructure on the ground, particularly in the school estate, to help to deliver the required infrastructure.
			4	42	No response	Noted
			4	43	It is submitted that the Council should continue to support the development of a new rail station at Winchburgh as the delivery of the same is considered to be essential if the full allocated capacity of the Winchburgh site is to be realised without detriment to the promotion of more sustainable patterns of transport.	Noted and agreed.
			4	44	No response	Noted
			5	45-82	No response to questions 45-82	Noted
			6	83	The requirement for developer contributions towards the provision of "Public Art" is considered to represent an out dated and unnecessary burden upon the residential development sector and accordingly, the Preferred Approach is not supported. Should the Council be of a mind that, in any given location, there is a demonstrable need for the installation of pieces of public art, it is respectfully suggested that such items should be funded by the Council themselves.	Not agreed. Developers should be required to fund public art associated with their development as such pieces of art will likely be sites close to or within their development site and therefore will be intrinsic to it.
			6	84	Full support is given to the Alternative Approach on the basis of the financial burden that it will remove from an already stressed development sector.	Not agreed. The preferred approach has been taken forward to the Proposed Plan. The council has previously reduced the amount of contribution required from public art and has sought to support the development industry when it has deemed possible to do so.
			6	85	No response	Noted
			7	86-91	No response to questions 86-91	Noted
			7	92	Whilst the Preferred Approach is generally supported, it is considered that its terms should be extended so as to make clear the statutory responsibilities that fall upon the Council themselves to address and deal with matters of air quality rather than, by implication, appearing to suggest that this	Noted, the council is the responsible authority to deal with air quality issues, but by implication this may include the collaboration of the development industry to ensure air quality targets are met, by seeking to reduce car use and supporting public transport alternatives to assist meeting AQMA targets.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					responsibility rests with the development industry	
			7	93	No response	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0060	Ogilvie Homes	Andrew Bennie for Andrew Benning Planning Limited	Vision	1	<p>Whilst the terms of The Vision is both reasonable and appropriate, it is considered that in order for it to make any real sense, it must contain some form of mechanism which will allow for it stated objectives to be assessed against actual key milestones.</p> <p>Without such measures, it will simply not be possible to assess, at the end of the plan period, whether or not The Vision has been realised.</p> <p>Such measures should follow the established SMART protocol whereby the stated outcomes should be Specific, Measurable, Achievable, Relevant and Time framed.</p> <p>It is considered that these SMART objectives could be added as bullet points at the end of the Vision itself.</p>	<p>Agreed in part. The council will periodically provide update reports on the LDP to the council which third parties will be able to note.</p> <p>The SMART protocol will be achieved in part through these reports.</p>
			Vision	2	No response	Noted
			Vision	3	<p>The following comments are raised in respect of those of the stated Aims, which are of relevance to my client's interests within West Lothian.</p> <p>Aim 1: Whilst support is given to the continued promotion of development within the allocated Core Development Areas, it must be recognised that each of the Core Development Areas will continue to pose significant issues for those parties who have responsibility for the delivery thereof.</p> <p>It is noted that in respect of some of the identified CDA's, that the Council have proposed additional land allocations to support the delivery thereof, and support is given to the Council in this regard.</p> <p>This having been said, it is considered that each of the identified CDA's would benefit significantly from a similar approach on the part of the Council, when suitable land exists to accommodate additional residential expansion beyond the currently allocated limits.</p> <p>Accordingly, it is considered that the forth bullet point under Aim 1 should be expanded to read as follows:</p>	<p>Continued support for the CDAs is noted and agreed. Further residential development will be supported in appropriate locations provided that there are no infrastructure constraints in particular as smaller sites will help to aid the effective housing land supply in West Lothian.</p> <p>It is not considered that the text will be amended at the proposed plan stage.</p> <p>In terms of infrastructure, the council will continue to seek to ensure that there is no infrastructure deficit from any proposed developments that would put at risk the council's overall development plan strategy.</p>

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					<p>"Continue to promote development within core development areas (CDA's), with additional land allocation being directed to these areas to support their long term delivery/viability."</p> <p>Aim 3: It is considered that the first and second bullet points should be expanded to read as follows:</p> <p>"Provide a generous supply of housing land and provide for a minimum five year effective supply of housing land at all times."</p> <p>"Continue to promote development within core development areas (CDA's), with additional land allocation being directed to these areas to support their long term delivery/viability."</p> <p>These changes are considered to be essential in order to ensure that the Council meets the housing land commitments conferred on it under the terms of SPP.</p> <p>Aim 4: The current Local Plan places significant burdens on developers in the form of those developer contributions which the Council have indicated are required in order to support the delivery of those sites which are allocated for development, this being especially so in relation to the various CDA allocations.</p> <p>The level of contributions, which the Council has indicated is required in respect of the CDA sites, is such that it has the potential to threaten the ability of the sponsors of each of these sites to deliver the full scale of development set down for these sites within the adopted Local Plan.</p> <p>Accordingly it is of vital importance that the Council should adopt a more reasonable and pragmatic view as to the level of developer contributions, which it will seek and as such, it is considered that the wording of the bullet point should be amended to read as follows:</p> <p>"Ensure that infrastructure and facilities are provided to support population and economic growth and where appropriate, secure developer contributions towards such provision, ensuring at all times that the level of any such contributions does not threaten the viability of the developments in question."</p>	

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			Vision	4	No response	Noted
			1	5	<p>With regards to the Preferred Approach, it is not accepted that the former Vion site should be reallocated for residential development purposes, with it being considered that for the time being, this site should be retained for industrial/business purposes in the hope that any suitable employment generating use for the site can be identified during the plan period.</p> <p>Significant land allocations already exist within the East Broxburn portion of the wider Winchburgh/East Broxburn CDA and it is submitted that any additional land allocations within Broxburn should, in the first instance, be directed towards the existing CDA allocation as a means of supporting the long terms delivery of this existing allocation, rather than directing development to a competing site elsewhere within the town.</p>	<p>Not agreed. There will be significant employment land still in place within the Broxburn and Uphall area to enable employment land demand to be met and developed, including sites allocated as Enterprise Areas.</p> <p>It is not considered that this allocation will significantly prejudice the development of the nearby CDAs.</p>
			1	6	Support is given for that aspect of the Alternative Approach, which seeks to retain the existing employment allocation that relates to the Vion site in Broxburn.	Comments noted, however it is intended the Vion site is to be allocated as housing, as part of the overall LDP preferred development strategy.
			1	7	No response	Noted
			1	8	No response	Noted
			1	9	<p>The inclusion of housing within the site at Linhouse, Livingston is not considered to be appropriate, with it being submitted that the potential allocation of 250 units thereto should either be divided across the existing range of CDA allocations or alternatively, redirected to more appropriate housing locations elsewhere within the Council area.</p> <p>For the time being, whilst it is accepted that the single user status of the Linhouse site is no longer appropriate, it is considered that it should be retained for employment/business purposes, with it being submitted that the inclusion of a residential element within any mixed use proposals for the site could prejudice the ability of the site to secure employment generating uses.</p>	<p>The approach to Linhouse will be determined as the LDP progresses to proposed plan stage</p> <p>Existing CDAs continue to be supported as some CDAs have been given additional allocations beyond those originally provided in the WLLP CDA strategy.</p>
			1	10	For the reasons stated in relation to Q9, it is considered that the Linhouse site should be retained and promoted solely for employment related purposes.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	11	No response	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Whilst support is given for the Preferred Approach, it is considered that the Council should aim to allocate further housing land over and above the 26,347 units indicated. By increasing the extent of the overall allocation, the Council will create the circumstances which will best ensure that the	Not agreed. Whilst noting the reference to SPP in terms of allocating sites for housing, the council contends that it has provided for a generous supply of housing land and this supply is spread around West Lothian to cater for differing market demand and needs. This will help ensure that the council

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					<p>delivery of completed units on the ground meets the actual level of demand, thus taking more fully into account the Council's acknowledgment that not all allocated sites will come forward within the specified periods and also the fact that where sites do come forward, they may not always be able to deliver their full allocation.</p> <p>Given the above, it is submitted that the Plan should seek to allocate land at a level that exceeds the base supply by at least 20%, this being in line with the upper extent of the generosity level outlined within SPP.</p>	achieves and maintains an effective supply. Decisions on allocations have also been linked to available infrastructure.
			3	16	Alternative Strategy 1 is considered to be wholly inappropriate in so far as it will not create the circumstances required in order to ensure that the future housing needs within the Council area can be met in full.	Noted and agreed. The preferred approach has been taken forward to the Proposed Plan.
			3	17	Alternative Strategy 2 is considered to be wholly inappropriate in so far as it will not create the circumstances required in order to ensure that the future housing needs within the Council area can be met in full.	Noted and agreed. The preferred approach has been taken forward to the Proposed Plan.
			3	18	No response	Noted
			3	19	<p>It is considered that the Council can best meet its obligation to maintain, at all times, an effective and generous five year supply of housing land by allocating sufficient land to exceed the base housing supply target by at least 20%. The additional sites, which are brought forward in this regard, should be of a range of different scales and locations, thus reducing the level of dependency, which presently exists in respect of the delivery of the CDA allocations in the short term.</p> <p>It is fully acknowledged that in the longer term, the output from the CDAs will meet a significant proportion of the Council's overall housing land requirement but this does not address the fact that in the short term, the Council has a real issue in terms of its effective housing land supply, which can only reasonably be addressed by the allocation of further effective housing land to combat the short to medium term short fall in the effective supply.</p>	<p>Not agreed. The council has made district wide allocations as well as providing additional support to the CDAs and Heartlands by providing additional housing units to these sites.</p> <p>As well as the difficulty in meeting effective housing land supply targets due to the economic downturn, it must also be borne in mind that due to the complexity of CDA proposals in securing the required infrastructure, these sites have been developed at a slower pace, but there is now real progress being made in housing land supply at Winchburgh and Armadale South CDAs as well as the large allocations at Wester Inch and Heartlands in Whitburn.</p>
			3	20-22	No response to questions 20-22	Noted.
			3	23	Whilst support is given to the Councils intention to continue to support development within the allocated CDA sites, it is considered that on the same basis that the Council has sought to justify the additional housing land allocation within Winchburgh, further allocations should also be directed towards the East Broxburn portion of the wider CDA.	Not agreed. Existing field boundaries at Pyothall to the west of the existing CDA allocation 'GW' will generate an acceptable boundary to the CDA, particularly when structural landscaping is introduced. Extending this CDA Northwards will similarly allow for structural landscaping to ensure the CDA is well integrated into the landscape.

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					<p>It is submitted that scope exists to extend the East Broxburn portion of the wider CDA onto land that lies to the immediate west side of the CDA-GW site. It is not accepted that extending the development into this area of land would be either visually or environmentally intrusive, as has been suggested by the Council, with it being considered first of all that development within this area would be both physically and visually contained by existing natural features and secondly, that any development of this land would link both logically and naturally with the land that has already been allocated for development.</p> <p>Notwithstanding the above noted comments, it is further submitted that the additional areas of land which the Council proposes to include within the boundary of the East Broxburn portion of the CDA should be accompanied by an increase in the overall capacity of the site, this increase being linked directly to the justification that the Council has used to support the increased in the capacity of the Winchburgh allocation.</p>	It is considered that there is no requirement in numbers required in this CDA allocation and the extension at Winchburgh is less intrusive in landscape terms than extending any of the CDA allocations further at East Broxburn.
			3	24	The Alternative Approach is not supported with it being considered that the Council should do all that it can, including allocating additional capacity thereto, to support the delivery of all of the allocated CDA sites.	Noted. See response to question 23 also.
			3	25-34	No response to questions 25-34	Noted.
			3	35	<p>Support is given to the Preferred Approach, with it being noted specifically that in reviewing the current approach to the provision of affordable housing, the basis of which must be set out within the Local Development Plan in order to inform the proposed SPG, the Council must recognise as a matter of absolute necessity, that due to the significant cost associated with their development, the target of 25% affordable housing provision within the identified CDAs is unreasonable and has the potential to threaten the financial viability of all of these allocations.</p> <p>Accordingly, it is submitted that within the review of the current requirements for the provision of affordable housing, the target figure of 25% affordable housing within the CDAs be significantly reduced in order to support the viability and delivery of these allocated developments.</p>	Support noted for the preferred approach. The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is proposed.
			3	36-37	No response to questions 36-37	Noted
			4	38	Given to nature of the Alternative Approach, which it is submitted is both unrealistic and unjustifiable, support must, by default, be given to the Preferred Approach. This support is however conditional upon the Council adopting a realistic	Not agreed. The council seeks to ensure that all developer contributions asked for accord with all the tests in Circular 1/2010 'Planning Agreements' and the council is required to accord with SESplan policy requirements for infrastructure in

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					<p>approach to the level of developer contributions that can reasonably be carried by allocated sites and in particular the CDA allocations.</p> <p>To this end, it is submitted that the Council's current "wish list" of developer contributions has the real potential to threaten the viability and hence deliverability of the full capacity of all of the CDA sites and that accordingly, the Council must fully reassess, with the assistance of the developers/land owners concerned, the actual level of contributions that each of these sites is able to carry, this being especially so in relation to the Council's expectations as regards educational contributions.</p>	<p>particular policies 1, 5 8 & 9, including reasonableness in terms of costs.</p> <p>Costs can be considered unreasonable by developers who perhaps have spent too much on buying the land, but the costs in most circumstances would not preclude development from taking place.</p>
			4	39-40	No response to questions 39-40	Noted
			4	41	The required level of infrastructure provision which is necessary to support the delivery of the scale of growth envisaged by the Council can only be delivered if the Council is willing to first of all engage in a meaningful way with the development/housing building industry to establish the real constraints that are imposed by these upfront cost requirements and secondly if the Council is willing to explore means by which it can forward fund investments in its educational estate, which is the only practicable means by which the Council can ensure that sufficient school capacity exists as and when it is needed, rather than by expecting the housing building industry to meet these costs at the outset.	The council is willing to discuss in certain cases phased payments in order to help the development industry develop infrastructure. However, upfront infrastructure costs are necessary in most cases as this will help the council to deliver infrastructure on the ground, particularly in the school estate, to help to deliver the required infrastructure.
			4	42	No response	Noted
			4	43	It is submitted that the Council should continue to support the development of a new rail station at Winchburgh as the delivery of the same is considered to be essential if the full allocated capacity of the Winchburgh site is to be realised without detriment to the promotion of more sustainable patterns of transport.	Noted and agreed.
			4	44	No response	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-82	No response to questions 48-82	Not agreed. Developers should be required to fund public art associated with their development as such pieces of art will likely be sites close to or within their development site and therefore will be intrinsic to it.
			6	83	The requirement for developer contributions towards the provision of "Public Art" is considered to represent an out dated and unnecessary burden upon the residential development sector and accordingly, the Preferred Approach is not supported.	Not agreed. The preferred approach has been taken forward to the Proposed Plan. The council has previously reduced the amount of contribution required from public art and has sought to support the development industry when it has deemed possible to do so.

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					Should the Council be of a mind that, in any given location, there is a demonstrable need for the installation of pieces of public art, it is respectfully suggested that such items should be funded by the Council themselves.	
			6	84	Full support is given to the Alternative Approach on the basis of the financial burden that it will remove from an already stressed development sector.	Noted
			6	85	No response	Noted
			7	86-91	No response to questions 86-91	Noted, the council is the responsible authority to deal with air quality issues, but by implication this may include the collaboration of the development industry to ensure air quality targets are met, by seeking to reduce car use and supporting public transport alternatives to assist meeting AQMA targets.
			7	92	Whilst the Preferred Approach is generally supported, it is considered that its terms should be extended so as to make clear the statutory responsibilities that fall upon the Council themselves to address and deal with matters of air quality rather than, by implication, appearing to suggest that this responsibility rests with the development industry	Noted
			7	93	No response	Noted
			8	94-98	No response to questions 94-98	
MIRQ0061	Jen Scott	N/A	3		PREFERRED HOUSING SITES EOI-0045, EOI-0184 and EOI-0120 the Glebe, Oatlands and Clarendon, Linlithgow Objects to identification of the sites for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0062	Scottish Canals	Christopher Breslin	Vision	1-4	No response to questions 1-4	Noted
			1	5-6	No response to questions 5-6	Noted

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			1	7	Highlight the role of the Union canal and its surrounding corridor as an opportunity to create jobs and commercial activity. The canal represents a corridor of sustainable development where access, boating, living on water, commercial activities and sustainable technologies (renewable energy / SUDS) can all come together in both urban and rural environments.	Noted. The proposed plan will reflect. The canals potential for surface water run-off is also noted.
			1	8-11	No response to questions 8-11	Noted.
			2	12-13	No response to questions 12-13	Noted.
			2	14	Promote the Union Canal as an opportunity to facilitate regeneration projects in West Lothian. The Forth and Clyde Canal passes through some of the most challenging urban regeneration areas in Scotland and a plethora of community based, recreational and social initiatives are springing up on and alongside the canal. The canal should be seen as a future opportunity to assist wider area regeneration objectives.	Noted and agreed, reference is made to the potential of the canal in several sections of the LDP proposed plan. The council also supports development potential of the canal in Broxburn.
			3	15	Yes	Noted.
			3	16-18	No response to questions 16-18	Noted.
			3	19	If one of the constraints to delivering housing sites is appropriate drainage solutions Scottish Canals would offer the Union Canal as an opportunity for developments nearby the canal to drain surface water discharge into the canal. Scottish Canals is a member of the Metropolitan Glasgow Sustainable Drainage partnership which is identified as a National development in NPF3 which is promoting the canal in the Glasgow area as a conduit for taking surface water discharge to enable currently constrained development sites to be brought forward. If successful Scottish Canals would wish to undertake this initiative in other areas where development is proposed adjacent to the canal. The canal also offers the scope for renewable technologies such as heat transfer from the canal which could again help unlock development sites.	Noted, supporting surface water drainage is referred to in the LDP proposed plan as a way of assisting surface water drainage from certain development site and is also an effective way of supporting SUDs.
			3	20-28	No response to questions 20-28	Noted
			3	29	Yes	Support Noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30-37	No response to questions 30-37	Noted
			4	38-39	No response to questions 38-39	Noted
			4	40	If one of the constraints to delivering housing sites is appropriate drainage solutions Scottish Canals would offer the Union Canal as an opportunity for developments nearby the canal to drain surface water discharge into the canal. Scottish Canals is a member of the Metropolitan Glasgow Sustainable Drainage partnership which is identified as a National development in NPF3 which is promoting the canal in the Glasgow area as a conduit for taking surface water discharge to enable currently constrained development sites to be brought forward. If successful Scottish Canals would wish to undertake this initiative in other areas where development is proposed adjacent to the canal. The canal also offers the scope for renewable technologies such as heat transfer from the canal which could again help unlock development sites. In instances where development sites adjacent to the canals are 'stacking up' commercially, developers should contribute towards the upgrading canal facilities.	Noted, supporting surface water drainage is referred to in the LDP proposed plan as a way of assisting surface water drainage from certain development site and is also an effective way of supporting SUDs. It is agreed that developers should contribute to canal facilities being upgraded and Scottish Canals should make the council aware of such requirements in consultation responses to planning applications.
			4	41-43	No response to questions 41-43	Noted
			4	44	Yes. Scottish Canals would like to further promote the Union Canal as a means of travelling around West Lothian and would support the development and implementation of further long-distance walking and cycling networks which the Canal is already a key feature of.	The Union Canal is an important active travel and recreational travel corridor, as recognised by its designation as a National Cycle Network route and designation of such routes as national developments in the Scottish Government's National Planning Framework. West Lothian Council also recognises the strategic and local role of the Union Canal. The Council is preparing an Active Travel Plan which seeks to support further development of active travel routes in and around West Lothian, linking to existing networks, of which the Union Canal (NCN754) is one.
			5	45-47	No response to questions 45-47	Noted
			6	48-79	No response to questions 48-79	Noted
			6	80	Yes. Scottish Canals would wish to assist West Lothian Council in the preparation of additional Supplementary Guidance for the Union Canal in order that existing and future hubs of	Noted. The Union Canal is an important active travel and recreational travel corridor, as recognised by its designation as a National Cycle Network route and designation of such routes

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					leisure / tourism / housing opportunities be brought forward on appropriate sites. We would also wish to see all existing and preferred sites adjacent to the canal promoted and designed to take account of and maximise their waterside location, to take drainage into the canal and improvements be made to nearby canal facilities and amenities funded by commercially viable projects (developer contributions). Scottish Canals supports the identification of major hubs on the Canal e.g. Linlithgow, Winchburgh and Broxburn but would add that other opportunities should be promoted in terms of a tourism/leisure corridor of hubs including Park Farm, Muirend Farm, Philipstoun. In some cases there will be a need to upgrade and provide new canal-related facilities which will require a level of enabling development.	as national developments in the Scottish Government's National Planning Framework. West Lothian Council also recognises the strategic and local role of the Union Canal. The Council is preparing an Active Travel Plan which seeks to support further development of active travel routes in and around West Lothian, linking to existing networks, of which the Union Canal (NCN754) is one. It is agreed that developers should contribute to canal facilities being upgraded and Scottish Canals should make the council aware of such requirements in consultation responses to planning applications. Such requirements should be identified early on. In the East Broxburn CDA, land for canal related facilities is required having regard to the Edinburgh- West Lothian Union Canal moorings study, previously produced by British waterways.
			7	81	No	Noted and agreed, the preferred approach is being taken forward in the proposed plan.
			7	82-85	No response to questions 82-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0063	Liz Bruce	N/A	3		PREFERRED HOUSING SITES EOI-0068 Preston Farm, Linlithgow Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0064	Robert Bruce	N/A	3		PREFERRED HOUSING SITES EOI-0068 Preston Farm, Linlithgow Objects to identification of the site for residential	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow,

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					development.	having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0065	Shirley & Richard Illman	N/A	3&4		Concerned about impact of new residential development at Linlithgow and Winchburgh on rail services and specifically the inadequacy of car parking at stations. Suggests provision should be made to enable car parking to be extended to accommodate future development.	The council has commissioned a Transport Assessment which will inform the Proposed Plan. Planning permission in principle was granted for the erection of a single storey decked car park and the realignment of the existing car park east of the Regent Centre in June 2013. It is now for the site owners to decide whether they progress this.
MIRQ0066	Mr & Mrs Perry	N/A	Vision	1, 2 & 4	No response to questions 1-2 and 4	Noted
			Vision	3	Yes	Noted and agreed
			1	5	Yes	Noted and agreed
			1	6	No response	Noted
			1	7	No response	Noted
			1	8	Yes	Noted and agreed
			1	9	Yes	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Yes	Noted and agreed
			1	11	Yes	Noted and agreed
			2	12	Yes	Noted and agreed
			2	13-14	No response to questions 13-14	Noted
			3	15	Yes	Noted and agreed
			3	16	No response	Noted
			3	17	No response	Noted
			3	18	No response	Noted

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			3	19	No response	Noted
			3	20	Yes	Noted and agreed
			3	21	No response	Noted
			3	22	No response	Noted
			3	23	Yes	Noted and agreed
			3	24	No response	Noted
			3	25	Yes	Noted and agreed
			3	26	No response	Noted
			3	27	No response	Noted
			3	28	No response	Noted
			3	29	Yes	<p>Support Noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted
			3	31	Yes	Noted and agreed
			3	32	No response	Noted
			3	33	No response	Noted
			3	34	No response	Noted
			3	35	Yes	Noted and agreed
			3	36	No response	Noted
			3	37	No response	Noted
			4	38	Yes	Noted and agreed

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			4	39-44	No response to questions 39-44	Noted
			5	45	Yes	Noted and agreed
			5	46-47	No response to questions 46-47	Noted
			6	48	Yes	Noted and agreed
			6	49-85	No response to questions 49-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0067	Benthead Developments	DTD Planning Consultants	3		Seeks to amend original submission for site LATE-005, Harthill Road, Fauldhouse and promotes a smaller scale development of 13 house plots and maintains that there are no obstacles to development. Requests that settlement boundary of Fauldhouse be amended to accommodate the proposed development.	Notwithstanding the fact that a smaller site is now being promoted than that which was originally tabled, sufficient land has already been allocated in Fauldhouse and there is no need to augment this to meet housing land requirements. There are in any event significant concerns relative to the intrusive visual impact of such proposals on the edge of the settlement and it is not proposed to allocate this site in the Proposed Plan.
MIRQ0068	Maureen Daly	N/A	Vision	1-4	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15-28	No response to questions 15-28	Noted
			3	29	<p>No. The "area of restraint" should be maintained and rigidly enforced. The infrastructure constraints need to be resolved before any further housing developments are permitted. The traffic issues on the High Street must be resolved. Other issues such as air quality must be fixed.</p> <p>No. The current settlement boundaries need to be maintained. The constraints of the canal, the railway line and surrounding road and footpath need to be recognised. No developments south of the canal should be permitted until the road network is upgraded to support and such developments. The Manse Road bridge and Back Station Road are examples of road constraints.</p>	<p>Not agreed. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council are have commissioned transport appraisals with regard to the impacts from various allocations on the road network and this will determine various mitigations that will require to be made.</p>
			3	30	None. Not until the overall infrastructure has been improved to accommodate any housing developments.	Not agreed. Linlithgow has the potential, notwithstanding infrastructure constraints, to accommodate a certain level of development, subject to the infrastructure implications being properly addressed.
			3	31	No. No new developments until the infrastructure is sorted.	Not agreed. Linlithgow has the potential, notwithstanding

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					Obtain funding from a different source if the slips are considered a part of the solution.	infrastructure constraints, to accommodate a certain level of development, subject to the infrastructure implications being properly addressed. Supplementary planning guidance seeking developer contributions for traffic impacts could be developed by the council to mitigate developments, including providing the money required for the motorway slip roads.
			3	32-37	No response to questions 32-37	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-85	No response to questions 48-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0069	Linlithgow Cycling Action	Roger Livermore	3		Argues for cycling to be afforded a higher profile and given more consideration.	West Lothian Council is preparing an Active Travel Plan which seeks to promote active travel (walking, cycling and scooting) across communities in West Lothian. The LDP also promotes cycling as a means of healthy, affordable and sustainable travel through its policies and link to the Active Travel Plan.
			3		Identifies congestion in Linlithgow High Street as a particular issue.	It is noted that there is traffic congestion at particular peak times of day in the town centre. The council has undertaken traffic modelling to see what mitigatory measures could be introduced to minimise traffic congestion.
			3		Supports west facing slip roads on M9 and improved signage to encourage by-pass function.	West-facing slip roads on the M9 and greater use of the M9 as a means to bypass Linlithgow High Street is supported by the Council. The LDP will seek to secure developer contributions from development where appropriate to support the fruition of this project.
			3		Does not support removing the 'area of restraint' designation. Suggests other communities are more in need of investment. However, identifies where some specific exceptions.	<p>Not agreed. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council are have commissioned transport appraisals with regard to the impacts from various allocations on the road</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						network and this will determine various mitigations that will require to be made.
			3		Recommends creating safe cycling routes around the town as a means of encouraging cycling.	West Lothian Council is preparing an Active Travel Plan which seeks to promote active travel (walking, cycling and scooting) across communities in West Lothian. The Council continues to seek funding and secure investment in cycling and walking improvements in Linlithgow, most recently through the Sustrans Community Links programme which has seen significant enhancements for cycling access from NCN754 to the leisure centre amongst other locations.
			3		Identifies difficulties for people wishing to cycle to adjacent communities and seeks a major reduction in the volume and speed of traffic.	The Council recognises the growth in traffic volumes and will work with developers to mitigate the impacts of new development and promote modal shift to sustainable modes. There is also a role for individuals to make sustainable travel choices in their everyday lives.
			3		Suggests new housing on south side of Linlithgow could exacerbate traffic issues.	It is noted that there is traffic congestion at particular peak times of day in the town centre. The council has undertaken traffic modelling to see what mitigatory measures could be introduced to minimise traffic congestion.
MIRQ0070	Karen Anderson	N/A	3		PREFERRED HOUSING SITES EOI-0068 Preston Farm, Linlithgow Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0071	Michael Vickers	N/A	Vision	1	It is very unlikely that The vision statement can be met. Only on 10 October 2014 West Lothian Council notes an estimated budget gap of £30.4 million. This presumably is on top of any reduction concomitant with a reduction to the Scotland through the Barnett formula.	Noted, but not agreed. The council has a duty to aim for the vision statement in the LDP to be achieved. This will be assessed and an update provided on progress through the publication of a Monitoring Statement after the plan has been adopted by the council.

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			Vision	2-4	No response to questions 2-4	Noted
			1	5	Yes	Noted and agreed.
			1	6-8	No response to questions 6-8	Noted
			1	9	No. Increases in the number of houses only exacerbate the shortage of jobs.	Not agreed. Developing housing can in itself create jobs and will not in itself create a shortage of jobs. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10-11	No response to questions 10-11	Noted
			2	12	Yes. Regeneration should also include Linlithgow. There have been few local jobs other than at the Mill Road industrial estate for many years.	Noted and agreed. The council supports regeneration of Linlithgow including supporting the town centre and remaining employment allocations as well as looking to bring forward a medium term employment opportunity at Springfield in Linlithgow.
			2	13-14	No response to questions 13-14	Noted
			3	15-16	No response to questions 15-16	Noted
			3	17	Agrees with alternative strategy 2. As stated in question one it is unlikely that jobs can be found for all the additional housing provided even in the base case.	Not agreed, the council is looking to take forward the preferred development strategy as the most favoured and sustainable development option for West Lothian.
			3	18-22	No response to questions 18-22	Noted.
			3	23	Yes. However both primary and secondary schools are need asap in Winchburgh to take the pressure off Linlithgow Academy in particular.	Noted and agreed. Safeguards are in place to ensure the secondary school at Winchburgh is delivered at the appropriate time in terms of its infrastructure capacity and this is part of the Section 75 Legal Planning Agreement for the Winchburgh planning application.
			3	24-28	No response to questions 24-28	Noted
			3	29	Yes. Sequential development is essential so the infrastructure matches new housing for example roads, parking. See the community Council response to the MIR. Yes. See comment above. A sequential approach will allow careful choice of greenfield sites to match the demand for each development	Noted and agreed, a careful approach is required to ensure development matches the infrastructure constraints that clearly exist in Linlithgow.
			3	30	No response	Noted
			3	31	Yes. West facing slips can be no more than a safeguard; the slips may not provide the traffic relief that is expected of them. A key consideration for Linlithgow is that the High Street is that there is no easy opportunity for a bypass. At best there can be High Street relief roads north and south of the town allowing traffic to pass from Junction 3 to the Mill Road Industrial Estate and the top of Manse Road and vice versa.	Noted and agreed. A Transport Appraisal against various scenarios is being undertaken to assess various development strategies, including the development of west facing slips at junction 3 on the M9.
			3	32-34	No response to questions 32-34	Noted

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			3	35	Yes. New developments should deliver 25% rather than the current 15% Affordable Housing.	Noted, the council is producing a revised affordable housing SPG .
			3	36-37	No response to questions 36-37	Noted
			4	38	Yes. Developers should be required to fully underwrite the provision of infrastructure otherwise they should seek development elsewhere.	Noted and agreed.
			4	39-40	No response to questions 39-40	Noted
			4	41	By the developers paying in full. That's what capitalism is all about!	Noted, developer contributions being paid by developers will be commensurate with their developments and will accord with the requirements of Circular 1/2012 Planning Agreements.
			4	42	Yes. The preferred approach is laudable but here in Linlithgow there are few sites near the rail station and there are few jobs available in the town.	Noted. The council will still look to allocate sites in the most sustainable locations and to mitigate transport impacts be looking to secure mitigatory impacts such as close to bus route locations, subsidising bus travel and having cycle lane improvements.
			4	43	Yes. If Winchburgh is to be developed as planned this is essential.	Noted and agreed. There is a planning condition that requires that a rail station be in place and operational by the time the 1000th house is developed.
			4	44	No response	Noted
			5	45	Yes. Again laudable but competition that used to be with out of town supermarkets is moving to on-line shopping and leakage will continue to grow. It is unclear why policy restrictions in place will have any effect.	The council will continue to accord with its requirements from the SDP1 (SESplan) to the sequential approach to convenience shopping.
			5	46-47	No response to questions 46-47	Noted
			6	48	Yes	Noted and agreed
			6	49-56	No response to questions 49-56	Noted
			6	57	Yes	Noted and agreed
			6	58-59	No response to questions 58-59	Noted
			6	60	Yes	Noted and agreed
			6	61-65	No response to questions 61-65	Noted
			6	66	Yes	Noted and agreed
			6	67-70	No response to questions 67-70	Noted
			6	71	Yes. Unclear why Abercorn and Hopetoun have been singled out, Midhope Castle nearby is worth renovating.	Noted, the council considers that Abercorn and Hopetoun are more worthy of conservation area status than Midhope Castle at this time.
			6	72-79	No response to questions 72-79	Noted
			6	80	Yes. The same is true for the whole length of the Union Canal.	Noted and agreed
			6	81-82	No response to questions 81-82	Noted
			6	83	Yes. The Art Gallery in the Linlithgow Burgh Halls are a valuable contribution to art in West Lothian	Noted and agreed
			6	84-85	No response to questions 84-85	Noted

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			7	86	Yes	Noted and agreed
			7	87-91	No response to questions 87-91	Noted
			7	92	Yes. Linlithgow is a case in point.	Noted and agreed, consideration is being given to designating Linlithgow as an Air Quality Management Area.
			7	93	No response	Noted
			8	94-98	No response to questions 94-98	Noted
Additional Information :						
Too much of the meat of this Questionnaire is about housing and too little about jobs and their creation. Without jobs there is little point in building houses. It could be that the job market in Livingston is buoyant. Here in Linlithgow jobs are few and far between particularly for young people who in consequence are forced to look elsewhere. The situation is not helped by Linlithgow being increasingly a commuter town close to Edinburgh and Glasgow which drives up house prices. Yet the converse could be true with jobs moving from Edinburgh and Glasgow to Linlithgow helped by our proximity to Edinburgh Airport; but there looks to be little help coming from West Lothian Council.						
MIRQ0072	The Coal Authority	Anthony B Northcote	1, 3 & 8		Identifies the main areas of planning interest to the Coal Authority in terms of policy.	Comments noted.
			1, 3 & 8		SURFACE COAL RESOURCES AND PRIOR EXTRACTION Confirms that West Lothian has coal resources which are capable of extraction by surface mining operations and the coal mining legacy needs to be recognised and addressed. Advises that resources cover approximately two-thirds of the West Lothian Council area and seeks to ensure that coal resources are not unnecessarily sterilised by new development and that where this may be the case it would seek to secure the prior extraction of the coal. Notes that the plan area contains a number of sites from which coal has previously been removed by surface mining. Also notes that there are a number of other sites with licences for extraction, exploration and coal bed methane.	Appropriate policies in relation to minerals will be included in the Proposed Plan but will in any event require to be consistent with national guidance. It is acknowledged that care needs to be exercised to ensure that future mineral resources are not sterilised by inappropriate non-mineral development. The MIR intimates that the council will also seek to develop supplementary guidance for minerals. The council acknowledges the legacy of past mining activity, and the potential risk in terms of ground stability should these areas be developed. These locations are known and should a proposal come forward in any such location, ground stability issues will be identified and investigated prior to any development.
			8		Suggests that the aim for Issue 8 should be expanded to address the safeguarding of mineral resources in addition to their responsible extraction.	Comments noted. This can be reflected in the Proposed Plan.
			8	94, 95 & 96	Recommends that the existing six broad areas of search for coal extraction are reviewed, having regard to the views of the minerals industry and in the context of areas of search defined in neighbouring LDP's. Recommends that existing PEDL licences (133 and 162) should also be indicated in the LDP. Confirms preference for the 'Alternative' approach. Suggests topics that the LDP sets out in a policy context and	Neighbouring LDPs will be reviewed to identify areas of search and to establish relevant cross-boundary interests. Existing PEDL licences will be appropriately referenced in the Proposed Plan. Support for the 'alternative' approach is noted. Appropriate policies in relation to minerals will be formulated for inclusion in the Proposed Plan but will in any event require to be consistent with national guidance.

					that these should all be addressed within the LDP as opposed to being put in Supplementary Planning Guidance.	The manner in which policies and SG is dealt with in the Proposed Plan will require to have regard to Scottish guidance on Development Plan preparation, as set out in Circular 6/2013. Additional guidance, contained in a letter from the Chief Planner of 15 January 2015 is also material to the relationship between SGs and the Proposed Plan Cognisance will require to be afforded to the Scottish Energy Ministers announcement of 28 January that there is to be a moratorium on granting consents for unconventional oil and gas developments in Scotland whilst further research and a public consultation is carried out.
			8		Notes Policy NWR 19 is to be carried forward to the LDP but suggests that the issue of mining legacy and consequential ground instability is a significant issue within West Lothian and should also be included within a wider policy addressing contaminated and unstable land.	Policies will be reviewed to reflect current guidance.
			8		Offers assistance in drafting policy wording and wishes to be consulted and kept advised as the LDP is progressed.	Offer of assistance welcomed and noted.
MIRQ0073	East Calder & Wilkieston Community Council	Michelle Heron	3 & 4		IMPACT OF NEW DEVELOPMENT ON LOCAL TRANSPORT INFRASTRUCTURE Concerned that insufficient consideration has been given to the impact of residential development in and around East Calder on local transport infrastructure and in particular to the impact on the A71. Argues that without significant consideration and resource allocation to improve the A71 and surrounding transport routes, plus meaningful public transport provision, there will be extensive issues with capacity and congestion.	As with most proposals it is expected that without interventions there will be some impact on the transport network. The likely traffic impact of proposed new development has been appraised by the council and transport mitigation measures will be required as conditions of planning permission. Developers would be required to make improvements to the transport network in the area to mitigate the impact. The Proposed Plan will identify the transport improvements that are required and who will be required to fund the improvements SG has already been drafted and approved and will assist in providing practical improvements to this key east/west road corridor.
			3 & 4		Highlights existing traffic congestion going in to Edinburgh during peak times and fears this would be exacerbated.	The development of land at Calderwood already has the benefit of planning permission which already makes a number of demands on the developer including junction improvements, traffic signalisation and a half by-pass at Wilkieston.
			4		Identifies concerns about the physical condition of the A71.	This is outwith the competency of the Proposed Plan but comments are noted.
			4		Critical of inadequate and impractical measures associated with current Section 75 provisions which focus around the provision of bus lanes and public transport routes.	Comments noted but this Section 75 is a binding legal agreement between the council and developers and cannot be unilaterally unpicked or set aside at this time.
			4		Notes measures to promote greater use of Kirknewton & Uphall rail stations but deems these impractical on account of poor services and lack of parking.	The council is committed to securing the implementation of a programme of agreed works at Kirknewton Station. Uphall station has been substantially improved in recent years in terms of car parking and platform extensions and has witnessed a significant increase in usage making it one of the

						most popular on the network. Currently, no further works are proposed.
			4		Calls for improved co-ordination through SESPlan to produce a transport strategy to sustain the levels of development.	Cross-boundary transport issues are being assessed by SESplan as part of the work to produce SDP 2. The council is also in separate dialogue with the City of Edinburgh Council regarding specific traffic issues east of Broxburn.
			4		Calls for a similar integrated strategy to address NHS facility provision to ensure local provision capacity aligns with growing populations.	The council has undertaken discussions with NHS with a view to incorporating them in a new Partnership Facility in East Calder, but this may not take place in the building itself but they will be part of a wider 'campus'.
			3 & 4		Wishes to see the MIR amended to reflect issues raised.	To clarify, the MIR will not be revised. The next stage in the process will see the publication of the Proposed Plan. This will have had regard to the representations received in response to the MIR, but there is no obligation on the council to incorporate them. An opportunity to make representations on the Proposed Plan will however be afforded prior to it being submitted to Scottish Ministers for approval.
MIRQ0074	ASDA	Katherine Sneedeen for Jigsaw Planning	5		Critical of the MIR for not taking cognisance of the Asda store and other developments which have already taken place (or are about to take place) at Southdale. Suggests that the site and its immediate surrounding area should be recognised as a Local Neighbourhood Centre or a Commercial Centre based on Figure 15 in the MIR.	Comments noted. The designation of a Local Neighbourhood Centre will be reviewed and considered in light of the revised approved masterplan for Armadale.
MIRQ0075	Linlithgow Business Association	Jon Newey & Michael Vickers	1 & 5		Welcomes the MIR as a significant step forward in the development of West Lothian as a whole.	Noted
			1 & 5		Endorses representations made on the MIR by Linlithgow & Linlithgow Bridge Community Council.	Noted
			1 & 5		Criticises the council's approach to supporting business.	The council devotes a significant amount of resource to support business and encourage economic development and is therefore disappointed by this response. Comments have been noted and will be referred to the Economic Development service with a view to it engaging with the respondent to explore concerns in more detail.
			1 & 5		Asserts that the town's retail sector is under significant pressure from out-of-town retail parks, supermarket expansion and more recently online shopping. Expresses concern at the adverse economic consequences arising from the closure of County Buildings, the Sheriff Court and the Procurator Fiscals Office and the related relocation of large numbers of service-sector jobs.	The pressures on retailer are acknowledged and appreciated but are not unique to West Lothian. This is particularly true of online retailing which has seen unprecedented growth in recent years. The adopted West Lothian Local Plan has long required new retail development to be located within established town centres in the first instance. This embraces and is consistent with national planning policy guidance requiring a 'sequential' approach to be adopted when considering new retail floorspace and it is unlikely that that the Proposed Plan will take a radically different stance. The council recognises and is sensitive to community concerns about the cumulative impact the relocation of public sector functions away from the town is having. It has however recently

						made it known that it intends to establish a Partnership Centre in the County Buildings building once a programme of rehabilitation and renovation works have been completed and that this will return substantial number of public sector jobs to the town. It has recently completed upgrading works to the neighbouring Annexe and council services are now once again operating from there.
			1, 5 & 6		Suggests tourism adds little to the town's local economy (as visitors do not stay long enough). Advocates enhanced bus and parking facilities and better advertising as a mechanism for remedying this.	<p>It has been estimated that the West Lothian economy benefitted to the tune of approximately £150 million in 2012 from tourism and that visitor numbers to paid tourist attractions increased year on year by 13%. It would therefore be surprising if Linlithgow failed to get a significant share of this expenditure.</p> <p>The council has a well developed Local Tourism Strategy which seeks to maximise the potential economic benefits to the area. Short stay and day trip tourism in particular is emerging as an increasingly important sector and the council are keen to encourage and support this wherever it is practical to do so. Enhanced bus and parking facilities would undoubtedly contribute to this but there are unfortunately no quick fix solutions which are within the gift of the council to deliver.</p>
			1, 3, 5 & 6		Identifies the high cost of housing as having a detrimental effect on recruitment in the service sector. Supports affordable housing and affordable rents as a way of addressing this.	In simple economic terms the higher cost of housing in Linlithgow is to a large extent fuelled by the scarcity of supply and it is one of the reasons why the MIR is supportive of land being brought forward for new development. New market housing would help to alleviate the situation and would bring with it a much needed element of developer funded affordable housing.
			1 & 5		Seeks more support for Linlithgow's night-time economy (pubs and restaurants).	The council recognises the contribution which such business can make towards sustaining the vitality and viability of established town centres and is generally supportive of retail and leisure development being focused there providing they do not conflict with the legitimate amenity concerns of residential neighbours.
			1, 4, 5 & 6		Urges the council to support/encourage Hi-Tech and consultancy business development in Linlithgow. Suggests reconfiguring existing industrial space and other council property assets to facilitate this and to provide greater flexibility.	The council has committed to review policies governing the change of use of retail properties in Linlithgow High Street. It has also signalled a willingness to relax controls over the permitted uses of some office and industrial buildings, for example, at Oracle. Practically, it has signalled that space may even be possible to free up some accommodation for commercial businesses in the revamped County Buildings.
			1 & 5		Identifies traffic congestion and a shortage of car parking as issues for business development.	Noted
					Supports a strategy for car parking in the town that is responsive to the needs of retail businesses (allowing customers to 'browse' the street – linger longer and cater for shop deliveries.	Noted

			1 & 5		Seeks support from the Council for the two Business Improvement Districts in Linlithgow, and more generally to grow business and increase employment in all sectors.	The two Business Improvement Districts (Linlithgow town centre and Mill Road Industrial Estate) have now been established (2014). The council has been consistently supportive of these initiatives and is a key partner and funder.
MIRQ0076	David Elliot	N/A	3	29	Does not support removing the general 'area of restraint' designation. Believes that Linlithgow has historically accommodated sufficient new housing. Cites loss of productive agricultural land, additional traffic, congestion and impact on school and education capacity as reasons. Suggests that some expansion would however be acceptable to cater for the housing needs of the existing population and promotes flats on sites within the current boundary of the town	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>While the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>While noting the qualified support for some new flatted development, it is important to be aware that the council could not restrict or enforce the occupation of new housing to a particular sector, e.g. indigenous residents.</p>
			3		Supports the development of site EOI-0062 for flats.	<p>This is a preferred site. Support is noted as is the suggestion that it be limited to flats.</p> <p>Planning permission has been granted for retail development.</p>
			3		Objects to identification of site EOI-0050 for residential development.	Noted, but this site is in any event shown as NOT preferred in the MIR.
			3		Objects to identification of site EOI-0114(b) for residential development.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3		Queries why only some of the existing houses at Edinburgh Road have been embraced by the allocation and others have not.	The allocation reflects the submission which was made by the promoter of the site. It should also be noted that only part of this site is favoured for development (the sector closest to the town).
MIRQ0077	Mr & Mrs Mumford	N/A	3	29	Does not support removing the 'area of restraint' designation. Recognises the need for more affordable housing but only on	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and

					land <u>within</u> the town boundaries. Believes that further large-scale development of Linlithgow will result in a significant change in the unique character of the town.	<p>relevant environmental considerations.</p> <p>While the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	Agrees that there are some sites available in the town where housing could be considered (subject to adequate provision of schools etc.). However priority should be on lower-cost housing.	The council's policy on affordable housing is currently the subject of a review. The new policy approach to securing delivery of affordable housing will be set out in the Proposed Plan. The policy will be developed in the context of the guidance on delivery of affordable housing provided by Scottish Planning Policy (June 2014) and the requirement for affordable housing across the 3 West Lothian Housing Market Areas (HMA's) identified by SESplan. It will consider varying the percentage of provision in different geographic areas. There is already precedence for this with regard to sites in Core Development Areas.
			3 & 4	31	Supports safeguarding land for west facing slip roads but doesn't feel that this should be the justification for new housing.	Noted
			3		Objects to identification of site EOI-0054 for residential development.	Noted, but this site is in any event shown as NOT preferred in the MIR.
MIRQ0078 ✍ (See MIRQ055)	Ian Findlay	Facilities Engineering and Design Solutions Limited	3		Disagrees with identification of sites EOI-0003, EOI-0018 and EOI-0104 as 'not preferred'. Seeks to promote the regeneration and re-development of the former village of Oakbank near East Calder as a mixed use development. (Embraces parts of the aforementioned EOI's).	<p>Sufficient land has already been allocated in East Calder to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy.</p> <p>The site is located in a designated countryside belt and is outside the boundary of East Calder. There are concerns that this site is too remote from existing amenities and would not contribute to a sustainable pattern of development and there are education capacity and other infrastructure issues. Allowing development here could be prejudicial to the successful implementation of the Calderwood CDA which has consent and which council is committed to supporting. It is therefore not proposed to allocate this site in the Proposed Plan.</p>

MIRQ0079	Douglas Brand	N/A	3		<p>PREFERRED HOUSING SITE EOI-0210 (CLARENDON FARM, LINLITHGOW)</p> <p>Objects to identification of site EOI-0210 for residential development.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>Linlithgow area of restraint policy approach should be maintained.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0080	Peter & Dorothy Buck	N/A	3		<p>PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>

						<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0081	Tom Lambie	N/A	Vision	1	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15-28	No response to questions 15-28	Noted
			3	29	<p>No. The "area of restraint" should be maintained and rigidly enforced. The infrastructure constraints need to be resolved before any further housing developments are permitted. The traffic issues on the High Street must be resolved. Other issues such as air quality must be fixed.</p> <p>No. The current settlement boundaries need to be maintained. The constraints of the canal, the railway line and surrounding road and footpath need to be recognised. No developments south of the canal should be permitted until the road network is upgraded to support and such developments. The Manse Road bridge and Back Station Road are examples of road constraints</p>	<p>Not agreed. The preferred approach has been refined and is to taken forward to the Proposed Plan. The council has commissioned a Transport Appraisal against various scenarios to guide development in Linlithgow.</p> <p>Not agreed. The preferred approach has been refined and is to taken forward to the Proposed Plan. The council has commissioned a Transport Appraisal against various scenarios to guide development in Linlithgow. This may include development to the south of the canal with appropriate transport mitigation in place.</p>
			3	30	None. Not until the overall infrastructure has been improved to accommodate any housing developments.	Noted, the council will seek to ensure that any housing development is commensurate with infrastructure requirements.
			3	31	No. No new developments until the infrastructure is sorted. Obtain funding from a different source if the slips are considered a part of the solution.	Noted and agreed. A Transport Appraisal against various scenarios is being undertaken to assess various development strategies, including the development of west facing slips at junction 3 on the M9.
			3	32-37	No response to questions 32-37	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-85	No response to questions 48-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0082	Nick & Shona Smith	N/A	3		<p>PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the sites for development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing</p>

						<p>requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0083	Lorraine Bell	N/A	Vision	1-4	LINLITHGOW No response to questions 1 - 4	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15-28	No response to questions 15-28	Noted
			3	29	No	Not agreed, the council is seeking to allocate some development in Linlithgow and make sure it is appropriately mitigated by infrastructure.
			3	30	No response	Noted
			3	31	No. West facing slips not required	Not agreed. It is likely that following a certain number of new houses being developed in Linlithgow that west facing slip roads will require to be developed to mitigate traffic congestion in the town centre.
			3	32-44	No response to questions 32-44	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-85	No response to questions 48-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0084	Keith Irving	N/A	3	29	LINLITHGOW Supports the provision of more affordable housing and employment opportunities in Linlithgow but doesn't believe the MIR addresses the challenges that removing the 'area of restraint' definition would create. No evidence to substantiate the benefits of new M9 slips or that new parking provision would necessarily alleviate traffic congestion; no mention of additional primary school capacity being provided as a result of new housing development. Suggests that it would be premature to remove the area of	<p>The council's policy on affordable housing is currently the subject of a review. The new policy approach to securing delivery of affordable housing will be set out in the Proposed Plan. The policy will be developed in the context of the guidance on delivery of affordable housing provided by Scottish Planning Policy (June 2014) and the requirement for affordable housing across the 3 West Lothian Housing Market Areas (HMA's) identified by SESplan. It will consider varying the percentage of provision in different geographic areas. There is already precedence for this with regard to sites in Core Development Areas.</p> <p>The council's preferred position is to remove the 'area of</p>

			<p>restraint, but in that event would support the adoption of a sequential approach and would expect the Council to seek to maximise developer contributions to fund community benefits.</p> <p>Agrees that EOI sites 0103, 0129 and 0165 should be categorised as 'not preferred'.</p>	<p>restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The council's Transportation service has advised that providing an alternative access point for westbound traffic joining the M9 could contribute to improving air quality in the town centre.</p> <p>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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM₁₀) and Nitrogen dioxide (NO₂) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM₁₀ and potentially also for NO₂. If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures to improve air quality.</p> <p>Sites which have been identified as 'preferred' were selected with regard to the sequential approach and this is consistent and supported by Scottish Planning Policy (SPP)</p> <p>The MIR records that there is spare capacity in some primary schools in Linlithgow but acknowledges that there will be a requirement for new primary schools in some instances and that supplementary guidance will be prepared as necessary.</p> <p>The council will seek to retain and enhance existing community facilities and secure the provision of new facilities where appropriate.</p> <p>Developer contributions will continue to be required in order to fund the necessary infrastructure needed to support new development.</p> <p>Developer contributions will continue to be required in order to fund the necessary infrastructure needed to support new development.</p> <p>The council is however mindful of the need to strike a "balance" between securing appropriate developer contributions and the delivery of economically viable development.</p> <p>This process is prescribed and regulated by Scottish Government through Scottish Planning Policy (SPP) and Circular 3/2012 (Planning Obligations & Good Neighbour Agreements) to ensure obligations are necessary and reasonable.</p>
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					Notes the respondent is in agreement that sites EOI-0103, EOI-0129 and EOI-0165 should not be supported for development in the Proposed Plan.
			3	31	Does not support safeguarding land for west facing slip roads. Noted
			4	42	Supports the alternative approach to promoting access. Noted
			3 & 4	43	Supports the provision of a new rail station at Winchburgh but suggests that development should be constrained until this has been secured. Support for new rail station noted. There is nothing to suggest that a new rail station will not be delivered in Winchburgh. It is understood that Network Rail mandated franchise bidders to factor this into their plans. The terms of the planning permission and the Section 75 Agreement already restrict the pace of development until infrastructure provision is realised.
MIRQ0085	Neil & Maureen Watt	N/A	3		PREFERRED SITE EOI-0045 MANSE ROAD, LINLITHGOW Objects to development of site EOI-0045. The allocation of this site is closely tied to and dependent on the development of site EOI-0210 is so far as it is to help facilitate a new access point onto Manse Road. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. In the event that it is decided not to take site EOI-0210 forward in the Proposed Plan, the justification for retaining site EOI-0045 would be significantly undermined.
MIRQ0086	Philpstoun Community Council	Jonathan Harris	3		Agrees with the general overview of Philpstoun provided in the MIR, however seeks clarification as to the requirement and scope of the proposal to review the settlement boundary. Settlement boundaries are being reviewed as a matter of course in order to remedy anomalies and to recognise new development. Where appropriate settlement boundaries will be redefined.
			3		Supports the development of site COU36. Support noted.
			3		Suggests the proposed capacity of site EOI-0192 is incorrect and queries whether the site has actually been correctly defined. It is acknowledged that there is a drafting error with regard to the plotting of this site on Map 2 accompanying the MIR. At the same time there is a typographical error in the text on P167. It's acknowledged that the site actually measures 0.1 hectares and that the proposed development is for a single house.
			3		Does not support the development of site EOI-0074 and agrees with the 'not preferred' status. Notes the respondent is in agreement that site EOI-0074 should not be supported for development in the Proposed Plan.
			3		Does not support the development of site EOI-0073 and agrees with the 'not preferred' status. Notes the respondent is in agreement that site EOI-0073 should not be supported for development in the Proposed Plan.
			3		Does not support the development of site EOI-0067 and agrees with the 'not preferred' status. However suggests that the site area is incorrect. Support for the MIR position noted. It is also acknowledged that the site measures 10 hectares.
			3		Does not support the explicit identification of site EOI-0069 as a development area and believes that proposals should be judged on their merits against countryside policies. Support for the MIR position noted.

			3		Seeks clarification as to what site EOI-0207 is an alternative to but nevertheless supports the proposed after-use.	This is the preferred location for a re-located golf course should the existing course at Niddry Mains be redeveloped.
			3		While noting that Linlithgow has previously been designated as an “area of restraint” it is suggested that this has only had the effect of slowing development and not halting it.	<p>The council’s preferred position is to remove the ‘area of restraint’ designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The policy of restraint was intended to control development, not prohibit it, and it has generally succeeded in achieving this. Over the period 2001/2012 Linlithgow accounted for just 3.4% of all house completion in West Lothian, a very modest proportion given the relative size of the population.</p> <p>The proposed allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the ‘call in’ by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir ‘A’.</p>
			3 & 6		Has identified specific landscape issues relative to sites EOI-0015, EOI-0114 & EOI -0210 and largely for this reason does not support the preferred status of these sites.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the ‘call in’ by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir ‘A’.
			3		Does not support the development of site EOI-0050 and critical of the quality of the map showing landscape areas.	Support noted for NOT preferring sites EOI-0050. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the ‘call in’ by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir ‘A’.
			3		Does not support the development of site EOI-0103 and agrees with the ‘not preferred’ status	Support noted for NOT preferring sites EOI-0103. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the ‘call in’ by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir ‘A’.
			3		Does not support the development of site EOI-0165 and agrees with the ‘not preferred’ status	Support noted for NOT preferring sites EOI-0165. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the ‘call in’ by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir ‘A’.
			3		Identifies a discrepancy in the capacity of site EOI-0210 within MIR documentation.	It is confirmed that the capacity of EOI-0210 (Clarendon Farm) is 120 units, as set out in the MIR. The reference to 60 units in the SPaDE database is erroneous. The allocation of sites in

						Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3		Queries what happens to the residual land relative to sites identified as 'in part' allocations.	References to 'in part' sites will have been superseded by the time the Proposed Plan comes to be published. It will provide a clearly defined map based illustration of the boundary of all supported housing sites.
			3		Is supportive of the council for NOT preferring sites EOI-0050, EOI-0103 & EOI-0165.	Support noted for NOT preferring sites EOI-0050/EOI-0103/EOI-0128/EOI-0165. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 6		Critical of the quality of the map showing candidate landscape areas.	Notes comments re mapping and will have regard to this in drafting the Proposed Plan.
			3 & 4		Suggests that there are inconsistencies in how the anticipated impact of developments on local school capacities has been considered.	Calculating the ability of individual schools to accommodate new development is a complex process affected by many different factors and is subject to change. The advice of Education Planning will be refreshed prior to finalising allocations for the Proposed Plan.
			3 & 4		Concerned that the proposed housing allocations in Linlithgow will give rise to the need for catchment reviews which may disadvantage the community of Philpstoun.	Catchment reviews cannot be ruled out at some future date. However the allocation of housing sites in the Proposed Plan will require to be based on the existing school estate and existing catchment areas. The council cannot plan on the basis of presuming the outcome of future catchment reviews as this is a wholly separate and independent process.
			3 & 6		Suggests there is an inconsistency between the text and the plan with regard to whether site EOI-0168 lies within or outwith the cSLA.	Land at Preston Farm (EOI-168) is within AGLV and cSLA but is also hard up against settlement boundary, therefore as landscape is only one factor in site assessment it is proposed to adjust the cSLA accordingly and require a high level of landscape design with the masterplan. The site boundary for site EOI-0068 is also to be reviewed.
			3 & 6		Highlights the importance of the landscape setting of Linlithgow and queries whether it has been afforded the protection it requires. Suggests the town may have reached its natural capacity.	Landscape is only one factor in site assessment it is proposed to adjust the cSLA accordingly and require a high level of landscape design with the masterplan. The West Lothian LLDR has informed the site selection process and will be further reviewed as the LDP progresses.
			3 & 6		Raises general concerns about the impact of new development on the landscape between Philpstoun and Linlithgow and suggest that there has been insufficient landscape analysis.	Landscape is only one factor in site assessment it is proposed to adjust the cSLA accordingly and require a high level of landscape design with the masterplan. The West Lothian LLDR has informed the site selection process and will be further reviewed as the LDP progresses.
			3 & 4		Notes that while facilities/amenities in Linlithgow may have improved there remain deficiencies which any new development would need to address.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to

						support development.
			3 & 4		Recognises that it is difficult for a Local Plan to restrict new development to that for only local needs, albeit that this would be more likely to find favour with the community.	It is important to be aware that the council could not restrict or enforce the occupation of new housing to a particular sector, e.g. indigenous residents.
			3 & 4		Highlights the importance of Linlithgow as a service centre for surrounding small communities (such as Philpstoun). In particular, expresses concern at the impact of new development on GP services in Linlithgow and the ability of practices to meet demand.	NHS Lothian is a key agency and has been consulted in the preparation of the Main Issues Report. Health provision in Linlithgow has been specifically identified as an important issue with implications for development and has been discussed with this responsible provider Although the Proposed Plan can allocate land for new health facilities, and assist in joint working to provide them, 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. A feasibility study to identify a location and funding programme for a new health centre in Linlithgow is proposed. The council will seek to retain and enhance existing community facilities and secure the provision of new facilities where appropriate.
			4		Identifies the accessibility of Linlithgow railway station as being particularly important to Philpstoun (as commuter village) and laments the lack of adequate car parking to service demand.	Acknowledges the importance of Linlithgow rail station as a key infrastructure asset and of its significant importance to the town and other nearby settlements. The council has commissioned a Transport Assessment which will inform the Proposed Plan.
			3 & 6		Concerned at the relationship of site EOI-0114 to the cSLA and seeks clarification as to what treatment will be afforded to the residual undeveloped part. Suggests that the site will be highly visible and greatly impact on the rural corridor.	Landscape is only one factor in site assessment. A further assessment of landscape, site allocations and policy approach will be undertaken to inform the Proposed Plan.
			3 & 6		Raises general concerns about the impact of new development on the landscape between Philpstoun and Linlithgow and suggest that there has been insufficient landscape analysis.	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.
			3, 4, & 5		Supportive of the Winchburgh CDA initiative and recognises the potential social and economic benefits for the residents of Philpstoun. However suggests that the success of the CDA could be put at risk if competing development is allowed in Linlithgow and has similar concerns about proposals to substantially grow nearby South Queensferry.	Welcomes support for the Winchburgh CDA. It is recognised that competing developments in Linlithgow are a valid concern but confirms this has already been factored into site selections and that allocations have been proportional.
MIRQ0087	Alastair Gentleman	N/A	Vision	1	No	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	2-4	No response to questions 2-4	Noted
			1	5	Yes	Support noted.
			1	6	No response	Noted

			1	7	No response	Noted
			1	8	Don't know	Noted
			1	9	Don't know	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Don't know	Noted
			1	11	Don't know	Noted
			2	12	Yes	Support noted.
			2	13	No	Noted, the preferred approach is being taken forward in the proposed plan.
			2	14	No response	Noted
			3	15	No	Noted, the preferred approach is being taken forward in the proposed plan
			3	16	No	Noted, the preferred approach is being taken forward in the proposed plan
			3	17	No response	Noted
			3	18	No response	Noted
			3	19	No response	Noted
			3	20	Don't know	Noted
			3	21	No response	Noted
			3	22	No response	Noted
			3	23	No	Noted, the preferred approach is being taken forward in the proposed plan
			3	24	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			3	25	No response	Noted
			3	26	Don't know	Noted
			3	27	Don't know	Noted
			3	28	No response	Noted
			3	29	No	Noted, however the preferred approach is being taken forward in the proposed plan
			3	30	No response	Noted
			3	31	No	Noted, however the preferred approach is being taken forward in the proposed plan
			3	32	Don't know	Noted
			3	33	Don't know	Noted
			3	34	Don't know	Noted
			3	35	Don't know	Noted
			3	36	Don't know	Noted
			3	37	Don't know	Noted
			4	38	No	Noted, however the preferred approach is being taken forward in the proposed plan
			4	39	Yes	Noted, however the preferred approach is being taken forward in the proposed plan

			4	40	No response	Noted
			4	41	No response	Noted
			4	42	Yes	Support noted.
			4	43	Yes	Support noted.
			4	44	No response	Noted
			5	45	Yes	Support noted.
			5	46-47	No response to questions 46-47	Noted
			6	48	No	Noted, however the preferred approach is being taken forward in the proposed plan
			6	49	No response	Noted
			6	50	No response	Noted
			6	51	No	Noted, the preferred approach is being taken forward in the proposed plan
			6	52	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			6	53	No response	Noted
			6	54	Yes	Support noted.
			6	55	No response	Noted
			6	56	No response	Noted
			6	57	Yes	Support noted.
			6	58	No response	Noted
			6	59	No response	Noted
			6	60	Yes	Support noted.
			6	61	No response	Noted
			6	62	No response	Noted
			6	63	No response	Noted
			6	64	No response	Noted
			6	65	No response	Noted
			6	66	Yes	Support noted
			6	67	No	Noted, however the preferred approach is being taken forward in the proposed plan
			6	68	No response	Noted
			6	69	No response	Noted
			6	70	No response	Noted
			6	71	Yes	Support Noted
			6	72	No response	Noted
			6	73	No response	Noted
			6	74	No	Noted, however the preferred approach is being taken forward in the proposed plan
			6	75	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			6	76	No response	Noted

			6	77	Don't know	Noted
			6	78	No response	Noted
			6	79	No response	Noted
			6	80	No response	Noted
			6	81	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			6	82	No response	Noted
			6	83	Don't know	Noted
			6	84	No response	Noted
			6	85	No response	Noted
			7	86	No response	Noted
			7	87	No response	Noted
			7	88	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			7	89	No response	Noted
			7	90	Yes	Noted, however the preferred approach is being taken forward in the proposed plan
			7	91	No response	Noted
			7	92	Yes	Support noted
			7	93	No response	Noted
			8	94	Yes	Support noted
			8	95	No	Noted
			8	96	No response	Noted
			8	97	Don't know	Noted
			8	98	No response	Noted
MIRQ0088	William Aitken	N/A	All		Expresses general dissatisfaction with procedures for informing individuals of MIR proposals.	It is confirmed that the MIR was publicised in accordance with statutory requirements.
			3		NOT PREFERRED HOUSING SITE EOI - 0040 (SEAFIELD FARM) Objects to identification of site EOI-0088. Suggests that development would be more appropriately located at the fields opposite Gavieside Farm.	The correspondence makes reference to an incorrect EOI reference number (EOI-0009). It has since been clarified with Mr Aitken that the comments do in fact relate to EOI-0040, a site which has been identified as NOT preferred in the MIR.
MIRQ0089	Alison Chambers	N/A	3		PREFERRED HOUSING SITE EOI - 0045 (LAND EAST OF MANSE ROAD, LINLITHGOW) Objects to identification of site EOI-0045 for development.	The allocation of this site is closely tied to and dependent on the development of site EOI-0210 is so far as it is to help facilitate a new access point onto Manse Road. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. In the event that it is decided not to take site EOI-0210 forward in the Proposed Plan, the justification for retaining site EOI-

						0045 would be significantly undermined.
			3		PREFERRED HOUSING SITES EOI - 0184 (CLARENDON HOUSE) & EOI - 0210 (CLARENDON FARM) Objects to identification of site EOI-0210 for development	Site EOI-0062 is not in the ownership of the council. It is instead owned by an established housebuilder who cannot be compelled to develop it as a car park.
			3		PREFERRED HOUSING SITE EOI - 0184 (CLARENDON HOUSE) Objects to identification of site EOI-0184 for development.	Notes the respondent is in agreement that site EOI-0103 should not be supported for development in the Proposed Plan.
			3		PREFERRED HOUSING SITE EOI - 0062 (EDINBURGH ROAD, LINLITHGOW) Objects to identification of site EOI-0062 for housing and suggests that car parking for the railway station would have been a more appropriate allocation.	Planning permission has been granted for retail development on the site.
			3		PREFERRED MIXED USE SITE EOI - 0103 (BURGHMUIR, LINLITHGOW) Objects to the development of site EOI-0103 for housing.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. Site EOI-0130 is not a preferred site.
MIRQ0090	The Mobile Operators Association	Ginny Hall for Mono Consultants	1 & 4		The LDP should contain a specific policy on telecommunications development.	There is currently non statutory supplementary guidance in place which will be reviewed to accord with Scottish Planning Policy (SPP) and Planning Advice Note 62 (PAN 62).
			1 & 4		References SPP and PAN 62 in support of including such a policy and also proposes draft text for consideration.	Noted
MIRQ0091	Alan Brown	N/A	Vision	1-4	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12	Yes	Support noted
			2	13-14	No response to questions 13-14	Noted
			3	15	Yes	Support noted
			3	16-18	No response to questions 16-18	Noted
			3	19	Prime Agricultural Land is being consumed at an alarming rate across Scotland and in particular WLC. While we know that socially high rise flats don't work [previous experience in urban settings], it is critical that WLC do NOT consume prime agricultural soils by encouraging the building of large detached premium housing which is inefficient at balancing housing needs, energy consumption, land consumption etc. WLC needs to refocus on terrace, low flats and co-housing models to compress housing. Thus reducing the overall strain on the land supply.	Noted, however the preferred approach is being taken forward in the proposed plan. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.

						<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan. Densities are determined by market demand, however every effort is made to utilise brownfield land as appropriate.</p>
			3	20-28	No response to questions 20-28	Noted
			3	29	<p>No. If the existing 'area of restraint' is anything to go by, then it has failed Linlithgow. Some 440 houses have been built with this clause in place and it has done very little positive benefit to the town, except consume small pockets of land, reduced the amount of open space and exacerbated the stresses on High Street congestion, air pollution, school space, GP surgery capacity etc.</p> <p>Given the geographical layout of Linlithgow and it being locked for development on the north side due to the M9, and with a narrow east-west high street with serious air quality issues, further development should be REJECTED until the infrastructure is in place to accommodate the last 10+ years' worth of growth. No further pressure should be placed on the town until our existing problems are resolved.</p> <p>I want to see clear and effective 'restraint' rules and terms being documented in the LDP and clauses to force infrastructure issues to be addressed.</p>	<p>Noted, however the preferred approach is being taken forward in the proposed plan.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The policy of restraint was intended to control development, not prohibit it, and it has generally succeeded in achieving this. Over the period 2001/2012 Linlithgow accounted for just 3.4% of all house completion in West Lothian, a very modest proportion given the relative size of the population.</p> <p>The council is seeking to mitigate impacts from new allocations and has commissioned a transport appraisal. Mitigation will be required to support any developments on infrastructure.</p>
			3	30	<p>No. WLC clearly have a problem with the County Buildings, British Linen Bank, Stuart House. These sites could be well designed for new housing which compliments the conservation area. Adding more housing to the town centre where access to public transport would reduce the need for more cars.</p> <p>If land is to be released then the Cemex ex-quarry beside the leisure centre is a suitable site [partial] as the land soil has been degraded. Whisky bond store on Edinburgh Road could be relocated out of town, thus freeing up a decent triangle of land for station car parking and flatted housing above.</p>	<p>Comments noted. The council however has to be mindful of the development aspirations of land users as well as in allocating land in itself. The land in question mentioned, does not have the landowner or developer aspirations for housing. The council has its own ambitions for County Buildings for example for a Partnership Centre and offices.</p> <p>It is also likely most development sites will accommodate the car, particularly where such sites are remote from the town centre, as is the case with sites in the LDP, although most sites are on a bus route and the council has sought to maximise the sustainable nature of sites being allocated for development.</p>

			3	31	<p>No. M9 junctions might be the right answer for reducing car traffic and air pollution but this development should be funded by Transport Scotland from surplus left over from the new Forth Bridge. It should not be paid for by development, as that development will only bring more cars and offset any benefit. Linlithgow has a higher than average ratio of cars to homes and 500 homes could easily see 1000 cars added to the town.</p> <p>Land should be safeguarded, yes, BUT detail air quality and traffic flows need done to consider the implications of the junction on its own, vs the junction with additional housing, and housing not only in WL region but also in adjoining Falkirk District.</p>	<p>Comments noted. Transport Scotland is unlikely to fund west facing slips at this time and they do not own the land in any case, it is owned by 3rd party developers. They are intending to offset their developments impact on the town centre by proposing west facing slip roads and the council has commissioned a transport appraisal to assess the impact of various developments on the town's roads, in particular the High Street.</p> <p>The council is also mindful of air quality impacts and the town centre in Linlithgow may well be designated as an Air Quality Management Area (AQMA) in the near future. West facing slip roads will help alleviate traffic passing through the town centre to aid air quality.</p>
			3	32-37	No response to questions 32-37	Noted
			4	38-41	No response to questions 38-41	Noted
			4	42	Don't know	Noted
			4	43	Yes	Support noted
			4	44	This is critical to avoid a meltdown of parking capacity at Linlithgow for those commuting westwards each day.	The council has undertaken Transport Appraisals to avoid major transportation impacts.
			5	45	Yes. Concerned that 90% of the approach and the alternative is exactly the same wording. Hardly an alternative. WLC need to re-localise our communities and encourage town centres to be the life and soul of our towns and villages. It needs to reverse its policy on focusing on Livingston as a shopping haven and support the restoration of local high streets many of which have lost their character and uniqueness in a quest for out of town, remote shopping bland-ness. This does not include encouraging large branded stores to then dominate our high streets. We need diversity of supply, to support independent traders, and to bring back the character and uniqueness of our towns which act then as visitor and tourist attractors and thus increase economic capacity. Linlithgow should be as vibrant as St Andrews, and not full of betting shops, charity shops and offices which is the trend. Linlithgow already suffers with the three major supermarkets swallowing up our high street services.	Comments noted. The council is relaxing the policy in the central High Street on not allowing class 2 uses to ensure this core part of the town centre does not have vacant units. The council has and will continue to have regard to the sequential test regarding supermarket development in order to protect the town centre. Improvements to the town centre will also be undertaken through the Linlithgow BID process to ensure Linlithgow town centre improves in terms of its viability and vitality.
			5	46-47	No response to questions 46-47	Noted
			6	48	Yes. In general, yes the development should be directed to brownfield sites, however in Linlithgow this is being ignored and proposals indicate a preference for prime agricultural land over ex-quarry sites. Saying one thing and doing another.	Comments noted. The council has undertaken a sequential approach to allocating sites for new residential development, to ensure development on greenfield sites.
			6	49-52	No response to questions 49-52	Noted
			6	53	Don't know	Noted
			6	54	Yes	Comments noted and agreed.
			6	55	No response	Noted
			6	56	No response	Noted

			6	57	Yes	Comments noted and agreed.
			6	58	No response	Noted
			6	59	No response	Noted
			6	60	Yes. Agree, however 'Core Paths Plan' inadequate. Much more is needed to focus on core paths within existing communities to encourage a shift to active travel, and safe routes for cyclists are needed across WLC region to separate car and cycle users. Far too many roads connecting the north to the south are unsafe for cyclists and there is insufficient core paths in place outside Livingston.	Comments noted. The council seeks to promote active travel where it can in the development plan, including use of routes which may not have been identified as core paths in their own right. In fact, it states that "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."
			6	61-62	No response to questions 61-62	Noted
			6		Bo'ness needs connected with Linlithgow with a safe car-free cycle and pedestrian path. This would also improve the John Muir Way, walkway, cycle-route.	Comments noted. The need for this active travel route has been identified and will be shown in the proposed plan on the A803.
			6	63-65	No response to questions 63-65	Noted
			6	66	Yes	Noted
			6	67-79	No response to questions 67-79	Noted
			6	80	Yes. The union canal is a great asset to the region and should be protected but also respected as a potential resource for goods transportation too. i.e. what it was designed for in the first place. WLC should consider the environmental benefits of using this water highway and to reflect on the energy potential of the canal too.	Comments and support noted. The council in the proposed plan supports additional use of the Canal, including where possible for freight. Indeed the plan states " <i>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</i> "
			6	91-85	No response to questions 81-85	Noted
			7	86	Don't know	Noted
			7	87	Don't know	Noted
			7	88	Don't know	Noted
			7	89-91	No response to questions 89-91	Noted
			7	92	No. The current policies are not effective enough. Little is being done in primary areas of concern and equally little is being done to prepare for tougher and tighter emissions targets due to be implemented across Europe. PM2.5 are not being measured yet and will become a major aspect of improving public health in the next 10+ years. As such WLC need to toughen up their stand on supporting a development strategy which has a direct knock-on effect on air pollution at local levels, with a need to properly assess the impact of all development at a local level on air quality, especially in areas where AQM plans need to be created and acted upon, e.g., Linlithgow High Street.	Linlithgow is likely to be confirmed as an AQMA, therefore the council will be duty bound to act in improving the air quality in Linlithgow. The Transport Appraisal undertaken will hopefully help with that improvement in air quality, in particular in the High Street.
			8	93	No response	Noted
			8	94	No	Noted

			8	95	No	Noted
			8	96	Yes. WLC must have a much tighter restriction on resource extraction. The SDP is too vague and encouraging of 'fracking' and other types of mineral extraction. With pressure on Falkirk to accept fracking, WLC need to put in place tough measures to protect the air, water and soils in our region and to discourage the mining for gasses, oil and other products.	Comments noted. The council has a policy which it is considered is fair to operators as well as third parties and the council is also developing supplementary planning guidance on minerals where fracking is referred to. The council may also develop an SPG on fracking, although it is noted there is a moratorium in place on determining applications set by the Scottish Government
			8	97	Yes	Support is noted
			8	98	Don't know	Noted

Additional Information :

WLC propose several housing development sites to be released which I and my family object to strongly.

EOI-0114 North of Edinburgh Road, Linlithgow – Wilcoxholm Farm

This site described as 'partial development' with no indication of which part is proposed. IF this site is to be included in the LDP then I prefer it to ONLY be the field north of the canal and not the fields to the south of the canal.

The other parts of this site are very visible from all around and housing in this area would not only be a scar on the landscape and views entering and leaving the town but would also consume valuable prime agricultural land with good drainage and low slopes.

The field to the north of the canal is also prime land, but more boggy due to the canal and dips towards the westerly end of the field.

WLC response – Not agreed, the site offers an opportunity for development on the east side of Linlithgow, the council having assessed site opportunities sequentially in terms of sites that are brownfield and available in the settlement envelope. Those that are opportunities are allocated or consented for development. Also, not all the site will be developed and there would be substantial landscaping to mitigate the impact in the landscape.

EOI-0050 should remain out of scope. This land is not properly connected to the town centre and would in effect be classified as ribbon development, which has been rejected before.

WLC response – Noted and agreed.

Cemetery Provision -

WLC have a cemetery to the east of Linlithgow. This is on prime agricultural land and its expansion is a very ineffective use of land for such a purpose. Would like to see WLC having a policy for 'green' burial sites, perhaps integrating them with the Greenspace Plans so that we may respect death and the families affected, but we stop scarring the landscape with linear rows of graves and gravestones. It is time for WLC to end this strategy and move to green burials, where trees are planted and the land is allowed to grow naturally and not be manicured lawns, roads, paths, soakaways etc. Disapprove of any proposal to expand the existing graveyard if capacity is needed. Linlithgow does not need this style of respecting life's end and should create a new plan and policy to deal with such things which is more in tune with land use and natural greenspace management.

WLC response – Noted, there is no plan to extend the cemetery at this present time. If a green burial site comes forward, the council would carefully consider this.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0092	Network Rail	Lisa Cameron	3 & 4		Supports the preferred strategy (scenario 3) providing due consideration is given to the impact of new development on the rail network.	Support and comments noted.
			3 & 4		Recognises the potential for upgrading and improving rail infrastructure and identifies the Development Management process as an opportunity for Network Rail to engage.	Noted. Transport appraisals are a requirement of the development plan process.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					Encourages the submission of Transport Assessments which require a quantitative analysis to be undertaken of the likely effects on the rail network and welcomes the opportunity to be consulted on development proposals.	Welcomes the commitment of Network Rail to engage with the council.
			4		INFRASTRUCTURE PROVISION OPTIONS Supports the preferred approach to infrastructure provision provided rail infrastructure improvements are included.	Noted
			4		Maintains that where level crossings exist, they are necessary for the integrity of the rail system and advises that Network Rail would oppose proposals which jeopardised them.	Proposals affecting any existing or proposed new level crossing would become the subject of consultation and negotiation with the railway operators.
			4		Commits to enhance safety where practicable and Network Rail would not be supportive of new crossings or proposals which had the potential to increase the usage of existing crossings. Suggests that a policy statement to this effect is incorporated into the LDP.	Comments noted and regard will be afforded to this proposition when transportation policies are reviewed.
			4		Where relevant, suggest that level crossings and rail infrastructure improvements are addressed by Transport Assessments and through appropriate SGs.	The opportunity to review the scope of statutory and non-statutory supplementary guidance (SG) will be taken before the Proposed Plan is published.
			7		CONSULTATION AND ENGAGEMENT Observes that most of the listed climate change measures of relevance to the MIR relates to new development. Suggests that there also needs to be policies which support adapting existing infrastructure.	Policies will be reviewed and taken forward into the Proposed Plan as appropriate.
MIRQ0093	Andy Nicholson	N/A	3	4	PREFERRED SITES EOI-0051/EOI-055, WELLHEAD FARM, LIVINGSTON Objects to identification of sites EOI-0051/EOI-0055 for development.	The opportunity to review the scope of statutory and non-statutory supplementary guidance (SG) will be taken before the Proposed Plan is published.
MIRQ0094	SEPA	Alasdair Milne	All		GENERAL OBSERVATIONS Notes that some existing WLLP polices are to be carried forward and request SEPA is consulted.	Noted and agreed.
			4		Reserves the right to object or seek modifications at Proposed Plan stage if issues are identified as a result of the 2014 SEPA flood map.	Noted, we will assess any representations in due course.
			All		Encourages the council to have regard to the SEPA publication 'Guidance on SEPA engagement with the development plan process when developing the proposed plan.	Noted and agreed.
			Vision Statement	1	Notes and welcomes that sustainable development is a key element of the vision and that the Council is promoting development which meets the challenges of climate change and renewable energy. Also supportive of the explicit reference to improvement of the natural heritage assets of West Lothian.	Comments noted and agreed
			Aims of the LDP	3	Welcomes the inclusion of the promotion and enhancement of West Lothian's natural environment as an aim and that climate	Noted and agreed.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					change, renewable energy and waste are all identified as aims.	
			3	20	Agrees with the preferred housing land option to remove from the development plan a number of sites which are categorised as constrained.	Noted and agreed.
			3 & 4	29	Identifies the particular pressures facing the Linlithgow area in terms of sewage capacity and provides further detailed comment. Believes that the LDP process presents an opportunity to address the issues identified. Supports the preferred option to remove the restraint on development in Linlithgow, subject to agreement being reached with Scottish Water as to the provision and delivery of necessary drainage improvements. Suggests that an overall strategy for drainage improvements is produced to clarify specific site requirements and could take the form of a masterplan. Notes that SPG has also been successfully used by Perth & Kinross Council and commends this as a template for dealing with problems associated with Linlithgow Loch.	Noted and agreed. The council will consider as suggested producing a SPG for dealing with problems at Linlithgow Loch in terms of the algal bloom issues.
			4	38 & 41	Supports the preferred approach to infrastructure providing adequate capacity exists in the public sewerage system to support any proposed development. Recommends that upgrades and improvements to the drainage network are identified to clarify specific site requirements. Proposes a policy which explicitly requires development to connect to the public sewerage system unless exceptional circumstances dictate otherwise.	Noted and agreed. A policy on drainage systems is being carried forward and will read as follows in the proposed plan "..... <i>Development involving 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.</i> "
			4	42	Supports the preferred option for travel in West Lothian. Recommends that low emission strategies are considered as a way to transpose the preferred option into the plan. Suggests a policy framework and/or a requirement for developer contributions to assist the delivery of low emissions transport projects and plans should be produced. Identifies good practice guidance by Defra to reduce transport emissions.	Noted, the council at this stage is not considering a policy framework and/or a requirement for developer contributions to assist the delivery of low emissions transport projects and plans, however we are encouraging active travel throughout the plan that will reduce carbon emissions.
			6	48	Agrees with the preferred approach to landscape designations.	Noted and agreed.
			6	60 & 61	Agrees with the preferred approach to green networks, local biodiversity and geodiversity sites and urges the council to prepare appropriate supplementary guidance. Considers green infrastructure to be an integral component of design that should be considered at the outset. This is consistent with the Scottish Government's Green Infrastructure: Design and Placemaking guidance.	Noted and agreed. The council will consider preparing appropriate SPG in the future.

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					Identifies an opportunity to link the delivery of green networks and infrastructure with the objectives of the Water Framework Directive. Suggests that green infrastructure requirements would be best incorporated as part of the design policy and supplementary guidance.	
			6	66	Recommends that the Proposed Plan should retain the policy framework for the protection of carbon rich soils.	The proposed plan contains policies to protect soil, including carbon rich soils (policies ENV4 and ENV55)
			7		Recommends that wind farms and wind turbine policy is updated to recognise current best practice. SEPA's own policy and guidance documents are suggested as a template.	The council is producing updated wind energy guidance and was aware of the SEPA guidance and has also had regard to guidance from SNH.
			7	86	Supports the preferred option for renewable energy. Welcomes the support expressed for Combined Heat and Power and district heating systems and references the Scottish Government's national heat mapping exercise. Recommends the Council prepares policy guidance which will require to be taken into account in future developments and incorporates this into the Proposed Plan. Welcomes early engagement with the council on sites identified in the plan and happy to assist with the preparation of policy guidance.	Comments noted and support for the provision of additional guidance is welcomed, if the council wish to commence SPG. A policy approach will be set out in the Proposed Plan.
			7		Supports the preparation of supplementary guidance for sustainable design and planning for climate change and also recommends that an energy hierarchy is included by applying the principles that underpin the waste hierarchy. References SEPA's 'Energy Position Statement' for information.	Noted and agreed. A policy approach will be set out in the Proposed Plan.
			7	89	Suggests Figure 17 requires clarification to distinguish between existing and new development. Supports the preferred approach to flood risk and management but observes that the alternative approach allows for a more holistic and robust approach to future development. Notes that City of Edinburgh Council has identified areas deemed important for flood management in its LDP and suggests that West Lothian does likewise. With reference to SEPA Flood Maps, suggests that caveats and additional information for applicants is added. Text has been provided.	Support noted for the preferred approach to flood risk management. The council is not however identifying areas deemed important for flood risk management, but will nevertheless assess proposals deemed to be at flood risk against SEPA's flood risk maps as well as against its own flood risk records. The council is identifying flood risk issues against its allocated sites for housing and employment
			7	92	Agrees with the preferred approach to air quality and noise but makes a general observation that more and more developments are located some distance from local amenities, thereby creating concerns about the increasing number of car journeys and rising vehicle emissions. Suggest that an updated policy framework within the LDP should ensure that new developments do not have an adverse impact on air quality either through the exacerbation of existing air quality problems or the introduction of new sources of pollution. Notes and welcomes the specific proposals to promote strategies that seek to address air quality management issues in Broxburn and Linlithgow.	Support noted for the air quality management issues for Broxburn and Linlithgow. The council is supporting active travel throughout the proposed plan in and an attempt to reduce carbon emissions. The council may consider the LDP should ensure that new developments do not have an adverse impact on air quality either through the exacerbation of existing air quality problems or the introduction of new sources of pollution.

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			8	97	Agrees to the preferred approach to waste management and welcomes the opportunity to inform the wording of the updated policy.	Support noted.
					Comments in relation to Strategic Flood Risk Assessment – SEE BELOW	The Strategic Flood Risk Assessment will be updated to reflect the Proposed Plan.
MIRQ0094	SEPA	Alasdair Milne			Suggests changes to section 1.8	Noted and change made.
					Suggests changes to Table 1	Noted and change made.
					Suggests changes to section 2.4	Noted and change made.
					Suggests changes to section 5.2	Noted and change made.
					Suggests changes to section 5.4	Noted and change made.
					Suggests that a specific reference is made in section 8.3 to SEPA's vulnerability guidance.	Noted and change made.
					Observes that surface water flooding is not afforded the degree of prominence it deserves in the SFRA, especially With reference to SEPA Flood Maps, suggests that caveats and additional information for applicants is added. Text has been provided.	Noted and change made.
					Water Background Paper – see comments below	
MIRQ0094	SEPA	Alasdair Milne	7		Commends the layout of Appendix 1 Notes the intention to review the SPG on Flood Risk and Drainage and offers to assist with this.	The SPG will be updated when the Scottish Government published a new document.
MIRQ0095	Gareth & Nicola Wood	Brodies LLP	3		Objects to the development of site EOI-0110 for housing. Suggests that development would be contrary to SDP Policy 7.	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.
MIRQ0096	Scottish Enterprise	Andrew McNab for Colliers International	Vision	1, 2 & 4	No response to questions 1, 2 & 4	Noted
			Vision	3	Yes. Though a regular review of employment land and its appropriateness for remaining as employment land given market conditions should be undertaken in conjunction with economic development agencies such as Scottish Enterprise.	Noted and agreed. The council will consider undertaking a review of employment land availability should resources permit this at the appropriate time.
			1	5	Yes. The proposal to remove the 'single user' status of the land at Elburn is welcomed. This complies with Scottish Planning Policy. Though a regular review of employment sites and whether they remain appropriate to deliver employment uses should be undertaken.	Noted and agreed, The council will consider undertaking a review of employment land availability. Allocations will be reviewed as the plan progresses to Proposed Plan stage.
			1	6	No	Noted and agreed, the council is moving forward with the preferred option.
			1	7	No response	Noted
			1	8	Yes	Noted and agreed.
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP

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						progresses to proposed plan stage
			1	10	Yes. This is strongly supported by Scottish Enterprise	The site does not have to remain also as a single user site. The support for this is noted. Site allocations will be reviewed as the plan progresses to Proposed Plan stage.
			1	11	Don't know	Noted
			2	12	Don't know	Noted
			2	13	Don't know	Noted
			2	14	No response	Noted
			3	15	Yes	Support noted.
			3	16	No	Noted
			3	17-18	No response to questions 17-18	Noted
			3	19	By continually monitoring the Annual Housing Land Audit, to ensure programmed sites are effective and maximising Council efforts to make appropriate housing sites deliverable, including a realistic understanding of development viability and the impact of planning obligations on housing development. Planning obligations should be the minimum necessary to make the development acceptable in planning terms so as to comply with Scottish Planning Policy.	Noted, the council is following its requirements in preparing its Housing Land Audit. The council is also aware and will be mindful of preparing developer contribution requirements and will ensure compliance with Circular 1/2010 Planning Agreements.
			3	20	If sites are ineffective, and are not likely to become effective for many years, if ever, and this has been agreed by Homes for Scotland, during the Housing Land Audit then they should be removed from the plan. They should however be replaced by alternative sites to ensure a continuity of housing land supply.	Noted and agreed. The council through the assessment process has assessed the development viability of housing sites through surveying the owners and potential developers of sites. Site allocations will be reviewed as the site progresses to Proposed Plan stage.
			3	21	No	Housing requirements are being reviewed.
			3	22	Don't know	Noted.
			3	23	Don't know	Noted.
			3	24	Don't know	Noted.
			3	25	Don't know	Noted.
			3	26	Don't know	Noted.
			3	27	Don't know	Noted.
			3	28	Don't know	Noted.
			3	29	Don't know	Noted.
			3	30	No response	Noted.
			3	31	Don't know	Noted.
			3	32	No response	Noted.
			3	33	No response	Noted.
			3	34	No response	Noted.
				35	Yes. The requirements for affordable housing should be reviewed regularly to ensure that it is framed in a manner	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary

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					where there is a defined 'need' for affordable housing, and if there is, the policy should be flexible enough to allow a range of tenures and types of housing to be delivered.	Guidance is to be prepared.
			3	36	No	Noted.
			3	37	No	Noted.
			4	38	Yes. It is important that the Council have an up-to-date position on infrastructure constraints and that information relating to them is providing at the earliest opportunity in the development process to allow landowners and developers to be informed at the earliest opportunity about constraints that exist. Contributions should only be sought for reasonable levels which are necessary to make the development acceptable in planning terms. Council expectations on what developments can provide in terms of financial contributions should therefore be realistic and flexible.	Noted. The council is required to comply with the SDP that has a policy relating to infrastructure. Infrastructure constraints will be identified in the Proposed Plan alongside requirements to address this. The council is mindful of its obligations under Circular 1/2010 Planning Agreements in regard to ensuring any developer requirements are reasonable.
			4	39	No	Noted
			4	40	No	Noted
			4	41	By the close collaboration of Council officials, the development industry and landowners on development proposals, particularly those identified for development in the emerging LDP. This requires a fully resourced planning department and planner playing a facilitating role in development. Infrastructure issues should be identified early in the planning process to allow developers and landowners to take this into account when partaking in land transactions.	Noted. Infrastructure constraints will be identified in the Proposed Plan alongside requirements to address this.
			4	42	Yes	Noted and agreed
			4	43	Don't know	Noted
			4	44	Don't know	Noted
			5	45	Don't know	Noted
			5	46	Don't know	Noted
			5	47	Don't know	Noted
			6	48	Yes. This also has to be balanced against the need to deliver viable housing sites, and in many cases brownfield sites may never be viable and therefore a sequential approach where brownfield development sites are preferred over greenfield sites.	Noted and agreed
			6	49	No	Noted and agreed
			6	50	No	Noted
			6	51	Don't know	Noted
			6	52	Don't know	Noted
			6	53	Don't know	Noted
			6	54	Don't know	Noted

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			6	55	Don't know	Noted
			6	56	Don't know	Noted
			6	57	Don't know	Noted
			6	58	Don't know	Noted
			6	59	Don't know	Noted
			6	60	Don't know	Noted
			6	61	Don't know	Noted
			6	62	Don't know	Noted
			6	63	Don't know	Noted
			6	64	Don't know	Noted
			6	65	Don't know	Noted
			6	66	Don't know	Noted
			6	67	Don't know	Noted
			6	68	Don't know	Noted
			6	69	Don't know	Noted
			6	70	Don't know	Noted
			6	71	Don't know	Noted
			6	72	Don't know	Noted
			6	73	Don't know	Noted
			6	74	Don't know	Noted
			6	75	Don't know	Noted
			6	76	Don't know	Noted
			6	77	Don't know	Noted
			6	78	Don't know	Noted
			6	79	Don't know	Noted
			6	80	Don't know	Noted
			6	81	Don't know	Noted
			6	82	Don't know	Noted
			6	83	No. Developer Contributions are required in order to make development acceptable in planning terms. It is not considered public art does this.	Not agreed. Contributions to public art are considered necessary to improve on the cultural interest and well-being of inhabitants. The council have also in recent years reduced the developer contribution rate for public art. The council is also mindful of its contribution requirements under Circular 1/2010 Planning Agreements.
			6	84	Yes. Public art is not necessary to make development acceptable in planning terms and is therefore contrary to the SPP.	Not agreed, see response above.
			7	85	Yes. Do not ask for contributions for public art from residential developments.	Not agreed, see response above.

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			7	86	Don't know	Noted
			7	87	Don't know	Noted
			7	88	Don't know	Noted
			7	89	Yes	Noted and agreed
			7	90	No. Policies on flooding should reflect national guidance and legislation.	Noted, the policies reflect SEPA guidance and SPP2014 requirements.
			7	91	No	Noted
			8	92	Yes. It is appropriate to follow national guidance on Air Quality issues.	Noted and agreed
			8	93	No	Noted
			8	94	Don't know	Noted
			8	95	Don't know	Noted
			8	96	Don't know	Noted
			8	97	Don't know	Noted
			8	98	Don't know	Noted

Additional Information :

Scottish Enterprise welcomes the opportunity to comment on the Main Issues Report for the emerging Local Development Plan in West Lothian. It is noted that there is no question on whether support should be given for the proposed allocation of the land at Eliburn, Livingston owned by Scottish Enterprise for residential development. The site was previously referred to as ELv24. Scottish Enterprise support the proposed allocation of this site for residential development as outlined in paragraph 3.19 of the main issues report.

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MIRQ0097	John Wigham	N/A	3 & 4		Concerned that proposals for new housing in Linlithgow are not supported by the necessary infrastructure, notably schools and education capacity and also objects to the development of housing. Suggests that there should be no further housing development permitted on the south side of the canal in Linlithgow until a new road is completed linking the motorway junction at Burghmuir to the west side of Linlithgow Bridge.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0098	Janet Wigham	N/A	3		PREFERRED HOUSING SITES EOI-0045, EOI-0168, EOI-0184 and EOI-0210, LINLITHGOW Objects to the development of further housing on the south side of the canal – sites EOI-0045, EOI-0168, EOI-0184 and EOI-0210.	Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0099	Bellsquarry & Murieston Community Council	Peter Jeppesen	3		Identifies discrepancies relative to the proposed capacity of site HLV73 between the Livingston Settlement Statement and other tables in the MIR and disputes the intimation that the site benefits from planning permission.	Acknowledges the errors highlighted and confirms that the capacity of the site is 5 units and that there is no extant planning permission. This will be reflected in the Proposed Plan if the site continues to be allocated.
MIRQ0100	Alex Stein	N/A	Vision	1-4	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15-28	No response to questions 15-28	Noted
			3	29	No. Before any decision is taken regarding the building of any new houses in Linlithgow the problems with vehicle parking and subsequent congestion on the High Street should be looked at and improved. The town has become, over the last ten years, a massive car park for commuters traveling by train to either Edinburgh or Glasgow. The townsfolk have great difficulty finding parking for simple things like getting to a bank, a dentist, a lawyer, a doctor, the library or any normal shopping. This is very difficult for elderly and disabled persons who, even although they have blue badges, cannot find parking spaces. On the main part of the High Street there are very few designated disabled spaces and since the demise of Traffic wardens these are used by delivery vehicles and general	Noted, the council is undertaking a transport appraisal of Linlithgow against development options and mitigation requirements against developments will be included in recommendations. This may include parking.

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					parking. I reiterate that something should be done about parking before any decision about building more housing is taken.	
			3	30-37	No response to questions 30-37	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-85	No response to questions 48-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0101	William & Catherine Duthie	N/A	3, 4 & 6		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0102	Janet Thornton, Chair	Newton community Council	Vision	1, 2 & 4	No response to questions 1, 2 & 4	Noted
			Vision	3	Yes	Support noted
			1	5-11	No response to questions 5-11	Noted
			2	12	Yes	Support noted
			2	13-14	No response to questions 13-14	Noted
			3	15	No	Noted
			3	16	Yes - The intention to plan for 1.4% houses more than required by the Scottish Development Plan (SDP), in order to allow some flexibility during construction, is probably sensible.	Support for this alternative option is noted, however, the council is moving forward with the preferred development strategy.
			3	17-22	No response to questions 17-22	Noted
			3	23	Yes - Only subject to a) promoting good quality building with	Noted and agreed, all the additional measures will result from

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					quality design and a high level of amenity (open space, landscaping, etc.), b) additional traffic calming measures through Newton c) securing the new proposed railway station at Winchburgh.	the CDA development through policies in the proposed plan and in accordance with conditions attached to the Winchburgh planning application 1012/P/05
			3	24-34	No response to questions 24-34	Noted
			3	35	Yes	Support noted
			3	36-37	No response to questions 36-37	Noted
			4	38-41	No response to questions 38-41	Noted
			4	42	Yes - Specifically upgrading of the B9080 will be required to allow for increased traffic associated with the growth of Winchburgh, and options for new access on to and off from the M9 (e.g. at the junction of the M9 and M90 west of Kirkliston) should be investigated. The B9080 is not currently suitable for pedestrians which mean amenities in Winchburgh will not be accessible to all in Newton.	Noted, the council will require signalised junctions at Woodend when 1100 units have been developed at the Winchburgh CDA as part of the conditions attached to planning permission 1012/P/05.
			4	43	Yes - Propose very strong support for new rail station at Winchburgh. Additional new development, beyond that approved under the existing Local Plan, should only be approved subject to this station being built and becoming operational.	A new railway station will be completed at Winchburgh once the 1000 th unit has been completed, this is part of the condition attached to the planning application 1012/p/05
			4	44	No response	Noted
			5	45	Yes - Subject to quality development and provision of suitable green spaces.	Noted and agreed
			5	46-47	No response to questions 46-47	Noted
			6	48	Yes - Often so-called brownfield sites can have greater biodiversity, amenity and landscape value than many greenfield sites. This especially so where poorer quality agricultural land has been subject to intensive agriculture so that little or no flora and fauna remain. All potential development sites, including brownfield sites, should be subject to environmental assessments.	Noted. The council will ask for biodiversity assessments where there is an indicator on a site of some protected species.
			6	49-50	No response to questions 49-50	Noted
			6	51	Yes - A simpler classification is not necessarily a better one. Any significant development should include a thorough consideration of landscape (and amenity) issue since these contribute to quality of life and well-being.	Noted, the council is however duty bound to comply with legislation regarding the designation of candidate Special Landscape Areas (cSLA), to replace out of date AGLVs. The council will also be reviewing its areas of protected open spaces and Areas of Special Landscape Control, some of which will become part of the cSLA or the local countryside belt designation.
			6	52-53	No response to questions 52-53	Noted.
			6	54	Yes - Redevelopment of agricultural and rural buildings and infilling development is acceptable in principle, but both restoration of old buildings design of new ones should complement historic rural style. Supplementary guidance should, as proposed, be upgraded, with a detailed Rural Design	Comments noted. The council is satisfied that its Development in the Countryside SPG is up-to-date, it will be updated when it is considered prudent to do so. The present guidance provides information on new build and conversions.

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					Guide being given statutory force.	
			6	55-56	No response to questions 55-56	Noted
			6	57	Yes - Subject to discussion rather than blanket acceptance.	Noted, the council has restrictive policies to development in the countryside for housing in the adopted West Lothian Local plan 2009 (ENV31 and 33). Policy approach will be reviewed for inclusion in the Proposed Plan.
			6	58-59	No response to questions 58-59	Noted
			6	60	Yes - Excellent approach.	Support noted.
			6	61-65	No response to questions 61-65	Noted.
			6	66	Yes - Some concern that the council's existing list of sites of local wildlife significance may not be comprehensive. The two meadows and area of rough land at the far north-east of the Newton area have significant flora and fauna, Also wading birds make use of (and oyster catchers and lapwing nest in) fields around the Newton village to a greater extent than reflected in the Habitat Regulations Appraisal Statement.	Noted. The designation of Local Biodiversity Sites will move forward. The area you are referring to is a candidate Special Land scape Area in the emerging LDP and is also an AGLV. It is unlikely that the site will be designated as a LBS, however the species you refer to will be protected.
			6	67-70	No response to questions 67-70	Noted
			6	71	Yes	Support noted
			6	72-79	No response to questions 72-79	Noted
			6	80	Yes - Support promoting touristic and recreational use of the Union Canal, but the canal should also be maintained and developed as a wildlife corridor, through sympathetic planting around any bankside recreational development and insisting on a set-back in relation to any allocation of housing or employment land, notably at Winchburgh.	Noted and agreed. The canal has many competing interests, including possible use of the canal to transport freight, but it is recognised as an important wildlife corridor that should be protected and enhanced, and is designated as a Local Biodiversity site in its own right.
			6	81-85	No response to questions 81-85	Noted
			7	86	Yes - Agree with extending the approach however, more is still needed.	Noted, the council is producing supplementary planning guidance related to wind energy development.
			7	87-88	No response to questions 87-88	Noted
			7	89	No	Noted, the council will however continue with its preferred approach.
			7	90	Yes - The risk of flooding, often quite localised, will increase markedly as climate change accelerates over the next 50 years. Development of land immediately adjacent to water courses should be avoided, as should further canalisation or culverting of even small burns.	Noted and agreed. The council is publishing a Strategic flood risk assessment and has assessed all sites for flood risk through its flood prevention officer, SEPA, SNH and Scottish Water. Consequently development is unlikely to be at flood risk on the sites that have been allocated.
			7	91	No response	No
			7	92	Yes - As pollution measurements at Newton have revealed, pollution in the region of busy highways is becoming of increasing concern.	Noted and support is welcomed.
			7	93	No response	Noted

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			8	94-98	No response to questions 94-98	Noted
Additional Information :						
Development at Winchburgh						
To mitigate the effects of increased traffic volumes it is suggested that:						
i) Strongest possible support be given to the proposal for a new railway station at Winchburgh. WLC response – support noted.						
ii) Additional traffic calming measures be introduced at Newton including extension of the 30 mph speed zone, an additional set of traffic lights at the junction at Woodend, and signs at the entrance to the village showing (& monitoring) vehicle speeds..						
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MIRQ0103	Mr M. Campbell	N/A	3		PREFERRED HOUSING SITES EOI-0045, EOI-0050 and EOI-0210 LINLITHGOW Objects to the proposals to develop the sites. Brownfield land should be redeveloped instead of building on green farmland as it is more sustainable.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0104	F. Campbell	N/A	3		PREFERRED HOUSING SITES EOI-0045, EOI-0184 and EOI-0210 LINLITHGOW Objects to the proposals to develop the sites. Brownfield land should be redeveloped instead of building on green farmland as it is more sustainable.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications</p>

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						relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0105	Mr B and Mrs F L Coyne	N/A	3 & 6		NOT PREFERRED HOUSING SITE EO1-0040 SEAFIELD FARM, WEST CALDER The provisions that are set out in sections 3.172, 3.180 and 3.186 of the MIR are not satisfied by either of the planned developments. The development contradicts main issue 6.	Agreed, this site is not supported for development by the council.
MIRQ0106	Eileen McGhee	N/A	Vision	1	Yes	Supported noted.
			Vision	2 – 4	No response to questions 2 - 4	Noted
			1	5	Yes	Support noted
			1	6	No response	Noted
			1	7	No response	Noted
			1	8	Don't know	Noted
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Don't know	Noted
			1	11	Don't know	Noted
			2	12	Yes	Support noted
			2	13	No - If it is not in the LDP then it is unlikely to happen.	Noted
			2	14	No response	Noted
			3	15	Yes	Support noted
			3	16	Yes	Support noted, but the council is progressing with its preferred strategy.
			3	17 - 25	No response to questions 17 - 25	Noted
			3	26	Don't know	Noted
			3	27	Don't know	Noted
			3	28	Don't know	Noted
			3	29	No. No objections to the redevelopment of brown field sites within the town limits, but feel for reasons of infrastructure, practicality and atmosphere further development on greenfield sites runs a very high risk of destroying the very	Noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.

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					<p>thing that makes Linlithgow popular with residents and tourists alike. It will cease to be a small town and become a large one lacking the atmosphere that makes Linlithgow popular, roads are already gridlocked for much of the day and parking a real issue, schooling will become a major issue with any developments and the town is already too long and narrow and to further extend the town will lead to it becoming unsightly.</p> <p>Yes - Land should not be released unless brownfield.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	Look to the High St for housing/ employment opportunities as many sites remain empty. Why should Linlithgow expand any further with regards to housing? It is a town already at capacity.	A policy approach will be considered for inclusion in the LDP to support the re-use of vacant properties across the plan area. The council is also mindful that certain development sites will be constrained by infrastructure and will seek developer contributions where possible to alleviate these infrastructure constraints.
			3	31	Yes - land should be safeguarded for slip road development. No, development shouldn't be promoted to pay for it. If any developments do go ahead then they should have to contribute towards the cost.	Note the comments regarding the support for the slip roads, but development must come forward to pay for this development of the slip roads.
			3	32	Don't know	Noted
			3	33	Don't know	Noted
			3	34	Don't know	Noted
			3	35	Yes	Support noted
			3	36	Don't know	Noted
			3	37	Don't know	Noted
			4	38	Yes	Support noted
			4	39	Doesn't seem to be an alternative!	Noted and agreed
			4	40	Don't know	Noted
			4	41	No response	Noted
			4	42	Don't know	Noted
			4	43	Don't know	Noted
			4	44	Don't know	Noted
			5	45	Yes - Supports filling up empty sites in Linlithgow even with some of the larger shops, but thinks that a balance has to be	Noted, the council applies the sequential test for supermarkets but also seeks to protect the vitality and vibrancy of the town

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					applied and small independent businesses need to be given priority over larger shops. However, there is space for both and some larger shops may even attract custom to the smaller ones.	centre and will apply requirements through the Linlithgow BID to improve the town centre
			5	46	No	Noted
			5	47	No response	Noted
			6	48	Yes - supports developing brownfield sites, but think regardless of the town we have to be very careful about releasing greenfield sites as it is irreversible and will nearly always dramatically alter a town and we don't have so much agricultural land etc. that we can just build on it everywhere. The land is required for other purposes.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			6	49	No	Noted
			6	50	Don't know	Noted
			6	51	Don't know	Noted
			6	52	No response	Noted
			6	53	No response	Noted
			6	54	No	Not agreed, the council continues to seek to resist housing and inappropriate development in the countryside.
			6	55	Yes - Alternative 2	Not agreed, the council will take forward the preferred approach that restricts housing in the countryside.
			6	56	Don't know	Noted
			6	57	Don't know	Noted
			6	58	No	Noted and agreed
			6	59	Don't know	Noted
			6	60	Yes	Support noted
			6	61	Don't know	Noted

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			6	62	No response	Noted
			6	63	Don't know	Noted
			6	64	Don't know	Noted
			6	65	Yes - Sounds like a good thing.	Support noted
			6	66	Don't know	Noted
			6	67	Yes	Support noted
			6	68	No	Noted
			6	69	Don't know	Noted
			6	70	Don't know	Noted
			6	71	Yes	Support noted
			6	72	No	Noted
			6	73	No response	Noted
			6	74	Don't know	Noted
			6	75	No response	Noted
			6	76	No response	Noted
			6	77	Don't know	Noted
			6	78	Don't know	Noted
			6	79	Don't know	Noted
			6	80	Yes - But with care as seeing lots of houses alongside the canal is not what I would consider appropriate, but possibly small developments like cafes, tourist centres etc. may be valuable and help tourism.	Support noted, any developments alongside the canal would be carefully considered and would have to be proportionate to the locality.
			6	81	Don't know	Noted
			6	82	Don't know	Noted
			6	83	Yes	Support noted
			6	84	No - There would likely be no public art.	Noted
			6	85	Yes - Have public art done by students and little known artists to help promote themselves and seek contributions from developers.	Comments noted. The council public art officer commissions art.
			7	86	Yes	Support noted
			7	87	No	Noted
			7	88	Don't know	Noted
			7	89	No	Noted
			7	90	Yes	Noted, however the council is taking forward the preferred issue of flood risk
			7	91	No	Noted
			7	92	Yes	Support noted
			7	93	No	Noted

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			8	94	Yes	Support noted
			8	95	No	Noted
			8	96	No	Noted
			8	97	Yes	Support noted
			8	98	No	Noted
MIRQ0107	Arthur Marris	N/A	Vision	1	Don't know - The vision as stated is OK, however I am concerned that transport infrastructure will not keep up with population growth and that new housing will negatively impact the environment.	Noted, the council promotes policies to ensure that infrastructure is developed at the same rate as development and can serve the development.
			Vision	2	No response	Noted
			Vision	3	I have a problem with main issue 3 "provide a generous supply of housing land".	Noted but not agreed, the council is seeking to produce and adequate supply of housing land.
			Vision	4	No response	Noted
			1	5	No - Linhouse is a nice green space and it should not be developed.	The council's approach to Linhouse will be determined as the LDP progresses.
			1	6	No response	Noted
			1	7	No response	Noted
			1	8	Don't know	Noted
			1	9	No - This site should not be developed at all. It is a really nice green space used by many for recreation.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	10	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	11	Don't know	Noted
			2	12 - 14	No response to questions 12 – 14.	Noted
			3	15	No - This seems like too many houses and the infrastructure and environment will not be able to cope.	Not agreed, the council considers this is the best development strategy for West Lothian moving forward.
			3	16 - 37	No response to questions 16 - 37	Noted
			4	38	Don't know – not sure that developers can be relied on to deliver suitable infrastructure improvements. I do not think they have the inclination or competence.	Noted, the council will ensure that development comes forward that is commensurate with the development moving forward, so developers will have no alternative other than to comply with this.
			4	39 - 40	No response to questions 39 – 40	Noted
			4	41	Through government borrowing. Investment in infrastructure requires up front expenditure which can be paid back over the years.	Noted, the council will pursue up front development of infrastructure and will look at other funding mechanisms as appropriate.
			4	42	Yes - The A71 between Livingston and Edinburgh needs upgrading as does the railway line through Livingston South railway station. A regular direct fast bus service between the centre of Livingston and Edinburgh airport would be useful and popular.	Noted, there are some upgrading of junctions required to be paid for by the Calderwood developer and the council also has SPG for developer contributions for upgrading of the A71. The council is also looking to allocate a site at Wilkieston that will include a partial bypass of the village. Bus services are not controlled by the council.

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			4	43 - 44	No response to questions 43 - 44	Noted
			5	45	Yes - Parking is a problem in both Bathgate and Linlithgow. More people would shop in and visit these places if there were proper car parks.	Support noted, the council is undertaking a transport appraisal for transport impacts in Linlithgow.
			5	46 - 47	No response to questions 46 - 47	Noted
			6	48	Don't know - Developing on brownfield sites is good. Developing on greenfield sites should be avoided.	Comments noted, some greenfield sites will however require to be developed to meet housing land supply targets.
			6	49 - 53	No response to questions 49 - 53	Noted
			6	54	Yes - New housing should be built in existing towns and villages. 'lowland crofts' are potential eyesores.	Comments noted, the council still considers that lowland crofting has an important contribution to make in upgrading of landscapes and public access to the countryside in the west size of the district.
			6	55 - 56	No response to questions 55 - 56	Noted
			6	57	Yes - It would be good if the towpath on the Union Canal could be resurfaced to make it easier for cyclists to use.	The council will support such initiatives should they come forward from Scottish Canals.
			6	58 - 59	No response to questions 58 - 59	Noted
			6	60	Yes - Opening up green corridors is a really good idea and will be popular. Also the towpath on the Union Canal needs to be resurfaced to make it easier for cyclists to use.	Support noted for green corridors. The council will support such initiatives should they come forward from Scottish Canals.
			6	61	No response	Noted
			6	62	Yes - Need to consider building foot bridges across rivers and railways.	Noted, should such a requirement become obvious for footbridges and the funds where available the council may be able to help contribute to such developments.
			6	63 - 64	No response to questions 63 - 64	Noted
			6	65	Yes - This seems like a good idea.	Support noted.
			6	66	Yes - At this time of year (October) there are a lot of migrating geese traveling through West Lothian. Concerned that they are not made welcome when they stop to rest. Also consideration needs to be given to this when choosing development sites.	Comments noted, the council has undertaken a Habitats Regulations Appraisal
			6	67 - 79	No response to questions 67 - 79	Noted
			6	80	Yes - agree it makes sense to promote the tourism and recreational potential of the canal. The only 'sustainable' transport that the canal can offer is as a cycle path, it is silly to think it can be used for commercial transport.	Noted. The council would however support use of the canal for some freight travel as this would be more sustainable than road travel.
			6	81 - 85	No response to questions 81 - 85	Noted
			7	86	Don't know - Don't build new homes in cold and windy locations.	Comments noted
			7	87 - 91	No response to questions 87 - 91	Noted
			7	92	Yes - Ban burning and sale of coal, require everyone to use smokeless fuels in their fire hearths. Some people think a real coal fire is quaint. It's not, it stinks out the surrounding neighbourhood with the source house being the only one	Support noted of this approach, the matter of coal burning is not one for the development plan.

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					unaffected.	
			7	93	No response	Noted
			8	94 – 96 & 98	No response to questions 94 – 96 and 98	Noted
			8	97	Don't know - Make sure that any 'zero waste' plan does not encourage fly tipping and illegal bonfires.	Noted, the issue of fly tipping would be pursued by the council and SEPA as appropriate, the same can be said for fly tipping.
MIRQ0108	Harry Millar	N/A	3		LINLITHGOW AREA OF RESTRAINT The area of restraint at Linlithgow should not be lifted until a full evaluation of the area flood management is done and in the first instance a full flood/water impact assessment is completed and a nutrient impact assessment carried out. Water/sewage infrastructure is unable to cope with existing developments.	Noted, the council has undertaken a strategic flood risk assessment. Requirements for development sites will be set out in the Proposed Plan. Nutrient impacts can be a matter to be dealt with by SEPA.
MIRQ0109	Jean Telfer	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0110	Linlithgow Civic Trust	Christopher Long	3 & 4		LINLITHGOW Linlithgow's infrastructure is not adequate to serve current requirements and significant improvements are needed before any further housing development is undertaken.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in

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						<p>particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>The current policy of "restraint" has failed. Preparation of a comprehensive master plan for Linlithgow is an essential prerequisite for future development within the town. No further infill housing development and no expansion whatsoever is acceptable unless it forms part of a comprehensive plan which forces developers to carry out the priority community requirements identified.</p>	<p>Not agreed that the development has failed, there has been no significant housing developments in Linlithgow for a number of years.</p> <p>The council now feels that it is appropriate to lift the area of restraint policy, but will do so in terms of ensuring that development takes place commensurate with available infrastructure.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The policy of restraint was intended to control development, not prohibit it, and it has generally succeeded in achieving this. Over the period 2001/2012 Linlithgow accounted for just 3.4% of all house completion in West Lothian, a very modest proportion given the relative size of the population.</p>
			3		The boundaries of proposed housing sites in Linlithgow should be refined in relation to landform, road alignments, etc.	Noted and agreed, allocations will take account of this in the proposed plan.
			4		Relief roads are required to reduce the congestion and pollution in the High Street.	The council has commissioned a transport appraisal for development options in Linlithgow that will identify mitigatory measures that any development will require to accord with.
			4		A new health centre should be built at the same location in the town.	Noted, the council will consider any development favourably.
			3 & 4		Additional commuter, shopper and visitor parking should be provided at site EOI-0062 (along the Edinburgh Road) and at the Regent Centre.	Noted, there is consent for this on this site , but an application has come in for a supermarket on the site.

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			4		Walking and cycling routes should be reviewed and improved. Paths shared by walkers and cyclists should be wide enough to accommodate both. The Vennel area should be completely redeveloped.	The Council notes this support for walking and cycling routes in Linlithgow, and aims to apply Transport Scotland and Sustrans design standards to new and improved shared paths whenever possible. The council would look favourably on any redevelopment of the Vennel, but there is no policy or proposals at this time to upgrade the Vennel.
			3		The lack of social rented housing requires to be addressed.	Note and agreed. This is identified in the council's Local Housing Strategy and a recent planning application for housing has been agreed at Mill Road in Linlithgow Bridge.
			1, 3 & 4		<ul style="list-style-type: none"> A plan for economic development and growth for Linlithgow is neither explicitly nor implicitly contained within the Main Issues Report with the exception of a fleeting reference to tourism. Site EL18, provides an area of potential to the east of the town, Mill Road requires access to the A803 (Blackness Road) and would benefit from a four-way junction at M9 junction 3. Concern at the loss of public sector jobs, particularly if the permanent closure of the County Buildings was to be contemplated. Infrastructure is required to support tourism, particularly day visits. Linlithgow's tourist potential should be more fully realised. 	<p>Not agreed, the council will refer to a plan for economic growth in the proposed plan in the form of the West Lothian Economic Partnership Strategy and Action Plan 2014-2017.</p> <p>Comments regarding site EL18 are noted, council is also allocating a site for medium term high amenity employment allocation. It is unclear whether this site if developed on its own would lead to a four-way junction being developed at junction 3.</p> <p>The council is still looking to have a presence in the County Buildings in Linlithgow.</p> <p>The proposed plan includes specific reference to the importance of tourism.</p>
			3	3	<ul style="list-style-type: none"> Housing growth Scenario 3 appears to be a sensible approach to demonstrate clearly the maintenance of a five year effective housing land supply. Linlithgow sites could contribute towards the housing land supply subject to refinement by a masterplan. Essential that the necessary roads and other infrastructure are constructed before further residential developments are permitted. 	<p>Support is noted for the council's preferred development strategy being Scenario 3.</p> <p>Noted support for news development in Linlithgow, these would be linked to infrastructure improvements to support new development.</p>
			3	29	The definition of Linlithgow as an area of "restraint" should be removed. Future development of the town should be planned in a co-ordinated developed master plan. A sequential approach to development and related infrastructure is desirable.	Noted, the council is taking forward a strategy to remove the area of restraint which will lead to new housing sites being allocated for development, but with enough infrastructure to support the development.
			3	30	The demand for affordable housing in Linlithgow should be met by a policy of the current 15% social rented housing.	Noted. Requirements for affordable housing will be set out in the LDP and supporting Supplementary Guidance.

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					Current policy should not be so applied as to restrict the timeous development of affordable housing.	
			4	31	Land should be safeguarded for west facing slips road at M9 junction 3	The safeguarding for west facing slips will be continued in the proposed plan.
			3	35	In private housing situations where the concurrent development of Council housing is not possible in the Council house programme then social housing/ affordable housing should be provided in partnership with the developer and adopted by a housing association for rent and/or co-ownership. A contribution via a commuted sum should be seen as a very last resort.	Noted. Requirements for affordable housing will be set out in the LDP and supporting Supplementary Guidance.
			4	38	<p>The preferred approach to supporting infrastructure improvements from developer contributions should be supported. However, Linlithgow suffers from a backlog of infrastructure improvements which may not be wholly funded from developer contributions and should be funded from past capital receipts from the sale of council property and past computed sums received by the Council.</p> <ul style="list-style-type: none"> Education. Acknowledgement of comments in paragraph 3.88 including the implication of the construction of the new non-denominational secondary school at Winchburgh. However, housing development and the associated infrastructure improvement in Linlithgow should not be consequent on the build out rate in Winchburgh and a firm date for the commencement of development in Linlithgow should be incorporated in the Development Plan. The health centre should be replaced at the same location within the plan period, particularly if more houses are constructed and the population rises. The Local Development Plan should allow for the provision of more facilities for community clubs and organisations and the provision of a community theatre/ cinema in accordance with local aspirations. 	<p>The development of housing in Linlithgow is intrinsically linked to a new non denominational secondary school in Winchburgh, as when the school is completed it will free up capacity in Linlithgow Academy.</p> <p>The council is continuing to work towards a new secondary school being built in Winchburgh, a first phase is expected around 2018.</p> <p>The council has consulted with the NHS with regard to health provision in Linlithgow and will continue to do so when applications come in with regard to the need for extended health care facilities in Linlithgow.</p> <p>The council, whilst supportive of such facilities for community clubs and organisations and the provision of a community theatre/ cinema in accordance with local aspirations, has to be mindful that developer contributions for such a facility would not be able to be linked to the developer in terms of Circular 1/2010 Planning Agreements. Any such contributions would require to be voluntary.</p>
			3 & 4	42	<p>The strategy of "reduce-optimize-invest" is sound but in the context of Linlithgow the following needs to be addressed in the Local Development Plan.</p> <ul style="list-style-type: none"> Travel in and around West Lothian. It would be helpful if 	<p>The council is mindful that the best routes in West Lothian are east to west and the council would seek to improve north to south routes where at all possible.</p> <p>In terms of road and rail, the council will be supportive of any</p>

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					<p>the Local Development Plan made a commitment to improving north to south travel in West Lothian and particularly to Livingston.</p> <ul style="list-style-type: none"> Road and rail. A solution to commuter parking at Linlithgow Station should be identified. There is a lack of short stay parking in Linlithgow town centre for residents and visitors compromises High Street businesses. <p>New High Street relief roads are required to the north, and east/ south of the town. The Development Plan should include for a commitment to such relief roads. The absence of west bound slips at M9 junction 3 compromises commercial and residential development. These should be included in the Plan.</p> <ul style="list-style-type: none"> Policy TRAN34 is considered unfulfilled and should be retained. Further traffic studies are required building on the innovative 1995 Halcrow Fox Access Study. 	<p>development that increases parking in Linlithgow Railway Station. The council has in the past changed parking restrictions to help car parking nearby to the rail station, but balancing this with the impact on local people.</p> <p>Comments noted in terms of TRAN 34, this policy is being reviewed for the West Lothian LDP.</p>
			4	43	Failure to provide a new railway station at Winchburgh would add to the problems described above.	The new rail station at Winchburgh is to be operational from December 2018.
			5	45	Supports the preferred approach to town centres and retailing including removing the retail policy restrictions currently in place in Linlithgow town centre.	Support noted.
			6	48	Preparation of a comprehensive master plan for Linlithgow is an essential prerequisite for future development within the town dealing with issues related to the natural and historic environment in Linlithgow.	Noted, the council is mindful of its requirements and obligations to all towns to ensure that the natural and historic environment is protected and enhanced, including that of Linlithgow.
			6	71	The heritage and tourist industry aspects of Linlithgow Palace, Peel and Loch which should be significantly enhanced for the recreational and commercial benefit of Linlithgow. Attention should be extended to surrounding areas in particular the eastern approach to the town, Cockleroy and the Bathgate Hills.	Noted, the council is mindful of its requirements and obligations to all towns to ensure that the natural and historic environment is protected and enhanced, including that of Linlithgow.

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			6		The existing historic townscape of Linlithgow should be retained and improved. High standards of new design and the provision of high quality public realm to enhance Linlithgow's two conservation areas should be sought.	The council is considering developing a public realm design guide for Linlithgow to aid assessment of developments in the historic environment.
			5 & 6		More could be made of empty shops and premises within the historic high street area of Linlithgow.	Noted. A revised policy approach is being considered for inclusion in the Proposed Plan.
			7		Paragraph 3.202 of the MIR is noted with approval. The open space strategy should include the safeguarding of the site and the potential of transferring the battle site into a trust. These should be included in the Development Plan as a policy objective.	The council is referring to the Open Space Strategy in the proposed plan.
			4		The existing combined sewage/ drainage system in Linlithgow is already unable to cope under current circumstances. Improvements to the sewage/drainage system in Linlithgow are required to improve the water quality of Linlithgow Loch, including the connection of all properties in the Edinburgh Road area to the public sewer as an element of infrastructural 'planning gain.	The council is aware of the issues with Linlithgow Loch and is working closely with SEPA, SW and SNH to come to a solution to deal with the issue of algal bloom. If an opportunity arises through planning gain, the council will seek a solution.
			4		Further studies to develop a 'core path plan' in Linlithgow for pedestrians, cyclists and disabled should be a part of the Development Plan.	The council will include present core paths in the Core Paths Plans within the development plan. No other paths will be included at this stage.
			3 & 6	80	The preferred approach to the Union Canal, as regards its tourism and recreational potential, is appropriate, although there could be more specific provision for boat mooring and associated facilities in or near Linlithgow. However, the recent planning approval for the siting of residential barges to the east of the Manse Road bridge is considered inappropriate. A policy is required on the proper siting of residential barges and these sites should be included in the Development Plan.	Note general support for policy on the union Canal. The council considers that writing a policy specifically for residential boats on the Canal is not required as such proposals are highly infrequent and in any case there will be enough policies in the plan to deal with such proposals.
			7	86	The preferred approach to climate change and use of renewable energy seems appropriate.	Support noted
			4, 6 & 7	92	Concerns regarding the poor air quality resulting from vehicle emissions in the High Street. Actions to encourage a reduced amount of traffic to proceed smoothly through the High Street would largely resolve this problem. Strategies to accomplish this should be included in the development plan.	Noted, the council is considering designating Linlithgow as an Air Quality Management Area. This would lead to the council being required to deal formally with the issue of air quality. The council is also undertaking a Transport Appraisal for new sites in Linlithgow that give the best options for development to keep traffic moving and putting in appropriate mitigation in the

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						road network.
			1, 3 & 4		A master plan for Linlithgow should be prepared to deal with all issues for the town. Developers should be required to contribute towards the cost of making the necessary infrastructure improvements and all new housing developments should be co-ordinated such that these improvements are made at the outset. No further housing development whatsoever is acceptable unless it forms part of a comprehensive plan which forces developers to carry out the priority community requirements identified in the Linlithgow Civic Trust's Vision for Linlithgow or a similar approach.	The council will not make a masterplan for Linlithgow as it would have to do the same for other towns and there is no resources for this. The council does however support the premise that developers should be required to contribute towards the cost of making the necessary infrastructure improvements and all new housing developments should be co-ordinated such that these improvements are made at the outset. The council will determine what sites are acceptable and will listen and assess carefully any issues raised by the Linlithgow Civic Trust.
MIRQ0111	Hallam Land Management	Duncan Smart for AMEC E & I UK Ltd	3		Housing Land Supply Appraisal The methodology adopted for calculating the housing land supply requirements for the emerging LDP is flawed and not compliant with the modified SESplan Supplementary Guidance. Insufficient housing land has been allocated. More housing land should be allocated. Site EOI-0127 could contribute towards this.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		Technical Notes The allocation of housing sites that are not expected to deliver any completions until 2020 or later is contrary to national planning policy.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		Observes that the MIR proposes to re-allocate a number of housing sites which are constrained (as identified in the Housing Land Audit 2013) but are currently allocated within the West Lothian Local Plan(2009), despite any evidence that these constrained sites are likely to become effective within the LDP period. Constrained sites carried forward from the WLLP cannot contribute to the effective land supply and cannot help meet the effective housing land supply requirements. Carried over sites cannot contribute towards the additional 2130 units required by the SESplan supplementary guidance. There are insufficient allowances to achieve the SESplan 'additional allowance' requirement for West Lothian of 2,130 net additional units.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		NOT PREFERRED HOUSING SITE EOI-0127 (SITE TO WEST OF A801, BATHGATE) Disagrees with identification of the site as 'not preferred. It fails to recognise the significant contribution which the site could make towards achieving SESplan housing land requirements and that it is in any event flawed and based on inaccurate site assessments. The site could contribute towards effective supply, meets the terms of SDP policy 7, a new primary school would be provided	Not agreed, the council considers that there are better sites for development than that proposed under EOI-0127.

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			Vision Statement	1	RESPONSES TO QUESTIONNAIRE Agrees with the proposed vision and that it appropriately identifies the spatial priorities for West Lothian.	Support noted. The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			3		Supports a greater choice of housing and argues that this is urgently required to address what is perceived as an effective housing land shortfall.	Noted and agreed.
			3		Attaches particular importance to there being a greater range of housing sites.	Noted and agreed, however the council considers that there are better sites for development than that proposed under EOI-0127. Part of this site has also been dismissed at Falside in Bathgate for a residential development in 2015.
			Vision Statement		Suggests augmenting the Vision Statement to recognise the additional infrastructure provision which will be necessary.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Aims	3	Agrees with the proposed Aims, particularly those relating to Main Issue 3 and Main Issue 4.	Support noted. The Aims have been updated and refined for inclusion in the Proposed Plan.
			Aims		Advises that it will be important to ensure that appropriate planning policies and sufficient land allocations are included within the LDP to ensure that these aims can be achieved in full.	Noted and agreed, however the council considers that there are better sites for development than that proposed under EOI-0127.
			Aims		Suggests augmenting the text of the first Aim with the word "effective" so that it reads: <i>Provide a generous supply of effective housing land and provide for an effective five year housing land supply at all times".</i>	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3	15, 16 & 17	Both the 'preferred' and two 'alternative' housing growth strategies discussed in MIR questions 15, 16 and 17 are fundamentally flawed and all require significant modifications.	Not agreed, the council considers its approach to calculating housing requirements to be considered and robust.
			3	15, 16 & 17	In the absence of these modifications the LDP would not be in conformity with the SDP, and would also be inconsistent with national policy requirements regarding the allocation of sufficient effective housing land to meet housing land requirements and ensure that a five year effective land supply is maintained at all times.	Noted and agreed.
			3	15, 16 & 17	It has not been demonstrated how any of the three scenarios for housing land would achieve the SESplan effective housing land requirements over the periods 2009-2019 and 2019-2024, as all of the scenarios focus only on achieving or exceeding housing land requirements over the longer period 2009-2024. This is contrary to SESplan Supplementary Guidance and the Council is requested to substantially modify the 'preferred' housing growth strategy.	Not agreed, the council considers it is complying with SESplan requirements, including those set out in the Housing SPG.
			3	15, 16 & 17	Concern is expressed that all 3 scenarios erroneously include reference to " <i>the base supply</i> " and imply that this base supply would provide 22,847 units. There is criticism that the term is not defined in the glossary, but in any event, they both incorrectly refer to the established housing land supply, as	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.

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					calculated in the West Lothian Housing Land Audit.	
			3		It is suggested that the MIR misleadingly refers to there being a "substantial (and generous) supply of housing land in West Lothian", as it refers to the total established land supply rather than to the effective housing land supply. Consequently, it is requested that the 'preferred' housing growth strategy should be modified to take into account the effective housing land supply rather than the established land supply, and consequently the LDP should allocate a significant amount of additional effective housing land in order to ensure that the 2019 and 2024 SESplan Housing Land Requirements are met.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		Critical of the fact that the MIR makes no reference to the need to allocate effective housing land to provide a generosity margin (of 10-20%) over and above the SESplan SDP housing land requirements, nor does it demonstrate how a five year effective land supply can be maintained at all times, as required by SPP.	The council has factored in 'generosity' to its housing land requirements.
			3		Noted that West Lothian's current 5 year effective land supply for the five year period 2014/15 – 2018/19 is 3,763 units, and when compared with the current 5 year land supply requirement (8,600 units) this yields a 56.2% shortfall in the 5 year housing land supply.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		The "total effective housing land supply" of 14,470 units, as identified in HLA 2013 is disputed.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		There is a significant and quantifiable shortfall in West Lothian's total effective land supply.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		The LDP must include a significant amount of additional effective land allocations to ensure that a five year effective land supply can be maintained at all times and to ensure that the SESplan housing land requirements can be met. The proposal to allocate "a small number of new housing sites that will complement the existing development strategy" represents an inadequate response to the scale of the identified effective housing land shortfall in West Lothian, so a much greater number of new effective housing land sites should be allocated in the LDP.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3	18	An alternative housing growth strategy is suggested to meet with requirements of SPP, SESplan supplementary guidance for housing, and allocate sufficient additional effective housing land to cover the identified shortfall between the current effective housing land supply and the 2019 and 2024 housing land requirements (+10% -20% generosity margin).	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3	19	Notes that a 5 year effective land supply requires to be maintained under the current West Lothian Local Plan <u>as well as</u> under the West Lothian LDP once adopted.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		Acknowledges that the house building industry has been significantly affected by adverse economic conditions in recent	Noted and agreed.

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					years but notes that there has recently been a marked improvements in house completions and sales.	
			3		Considers the most appropriate mechanism to ensure that an effective five year housing land supply can be maintained is to allocate sufficient land within the LDP that is capable of accommodating an appropriate range of housing to exceed both the 2019 and 2024 SESplan housing land requirements. The total quantity of housing allocations within the LDP must also take into account the need to accommodate a 10% -20% generosity margin over and above the SESplan housing land requirements.	The council has factored in 'generosity' to its housing land requirements.
			3		Refers to the Chief Planners letter of October 2010 regarding housing land supply and endorses the view that development plans should identify triggers for the release of...effective sites where a 5 year effective supply is not being maintained.	Noted and agreed.
			3		Recommends that the LDP should be supported by statutory Supplementary Guidance which sets out mechanisms to ensure that a five year effective housing land supply can be maintained at all times. This should include provision for additional housing sites to be brought forward during the LDP plan period if a shortfall in the 5 year effective land supply is identified through annual Housing Land Audits.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3	20	Support to the Council's 'preferred' option of de-allocating some existing housing allocations through the LDP, suggesting that too few constrained or otherwise non-effective current housing allocations are proposed to be de-allocated. Also notes that de-allocated sites must be replaced on a unit for unit basis with new effective land allocations within the LDP.	The council notes and agrees de-allocated sites must be replaced on a unit for unit basis with new effective land allocations within the LDP. The council considers that it has gone far enough in terms of its de-allocations
			3		Critical of the MIR in that it doesn't identify the criteria which have been used to determine which sites should be de-allocated, and it also does not state that all Local Plan allocations have been reviewed to determine their current effectiveness.	All sites have been reviewed against the Circular on Housing Site Effectiveness proformas. This has been used to assess and has led to de-allocation of sites being put forward.
			3		Expresses concern that the housing land supply will continue to include a number of constrained or otherwise non-effective sites.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3		Recommends that a full review of the effectiveness of all Local Plan allocations should be undertaken and that non-effective sites should be replaced on a unit for unit basis with new effective housing sites.	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.
			3	21	Disagrees with the 'alternative' option identified in the MIR as it would perpetuate the inclusion of constrained or otherwise non-effective site.	Not agreed, the council is to move forward with its preferred option.
			3	22	Recommends that the Council undertakes a full review of the effectiveness of all Local Plan allocations and all new housing sites which are proposed to be allocated within the LDP. Furthermore, the effectiveness criteria used to determine	The approach to housing land will be reviewed as the plan progresses to Proposed Plan stage.

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					which Local Plan allocations should be de-allocated or carried over to the LDP should also be transparently set out.	
			3	23	Agrees with the Preferred Approach to the Core Development Areas. However, recommends that the LDP should include a commitment to review CDAs within two years of the LDP adoption date and any of the CDA housing allocations found to be non-effective should be removed from the "effective" land supply and replaced on a unit for unit basis with new, effective housing sites.	Support noted, the council will review CDAs and all sites as part of a future LDP, which is unlikely to be within 2 years, given the timespan between plans, however the council will review sites iteratively.
			3		Welcomes the recognition in the MIR that accelerated development within the CDAs will be required in order to achieve the SESplan housing land targets and allies this to the argument for having EOI-0127 included as a preferred housing site.	Agreed regarding CDAs, but not agreed regarding EOI-0127. The council considers that there are better and more appropriate sites for development
			3		Issue is taken with a statement in the MIR suggesting that further housing allocations in the Armadale CDA "are constrained because of school capacity issues". This is regarded as too simplistic and does not reflect a recent appeal decision (Falside) where the Reporter concluded that educational constraints were not insurmountable. The MIR should therefore recognise the potential for these issues to be addressed.	Noted, however there are some sites which reach their capacity also in terms of how they can be supported by infrastructure. If there is a case for further development to be supported by infrastructure at Armadale CDA, the council will of course look to support this.
			3	24	Disagrees with the Alternative Approach to the CDAs. This would result in the need to allocate a significant amount of additional new effective housing land in less sustainable locations, which would conflict with the stated aims of the MIR and national policy.	Noted and agreed, the council is taking forward the preferred approach to the CDAs.
			3	35	Agrees with the Preferred Approach to affordable housing. However suggests that in reviewing this policy regard should be had to the SDP which identifies a "benchmark" figure of 25% affordable housing on individual sites and that there should be a greater a range of mechanisms available to developers.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	Disagrees with the Alternative Approach to affordable housing.	Noted.
			4	38	Disagrees with the Preferred Approach to infrastructure provision, arguing that it will not be feasible to achieve the SESplan housing land requirements because of existing infrastructure constraints.	Not agreed it is considered feasible that the preferred approach can be delivered in terms of infrastructure.
			3	38	Critical of the MIR for not setting out a detailed strategy for addressing existing and future education constraints. The Council's approach to education infrastructure provision requires significant modification.	The council has a detailed strategy for education as set out in its SPG 'Planning for Education'.
			3	38	Suggests that identifying EOI-0127 as a preferred housing site would help secure a new denominational primary school which would benefit the Armadale CDA.	Noted, whilst this may be the case, the council is not supportive of allocating site EOI-0127 for residential development.
			4	39	Disagrees with the Alternative Approach to infrastructure provision.	Noted, the council is taking forward the preferred approach to infrastructure.

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			4	40	Suggests that the Council sets out a coherent strategy for addressing both existing infrastructure constraints and providing the significant new additional infrastructure which will be required to achieve the SESplan housing land requirements.	Noted, the council will set out the infrastructure requirements in the Action programme to accompany the LDP.
			4	41	Agrees that accelerated development within the CDAs would require infrastructure provision and that LDP housing allocations could support this through developer contributions with the proviso that requirements satisfy Scottish Government Circular 3/2012. Suggests that the mechanisms to be used to secure developer contributions should be clearly set out in the LDP.	Noted, the council will clearly set out mechanisms used to secure developer contributions, whether in the LDP or in accompanying SPG.
			4	41	Noted that there will also be a need for the Council to fund infrastructure improvements and that the broadest possible range of funding sources and mechanisms should be considered, including enhanced use of the West Lothian Infrastructure Fund, careful prioritisation of the Council's capital budgets and potential applications to the Scottish Government for Tax Incremental Funding (TIF).	Noted and agreed.
			4	41	Suggests that identifying EOI-0127 as a preferred housing site would specifically help to secure a new denominational primary school.	Whilst this is noted, the council considers that there are better sites than that proposed to be taken forward.
			4	42	Agrees with the Preferred Approach to promoting access to/from/within West Lothian.	Noted and agreed.
			6	48	Partially supports the Preferred Approach to the natural environment in West Lothian.	Noted.
			6	48	Advises that while recognising that it is national policy to direct development to appropriate brownfield sites, development viability considerations should also be taken into account when allocating land for housing. This is considered critical given that multiple existing Local Plan housing allocations on brownfield land are acknowledged to be constrained and there is concern that only allocating additional brownfield land within the Local Development Plan (LDP) is unlikely to generate sufficient effective housing land to meet requirements.	Whilst the concern on effectiveness on sites is noted, the council is still required to look to allocate brownfield sites for development ahead of greenfield sites.
			6	48	Proposed approach of allowing new development on edge of settlement sites where are demonstrated to be sustainable is strongly supported. Moreover, such sites are regarded as essential in helping the Council to satisfy housing land requirements.	Noted and agreed.
			6	48	Agreed that the Local Landscape Designations Review (LLDR) should be a key material consideration in deciding whether to allocate edge-of-settlement sites within the LDP.	Noted and agreed.
			6	48	The recommendation within the LLDR report that some existing local landscape designations should not be carried over to the LDP as Special Landscape Areas is supported.	Noted and agreed.
			6	48	Does not support the requirement to demonstrate that there	The council agrees that any application be determined on its

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					are "no alternatives" to greenfield development in order to "meet strategic requirements". This requirement is considered unclear, particularly as the MIR does not define what constitutes either a reasonable alternative or a strategic requirement, and there is general concern that this approach introduces sequential testing which is not appropriate or justified by SPP and contrary to the planning principle that applications should be determined on their individual merits.	own merits. The council considers its approach to allocating new housing sites complies fully with SPP.
			6	48	At the same time, it is submitted that a sequential test in these circumstances would conflict with SESplan Policy 7, which allows greenfield sites to be allocated for housing if there is demonstrated to be a shortfall in the five year effective housing supply.	Noted and agreed.
			6	49	Broadly agrees with the Alternative Approach to the natural environment in West Lothian.	Noted, the council will be taking forward the preferred approach however.
			6	49	To ensure that a five year effective housing land supply is maintained at all times it is considered that a range of brownfield and greenfield sites should be allocated in the LDP.	Noted and agreed.
			6	49	It is unclear whether the proposal to "allow parts of designated areas to be released" relates to existing landscape and natural heritage designations or whether it relates to the candidate Special Landscape Areas (SLAs) identified within the LLDR. This should be clarified.	The council considers this applies to both existing and emerging designated land.
			6	49	Agreed that the Local Landscape Designations Review (LLDR) should be a key material consideration in deciding whether to allocate sites within the LDP.	Noted and agreed.
			6	50	Recommends that a range of brownfield and greenfield sites should be allocated within the LDP to ensure that sufficient effective land supplies are maintained at all times.	Noted and agreed.
			6	50	Subject to an assessment of each allocation against relevant sustainable development principles, preference should be given to the allocation of proposed housing sites on the edge of settlements, as their proximity to local and strategic transport networks and to existing services is likely to result in these sites being environmentally sustainable, attractive and viable places to develop.	Noted and agreed. The council prefers to allocate sites close to services within settlement fists, particularly if brownfield first before supporting greenfield development release in or on the edge of settlements.
			6	50	SESplan Policy 7 must be key in deciding whether to allocate greenfield land for housing within the LDP and should also be embedded into the LDP in relation to the determination of applications for housing on unallocated greenfield sites when annual housing land audits indicate that there is a shortfall in the effective land supply.	Noted and agreed.
			5	50	As referenced in response to question 48, the introduction of a sequential approach in relation to greenfield sites is opposed.	Not agreed. The council prefers to allocate sites close to services within settlement fists, particularly if brownfield first before supporting greenfield development release in or on the edge of settlements.
			6	51	Agrees with the Preferred Approach to landscape designations	Noted and agreed.

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					in West Lothian.	
			6	51	In relation to site EOI-0127, the recommendation within the LLDR not to carry forward the existing Boghead House Area of Special Landscape Control into a candidate Special Landscape Area is supported.	Noted and agreed.
			6	52	Disagrees with the Alternative Approach to landscape designations in West Lothian.	Noted and agreed.
			6	53	The LLDR, including its recommendations to designate Special Landscape Areas but not to carry over some existing local designations into the LDP, should be a key consideration when deciding whether to allocate individual housing sites such as site EOI-0127 within the LDP.	Noted and agreed. Site EOI-0127 is within the countryside belt that is being carried forward, therefore it is not supported as a development allocation.
			6	54	Broadly agrees with the Preferred Approach to housing development in the countryside. However it is proposed that 'development in the countryside' is defined within the LDP and that a distinction is made between development in rural area and development on the edge of settlement locations.	Noted and partly agreed, any sites out with the settlement envelope have to be assessed as development in the countryside proposals.
			6	55	'Development in the countryside' policy should be consistent with the Scottish Planning Policy 'development in the countryside' policy should be sufficiently flexible to allow edge of settlement development where proposals are demonstrated to be sustainable and in accordance with other relevant national and Development Plan policies. Proposed allocations should not be rejected from the LDP and proposed developments should not be refused only because they are located on the boundary of existing settlement envelopes. Furthermore, it should be understood that development in the countryside' policies are not Green Belt policies and should not be applied as such.	The council agrees that it is be understood that development in the countryside' policies are not Green Belt policies and should not be applied as such. Any sites out with the settlement envelope have to be assessed as development in the countryside proposals.
			6	70	Proposed standards for open space provision within residential developments should facilitate appropriate provision, focus on connecting green infrastructure assets and encourage a design led approach through the use of masterplans. Where publicly accessible landscaping belts, footpaths or multi-user paths are incorporated into master planned developments these should be counted towards open space requirements.	Noted and agreed.
			7	89	Agrees with the Preferred Approach to flood risk. However suggests that where the SEPA flood map indicates that there is variable flood risk across large candidate land allocations, consideration should still be given to allocating these sites within the Local Development Plan (LDP) albeit with requirements to avoid development or over-development in specific areas with a recognised increased flood risk. Suggests that undevelopable areas could usefully be used for open space provision or landscaping.	Noted and agreed.
			7	89	Since detailed flood risk assessments and any required mitigation measures can be addressed through the planning	Noted and agreed, the council can caveat that proposals require to be subject to a flood risk assessment, when

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					application process, it is considered inappropriate not to allocate individual sites within the LDP simply on the basis that detailed flood risk assessments have not yet been undertaken.	allocating sites for development in the LDP.
MIRQ0112	John Surtees, Secretary	Friends of the Pentlands	Vision	1	Please note that Friends of the Pentlands have a limited remit in respect of planning matters and consequently have restricted comments to parts of the MIR relating to issues 6 & 7.	Noted
				2 - 4	No response to questions 2 - 4	Noted
			1	5 - 11	No response to questions 5 - 11	Noted
			2	12 - 14	No response to questions 12 - 14	Noted
			3	15 - 37	No response to questions 15 - 37	Noted
			4	38 - 44	No response to questions 38 - 44	Noted
			5	45 - 47	No response to questions 45 - 47	Noted
			6	48	Yes - Whilst agreeing with the general thrust of the preferred approach there is one matter that requires further clarification. It appears from the LLDR that a small section of land to the north east, south of the A70, at Little Vantage which was originally in the AGLV has been excluded from the cSLA. If this is correct we do not agree with this proposal.	The LLDR is to be reviewed and the boundaries of proposed cSLAs amended to reflect.
			6	49	No - prefer development of brownfield sites in preference to releasing land in designated areas, especially green belt.	Comments noted and agreed.
			6	50	No	Noted
			6	51	Yes - Please see comments under question 48 which we also think apply to this question.	Comments noted. The LLDR is to be reviewed and the boundaries of proposed cSLAs amended to reflect.
			6	52	No	Noted
			6	53	No	Noted
			6	54	Yes	Support noted
			6	55 - 59	No response to questions 55 - 59	Noted
			6	60	Yes	Support noted
			6	61 - 64	No response to questions 61 - 64	Noted
			6	65	Yes - in principle. The friends of the Pentlands has always had, as one of its longer term objectives, the promoting of the extension of the Regional Park in order that it may cover the whole area of its interests. We always envisaged this would involve the Ranger Service (and Voluntary Ranger Service) assisting with the conservation and protection of land outside of the existing Park. In particular we would not wish to see the	Noted and agreed, the council has already conferred support for an extension to the Pentland Hills Regional Park.

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					landscape in the South West of the hills be changed so we believe the existing planned regulation enforced by the three local authorities for the area incorporated by the proposed extension should continue as it is. More pertinent issues would arise as a consequence of an extended Park and we believe that assured funding and resourcing as essential pre-requisites for the success of such a proposal.	
			6	66 - 85	No response to questions 66 - 85	Noted
			7	86 - 93	No response to questions 86 - 93	Noted
			8	94 - 98	No response to questions 94 - 98	Noted
MIRQ0113	Mr & Mrs M. K. Alexander	N/A	3		PREFERRED SITES EOI - 0045, 0210, 0184, 0168, LINLITHGOW Objects to the proposed housing developments for Linlithgow (EOI - 0045, 0210, 0184, 0168 in particular)	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0114	Overton Farm Developments Ltd	Callum Fraser for Holder Planning	3		Fully supportive of the continued allocation of site CDA WW / EOI-0138g within the emerging Local Development Plan, however, object to the indicative development capacity of 690 houses presented by the Main Issues Report. Housing numbers should reflect that of planning application reference 0485/P/10.	<p>The site has been identified as a committed site carried forward from the WLLP. It is part of the East Broxburn Core Development Area (CDA) and is one of six sub areas and referenced as West Wood (WW). The council notes the support expressed for continuing this allocation.</p> <p>The WLLP allows for a total of 2,050 residential units to be developed over the whole of the East Broxburn CDA but it does not dictate how this number is to be apportioned by sub area.</p> <p>While an indicative figure of 690 units was identified in the MIR, it is the case that a higher figure of 825 has been allowed for in the Housing Land Audits of 2013 and 2014 (informed by the</p>

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						current planning application) and it is proposed that this figure be adopted for the sake of consistency. It should be noted that the total capacity of the East Broxburn CDA is not exceeded and remains below the 2050 upper limit. Ultimately however, it will be for a planning permission to confirm precise numbers, based on a detailed appraisal of site characteristics and infrastructure capacity at that time.
			3		Insufficient number of 'Preferred Sites' for housing identified to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024. The plan will fail to maintain a five years' effective land supply at any time. Additional housing land provision is required to reflect the terms and requirements of SESplan and Scottish Planning Policy.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement.
			3		Suggests that there is justification and context for the development capacity of the site to be increased within the Proposed Local Development Plan, to reflect the terms of the current planning application 0485/P/10 i.e. 826 units.	Progress on the delivery of house completions and maintenance of a five year effective housing land supply will be monitored through the annual Housing Land Audit process. Allocations made in the MIR will be reviewed in the light of comments received in relation to the housing land supply across the plan area.
MIRQ0115	Broxburn Regeneration Ltd	Alan Fitzpatrick for Montagu Evans Ltd	1, 2 & 3		PREFERRED SITE PJ-0008, FORMER VION SITE, BROXBURN Supports the council's position in the MIR that identifies site PJ-0008 for redevelopment.	Support noted. A 'Proposal of Application Notice' for a residential development with ancillary works and access was submitted in January 2015, suggesting active interest in bringing the site forward for development in the short term.
MIRQ0116	Heartlands (Central) Ltd, Land Options (West) Ltd and Ecosse Regeneration Management Ltd,.	Scott Graham for McInally Associates Ltd	1, 2, 3 & 4		PREFERRED SITE EOI-0001, HEARTLANDS Fully supportive of the preferred approach to the Heartlands, Whitburn site in housing terms. Such an approach will increase the flexibility of the site, will help to future proof the Heartlands site and will provide certainty and encouragement to existing and future investors. Such certainty will help to ensure the future and ongoing regeneration of the major brownfield site at Heartlands.	Support noted for the rolling forward of the Heartlands allocation and permitting an additional 250 units to help sustain this development.
			3		Reference to the future potential of the site to accommodate an increase in residential units should also continue to be included in the emerging West Lothian Local Development Plan.	Support noted for the rolling forward of the Heartlands allocation and permitting an additional 250 units to help sustain this development.
MIRQ0117	Heartlands (Central) Ltd, Land Options (West) Ltd and Ecosse Regeneration Management Ltd,.	Scott Graham for McInally Associates Ltd	1, 2, 5		The preferred approach to the Heartlands site to allow a wider range of uses on currently allocated employment sites in locations to be identified in the LDP is welcomed and supported. However the range of acceptable uses on such sites should be increased to include other employment / commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non-food) where appropriate, trade centre outlets, tourist related uses, car	Not agreed, whilst there is some relaxation in uses, the council needs to retain an adequate employment land supply for mainstream uses, classes 4, 5, and 6 as well as now class 2. Any proposals for other uses would require to be treated on their own merits, but are likely to be deemed as being contrary to the development plan.

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					showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres, other leisure uses etc. Requests that the entire site known as the Heartlands Business Park is treated in such a manner and allocated as a Mixed Use area (to allow for the full range of uses outlined above) in the emerging West Lothian LDP. The Heartlands Business Park already benefits from planning consent for uses which include 5,561sqm retail floorspace, restaurant / pub, hotel and health and fitness centre / crèche.	
			1, 2, 5		Alternative use options should be considered in place of the 46,635sm of class 4 business use to ensure that development and ongoing investment at Heartlands is maintained and indeed encouraged.	Not agreed (see above)
			1, 2, 5		In terms of retail it is submitted that the proposed Mixed Use zoning would allow for an appropriate level of floorspace of both convenience and comparison retailing. The inclusion of such floorspace within the allocation would help reduce the need to travel (for example to Livingston) to access comparison retailing given that Whitburn has an extremely limited and restricted retail offer.	Not agreed, the council must maintain adequate employment land supply for mainstream uses.
MIRQ0118	John and Colin MacFarlane	Clarendon Planning & Development Ltd	Vision		The 'Vision Statement' is supported and in particular, the importance of West Lothian in relation to the Edinburgh City Region. As such, allocation of sufficient housing land is crucial, both in terms of deliverable sites which can contribute to the effective land supply and facilitating well considered urban growth for the medium to longer term growth of West Lothian's towns.	Support noted and agreed.
			3		LDP Aims Main Issue 3 With specific regard to 'Main Issue 3', LDP aims are supported in terms of the need for the Council to, "provide a generous supply of housing land and provide for an effective five year housing land supply at all times".	Support noted and agreed.
			3		In providing a generous housing land supply the Council need to meet obligations set out within the approved SESplan and associated Supplementary Guidance in terms of addressing both periods 2009- 19 and 2019-24.	Support noted and agreed.
			3		Whilst the positive MIR strategy is noted and supported in general, the actual housing land requirements and associated calculations are not supported. In this respect, West Lothian must meet the needs of both SESplan periods as well as maintaining a 5 year effective land supply.	Not agreed, the council's position on employment land supply is robust.
			3		Housing Land Requirement SESplan Supplementary Guidance confirms the requirement for West Lothian in 2009-19 as 11,420 units with a further 6,590 units in 2019-24. This agreed housing land requirement should form the basis of calculating a 5 year effective land supply requirement.	Noted and agreed.

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			3		Housing Land Supply Based on the overall 2009-24 period including completions to 2013 and programmed supply to 2024, this provides the following overall supply prior to new LDP sites Total 7717 units (4336+3381)	Noted and agreed
			3		Housing Land Shortfall There is currently just a 2 year Effective Land Supply (40% of requirement) and shortfalls in the SESplan periods of 60% to 2019 and 53% in the period 2019-24, or 57% overall.	The approach to housing land and housing land allocations will be reviewed as the plan progresses to Proposed Plan stage.
			3		Requirements for Proposed LDP The council has to address the considerable land supply shortfalls identified above if SPP and SESplan obligations are to be met in terms of both the immediate 5 year land supply and also to 2024. In order to meet these objectives, land capable of early completions must be allocated for housing to provide for the 6,400 unit shortfall to 2019 and 3,900 shortfall from 2019-24.	The approach to housing land and housing land allocations will be reviewed as the plan progresses to Proposed Plan stage.
			3		Spatial Strategy The need to maintain the school roll within Dechmont Primary School is noted and supported.	Support noted.
			3		Preferred and Alternative Housing Sites - Dechmont The inclusion of Site Ref.EOI-0166 - Main Street - as a preferred site for housing is supported. However, the proposed site capacity is not supported.	Noted, but not agreed, the capacity of the site has been restricted to fit into the landscape.
			3 & 6		The committed housing site at Bangour Hospital (Ref.EOI-0034) is noted as a long-standing development aspiration. It is considered that housing can be accommodated within both Bangour and Main Street sites but the on-going delays to development at Bangour due to complex site issues, including significant listed buildings, require a short term housing outlet to address housing need.	Noted, but the council still wishes to allocate housing at Bangour. There will be 'short term' development sites allocated in any case
			3		The inclusion of a preferred housing site at Burnhouse Road (Ref.PJ-0006) is objected to. This site (allocated for 120 units) compares poorly with Main Street and should be deleted from the LDP.	Not agreed, this allocation will be reviewed for the Proposed Plan stage of the LDP.
			3 & 6		MIR Strategic Environmental Assessment The MIR refers to a capacity of 30 units for Main Street (EOI-0166). This notional capacity is questioned in terms of its validity with particular regard to the MIR's supporting <i>Strategic Environmental Assessment</i> . A development of 30 units would either be extremely low density based on the preferred site boundary or requiring a new, artificial defensible eastern boundary and retention of a large area as undefined open space with no functional use or management.	The preferred site, if moved forward to Proposed Plan will be pulled back to the west, thus accommodating the 30 units appropriately.

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			3		The site capacity for Main Street should be amended to 120 units which would allow for the sustainable use of the whole MIR boundary.	Not agreed, given that there are development sites elsewhere in Dechmont at Bangour and Burnhouse.
			3 & 6		There may be scope to release both sites Main Street (Ref.EOI-0166) and Burnhouse Road (Ref.PJ- 0006) via the LDP. However, Burnhouse Road is located within the existing Area of Great Landscape Value within the adopted Local Plan and the Bathgate Hills candidate Special Landscape Area (cSLA) within the MIR, as detailed within the LDP's supporting <i>Local Landscape Designation Review</i> (2013). The Burnhouse Road site is considered to be unsuitable for development on this clear landscape basis.	Not agreed, the site is well framed in its own right in the landscape and will be able to be softened with appropriate structural landscaping around the site. Support for the site is linked to that of the former Bangour Hospital site.
			3, 4 & 6		There is a strong case for Main Street (EOI-0166) being a more suitable site than Burnhouse Road (PJ-0006). Negative assessments for Main Street can all be addressed through design which is not the case with Burnhouse Road given its location within a protected landscape area, detachment from the settlement, inadequate adjoining road and fluvial flood risk.	Not agreed, the site is well framed in its own right in the landscape and will be able to be softened with appropriate structural landscaping around the site. Support for the site is linked to that of the former Bangour Hospital site. Flood risk will be assessed in consultation with SEPA.
			3		Site EOI-0166 is capable of making a significant contribution to West Lothian's housing land supply shortfall within the pre-2019 period. Capacity should be increased to 120 units.	Not agreed, given there are other sites elsewhere in Dechmont, including in particular the Bangour site, restricting the site to 30 units is considered acceptable, also when considering the landscape impact, 30 units is an acceptable level of development.
			3		The site is assessed as being superior to the other MIR preferred site within Dechmont (Burnhouse Road) in terms of landscape, transport, urban design and technical constraints. The Burnhouse Road site should be deleted and capacity transferred to Main Street.	Not agreed for reasons already provided.
MIRQ0119	Barry Greig	N/A	3, 4 & 6		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.

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MIRQ0120	Nicholas B.L. Davis MIH	Member of Edinburgh Archaeological Field Society. Member of Archaeology Scotland. Life Member of Annet House Museum, Linlithgow.				The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			6		There are no references in the Environmental Report to the Scottish Government's intention to merge Historic Scotland with the Royal Commission for Ancient and Historic Monuments in Scotland. This matter should be corrected or extended to refer to any such similar successor mergers of governmental agencies or partnerships.	Noted and agreed.
			6		No particular provision has been made with making a policy to charge a developer for the costs of researching, investigating by field walking or trial excavation or full scale archaeology, the preservation and conservation of any finds, their display and interpretation. This policy could be included.	Not agreed, it is accepted that the developers will pay for archaeological work associated with any development
			6		It is important that West Lothian Council can recover any costs that are necessary in dealing with archaeological investigation of sites.	Agreed, but it is the case that the developers will fund the cost themselves of any archaeological investigations.
			6		There is no specific confirmation or mention that WLC will protect all known and unknown sites which may produce evidence of previously constructed features such as those known and found at Auldathie Kirk near Winchburgh, Glen Devon model farm near Winchburgh, Beegcraigs Iron Age structures or the various lost medieval villages across the county.	The council supports the preservation of archaeology. A policy approach will be set out in the LDP Proposed Plan.
			6		There is no policy with regard to Metal Detecting in the County, this matter could be included.	Not agreed, the development plan is a land use plan.
			6		If the proposed approval of Abercorn Village as a conservation area is granted, then the conservation area must include the area of Midhope hamlet, the two burns, the seashore area and the whole section of the Hopetoun Estate which includes the castle and its environs.	Noted, the council will consider this and a policy approach will be set out in the Proposed Plan.
			6		Questions why the new WLC/SPG on the Historic Environment is not included in this consultation.	This is a separate consultation to the LDP. Supplementary Guidance will be prepared as the LDP progresses.

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			6		Section 9.2 Page 147 Scheduled Ancient Monuments, the reference MAP 9 is not included in the report.	Noted
			6		Section 9.2 Page 150 Archaeology. A copy of the full WOSAS report is recommended to be filed with West Lothian Local History Archives for public access together with a copy of any archaeological report made as part of any planning permission condition, within the county.	Agreed in part, happy for full WOSAS reports to be in Local History Archives, archaeological assessments relating to planning applications will remain part of any planning applications available to view online.
			6		No mention is made of council financial support to WLC archives or museum collections or private museums in the county to preserve, and display archaeological or historic finds as part of a ongoing council policy to preserve the history of the county.	Comments noted, but this is not a matter for debate in the development plan. .
MIRQ0121	Gladman Developments Ltd.	N/A	3		DYKESIDE FARM BATHGATE EOI- 0126 Bathgate is a key settlement within the Strategic Development Area (SDA); recognised as accessible and well placed for investment and growth, yet the LDP proposes no new significant housing land allocations in the town in the period to 2024. In the face of a significant housing shortfall, the Council should reconsider allocating Dykeside Farm for residential development. The site meets the terms of effectiveness as set out in PAN 2/2010.	Housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Housing Background Paper to the Main Issues Report (August 2014), shows at Figure 28 that, based on the 2012 using Land Audit (HLA), the Council does not have a five-year effective supply of housing land and explicitly states that the Council is only meeting 47% of its five-year requirement. Even when based on the 2013 HLA, there is still a significant shortfall to be addressed, calculated at around 45% of the five year target being met, at best.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council continue to rely on committed sites that have historically failed to deliver housing units on the ground. Overall, the theoretical exercise demonstrates the lack of deliverability of the established supply and how it cannot be relied upon to deliver housing completions in the short term.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council is failing to maintain a five year supply of effective housing land. In order to address this in the short term, the supply of housing land must be market driven; building houses in locations where people want to live. The Council must follow the guidance of national planning policy and work in partnership with developers to ensure a continuing supply of effective land and to deliver housing.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3		The development proposal includes a 25% affordable housing provision. Delivering affordable housing will become increasingly difficult given the constraints on public finances and significant reductions in subsidy levels from the Scottish Government which affects the ability of the Council and its partners to fund new build housing. Consequently, the only meaningful way that affordable housing will be delivered is via sites such as the development proposals at Dykeside Farm where sufficient land values will be generated to allow affordable housing from the proceeds of land sales.	The approach to affordable housing will be reviewed as the LDP progresses to Proposed Plan stage. Supplementary Guidance will be prepared.
MIRQ0122	Gladman Developments Ltd	N/A	Vision	1	Yes - The vision statement is clear and sets out that West Lothian will have a greater choice of housing by 2024 as a result - which we support.	Support noted. The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	1	It may be useful to amend the statement slightly to acknowledge the need to deliver many of the stated aims during the plan period, not just by the end date. For example housing delivery targets are broken down into two distinct periods by SESplan Supplementary Guidance.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	1	A greater choice of housing requires the release of a wide-range of sites of various scales and at various locations. In addition to the already committed CDA sites, new, smaller, effective-in-the-short-term sites should also be included.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
				2	No response	Noted.
			Vision	3	We support the broad aims as stated, however in respect of Main Issue 3: Housing Growth - Gladman would query the reliance upon CDAs as a major contributor in delivering new homes due to the lack of progress with this mechanism. This has left the Council with a dramatic shortfall in the housing land supply in the short term (c. 5 years), which needs to be addressed through the proactive promotion of alternative sites.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. CDAs remain a core element of the development plan strategy.
			Vision	3	Further under Main Issue 3 - the Council's approach to the provision of affordable housing is failing to meet the housing requirement and consequently requires an overhaul.	The approach to affordable housing will be reviewed as the LDP progresses to Proposed Plan stage. Supplementary Guidance will be prepared.
			Vision	4	Main Issue 3: provision of a range and choice of housing sites in achieving the delivery of targets from 2009 to 2019 and 2019 to 2024 respectively in accordance with the wishes of the Scottish Government.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			Vision	4	Commentary in respect of delivery of affordable housing is found later in this statement - Q 35-37.	Comments noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12	Yes - Gladman support the principle of private sector investment in order to create more balanced communities. WLC must recognise that such investment comes inherently with planned settlement growth.	Noted.

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			2	13	No response	Noted.
			2	14	No response	Noted.
			3	15	No - Whilst the preferred strategy goes some way to addressing the housing land requirement set out in the SDP, it does not do enough. We have concerns over the way in which the housing land requirement has been flattened to the whole SDP period of 09-24, rather than specific requirements for the 09-19 and 19-24 periods. The preferred strategy (Scenario 3) does not include a generosity allowance only a 5% increase. This generosity factor is arbitrary and not reasoned (as per para 116 of SPP). Other concerns relate to a severe over-reliance on larger ineffective/ constrained sites- a clear strategy should be set out to deal with established and effective supply. Education provision continues to restrict growth at odds with the statutory obligation for education provision/planned growth. The LDP process appears to be planning to fail, identifying where WLC cannot comply with the SDP (para 3.44) rather than exploring how it can. Positive to see acknowledgement of requirement for flexibility.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	16	No - This strategy does not provide a sufficient level of housing land supply, being only 2% above the base requirement. This is not consistent with the SPP para 116 requirement for a robustly justified generosity allowance of between 10 and 20%.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	17	No. This strategy does not provide a sufficient level of housing land supply, being only the base requirement. This is not consistent with the SPP para 116 requirement for a robustly justified generosity allowance of between 10 and 20%.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	18	As per q. 15	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	18	Allocate sufficient housing land to provide a generous supply of effective housing land. This generous supply should include a robustly evidenced buffer of between 10 and 20% in line with national policy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	19	- ensure a range and choice of large, medium and smaller sites in a range of locations, the majority of West Lothian is an SDP SDA. - release suitable sites under SESPlan 7 in the interim period (now) in order to address the immediate shortfall and assist LDP process and adopt a flexible and pragmatic approach to resolving education capacity constraints. - revisit settlement strategies - highlight towns most suitable for growth and identify actions that the Council can take to remove constraints - use LDP process to fully address the education constraints -	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage

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					otherwise this will continue to be a sticking point in delivery moving forward. Options include considering larger scale development, that may be able to offer stand alone solutions.	
			3	19	The Council require effective options, such as the live planning applications currently in their consideration, as a means to deliver housing units in the short term.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	20	Don't know - The question is unclear as it suggests removal of 'existing allocations', but is unclear whether this means all existing allocations, only undeliverable sites, or those which are highly unlikely to become effective during the life of the plan should be removed. Whilst a 'tidying-up' of the site allocations is welcomed, this should not be at the expense of a choice and range of sites. The selection of new sites in the MIR is a positive step however there needs to be rigorous assessment of the housing land supply, resulting in removal of constrained and non-effective sites and replacement with effective sites in order that the new plan can deliver.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	20	We remain concerned however at the delayed phasing of some of the sites listed in the MIR, particularly where they are delayed in order to allow education constraints to be resolved. This mechanism is troubling, as elsewhere the MIR suggests that these constraints will only be addressed through developer contributions.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. Developer contributions remain a key requirement.
			3	21	No - This option is potentially preferable to removal of all existing sites, as it could allow for a greater degree of flexibility within the housing land supply. However, we would only be able to support such an option if it were also to allow for the addition of new sites, in order to ensure that a generous and effective five-year supply of housing-land is maintained at all times, in accordance with the split-phasing of the SDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			3	22	No response	Noted.
			3	23	No - Whilst we support the principle of the CDAs, their promotion should not be at the expense of non-CDA sites which have a valuable role to play in delivering and maintaining an effective housing land supply.	CDAs remain a key component of the development plan strategy.
			3	23	Winchburgh in particular has been slow to deliver, whilst some CDAs have failed to produce any numbers whatsoever - thus a range of options need to be included in the LDP to ensure that an effective five-year supply of housing land is maintained at all times. A mixture of different type and size of sites can contribute to the success of the LDP.	It is proposed that the LDP will include a range of development sites. CDAs remain a key component of the development plan strategy.
			3	24	No - The alternative approach is unnecessarily limiting and does not allow for changes in circumstances or context. WLC should work towards a flexible and responsive housing land supply, within which both large and small scale sites have a	It is proposed that the LDP will include a range of development sites. CDAs remain a key component of the development plan strategy.

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					role to play.	
			3	25 - 28	No response to questions 25 - 28	Noted.
			3	29	Yes - Development in Linlithgow is needed and supported by residents and community groups. Development carried out on suitable sites and with due regard to normal planning policies and considerations will not cause harm to the character or landscape setting of Linlithgow, nor will it harm the other factors identified as reasons for the AOR in 1994. The growth of Linlithgow through the provision of market and affordable housing against the background of a housing land shortfall would substantially outweigh any minor adverse impacts.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.
			3	29	The town should be developed through the construction of sustainable extensions to the settlement.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	29	Yes - A sequential approach to the growth of Linlithgow is reasonable, however it needs to be rational and realistic. It may be that it is necessary and desirable to release greenfield sites on the edge of the town in order to kick-start development and solutions to the constraints (particularly education) in the short term, in advance of the development of longer-term, town centre sites. The sequential approach should also acknowledge that twenty-years of restraint means that there are now very limited growth options within the settlement boundary, and as such, greenfield releases are the best option.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3	30	No response	Noted
			3	31	Yes - Land should continue to be safeguarded as the implementation of the west facing slip roads could lead to a reduction in traffic in Linlithgow, particularly for west-bound traffic originating from the eastern side of the town which is currently forced through the town centre to access the M9.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development. Should development progress this would include reference to the M9 slips.
			3	32 - 34	No response to questions 32 - 34	Noted
			3	35	Yes - It is clear from problems in delivering affordable housing in the area, that West Lothian Council urgently need to review their existing Affordable Housing Policy.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	35	Production of Supplementary Guidance to reflect the terms of SPP and SDP would be helpful.	As above.
			3	35	There must be allowance for flexibility in delivery methods -	A policy approach will be set out in the Proposed Plan.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					not just Council led provision. This is critical in any case however more so should the proposed increase in the percentage of affordable provision occur - in order to ensure development viability and site effectiveness.	Supplementary Guidance will be prepared.
			3	36	No - In our experience, the council's existing approach to affordable housing is inflexible at present and somewhat insensitive to commercial realities and practicalities. The Policy, or at least its implementation is overly focused on delivering the Council's 1000 houses than delivering affordable housing as a wider aim. Policy should be updated to reflect more deliverable outcomes, through flexibility.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	Yes - Affordable housing provision should be in line with the options set out in SPP, paragraph 126: - Social rented - Mid market rented - Shared ownership - Shared equity - Housing sold at a discount (including plots for self-build), and - Low cost housing without subsidy.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	The delivery of these options can be facilitated through a range of options, not just Council led provision.	A policy approach will be set out in the Proposed Plan. Supplementary Guidance will be prepared.
			4	38	No - We do not support the preferred approach as this largely reflects the Council's current strategy - which is unsuccessful. West Lothian Council's development strategy for growth is based around education and infrastructure constraints, and there needs to be a clear strategy for dealing with this moving forward, or the same issues will continue to arise. Provision of a range of specific and generic supplementary planning guidance only serves to draw out this process.	
			4	38	Taking on board SDP policy 9 - recognising the priorities for investment, cannot all be met via developer contributions. Developer contributions are acceptable when related in scale and kind and under the terms of the Circular, however, Local Authorities have a statutory obligation to provide for education.	Developer contributions towards infrastructure will continue to be required across the LDP plan period. The council is aware of its statutory duties with regard to education provision.
			4	39	No	Noted
			4	40	Yes - Based along similar principles - however we could advocate a simple structure of developer contributions, such as set out by Falkirk Council, relating to education - on a per unit basis.	The approach to developer contributions remains a key component of the development plan.
			4	40	We would re-iterate that the LDP presents an opportunity to address infrastructure constraints to development.	Noted
			4	40	Further transparency and use of the Local Infrastructure Fund may also be useful.	Reports on the use of the Local Infrastructure Fund have been reported to the Council Executive and are available on the council's website.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			4	41	Careful management - in many cases infrastructure provision (e.g. education) can be delivered with careful management without causing undue harm to education provision of undue expense to the public purse.	The council has effective management systems in place relating to the education estate.
			4	41	Spreading delivery across a range of sites in a range of locations. Following the tests of Circular 1/2010.	The LDP will aim to identify a range of development sites.
			4	42	Yes - This is a sensible approach, and should work in tandem with the allocation of a range of sites for residential development	Noted.
			4	43	Yes	Noted.
			4	44	No response	Noted.
			5	45 - 47	No response to questions 45 - 47	Noted.
			6	48-50	No response to questions 48-50	Noted.
			6	51	No - The approach focusses upon core areas of landscape quality, whereas previously the quantity of land subject to designation appeared out of kilter with the actual landscape quality. Where the approach is less convincing is when the boundary of candidate SLA merely accords with the boundary of a character area, rather than being more closely examined and defined relative to local features, topography and character. The zone of transition between character areas is often difficult to pin down to a particular line; therefore an SLA boundary that merely follows the LCA boundary looks hard to justify at the field scale, where consideration of the SLA criteria needs to be applied in some detail to arrive at a defensible boundary to the designation.	The terms of the draft LLDR will be reviewed alongside comments received following consultation. The LLDR outcomes have largely confirmed the existing AGLVs including a similar quantity of landscape designation. One of the criteria for the formation of SLAs is the need for defensible boundaries which can be applied in the field; in some instances these accord with SLA boundaries.
			6	52	The division into different designations is not rigorous, and the quantum of land covered by these designations appears excessive when criteria of relative quality AND character are considered.	The terms of the draft LLDR will be reviewed alongside comments received following consultation.
			6	53-59	No response to questions 53-59	Noted.
			6	60	Yes - We support this objective and encourage opportunities to be explored in relation to live planning applications. The strategy should recognise that established patterns of development within towns include green spaces, best illustrated in Livingston.	Supported. Supplementary Guidance is proposed which will assist in determining planning applications and working together with the development industry.
			6	61-85	No response to questions 61-85	Noted.
			7	86-91	No response to questions 86-91	Noted.
			7	92	Worsening results as a result of moving monitoring stations to	The council is monitoring air quality. A policy approach will be

Additional Information :

Comments on Housing Land Background Paper:

WLC is suggesting that despite having ratified the Supplementary Guidance on Housing Land, which sets the housing land requirement for the Council and allocates the requirement between two periods of the plan (2009-2019 and 2019 to 2024), there is “no definitive housing requirement against which the effectiveness of the five-year housing land supply can be measured” and that “it is necessary to appreciate that the land supply scenario has now been superseded and the calculations do not include any of the new allocations that are intended to be brought forward through the new LDP to meet the terms of the SDP Supplementary Guidance”.

This approach by the Council ignores the duty in paragraph 110 of SPP which sets a requirement for a five-year supply of effective housing-land "at all times". Whilst we do not dispute that the Council is committed to supporting and encouraging growth in the housing sector, we are concerned that it appears to be using the LDP process to stall development, by suggesting that housing-land requirements cannot be calculated, nor actions (explicitly allowed for in the SDP) taken to address any shortfall until such time as the LDP has been adopted. This approach is directly contrary to the intention of Scottish Ministers expressed through SPP (taken as a whole, but with particular reference to paragraphs 110, 116, 123-125 and 32-35) and the adoption process relating to the SDP.

The attached Housing Land Supply tables set out how the housing land requirement is not currently being met on the basis of the data provided by the Council (the HLA) and the methodology preferred by the Council and the development industry (combining or splitting the housing land requirement, and including or excluding the minimum generosity figures).

The Council argues that there is no agreed methodology for calculating supply for the five year periods bridging the 09-19 and the 19-24 housing requirement periods in the strategic plan. However, it is a simple calculation which can be expressed as “Housing Land Requirement = (Period A yearly requirement multiplied by years in Period A) + (Period B yearly requirement multiplied by years in Period B) + any shortfall which has arisen.” A revised calculation for housing land is provided using this methodology.

West Lothian is currently failing to provide a five-year supply of effective housing-land, and that the LDP is not necessarily directed towards delivering upon the targets set by the SDP and ratified by the Council through their membership of the SDP body.

The Housing Land Background Paper appears to be justifying the position the Council has taken in not meeting its duty to provide a five-year supply of effective housing land at all times, rather than by highlighting the issues with the supply and suggesting robust action to address the shortfall. Whilst accepting that there is a shortfall (paragraph 5.8) is an important first step, it is not appropriate for the Council to fail to address the shortfall especially as housing growth is a significant driver for the wider economic growth which the Council wishes to see in the main plan Vision.

WLC response: The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					the areas of highest concern should not in themselves be used as justification for declaration of AQMAs. Results must be analysed and screened against local factors (such as construction, traffic control measures/crossings/restrictions and other enforcement measures) to ascertain whether there are easily-addressed factors which impact air quality in specific locations, which would not lead to an embargo on development in areas, thereby harming the overall strategy of the LDP. The current approach of combining poor traffic management with air quality monitoring in the worst-case position, modelled with a series of worst-case parameters is leading to a situation in which air quality is being used to prevent development where it is otherwise acceptable. Screen the results from air quality monitoring stations and undertake a wide ranging review of responses which could improve air quality at those locations, accepting that not allowing the level of development set out in the LDP and SDP strategy is not an appropriate response.	set out in the LDP Proposed Plan.
			7	93	No response	Noted.
			8	94-98	No response to questions 94-98	Noted

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0123	Ann Dow / Gladman Developments Limited	L Fraser for Gladman Developments Limited	3		A site at Brotherton Farm, Livingston should be allocated for residential development in the Proposed Plan, notionally 180 houses including an allowance of 15% for affordable homes.	Not agreed, this site would be within the Livingston Countryside Belt and would lead to the virtual coalescence of Polbeth and Livingston.
MIRQ0123	Gladman Developments Limited & Mrs Ann Dow	N/A	Vision	1	<p>Yes - The vision statement is clear and sets out that West Lothian will have a greater choice of housing by 2024 as a result - which we support.</p> <p>It may be useful to amend the statement slightly to acknowledge the need to deliver many of the stated aims during the plan period, not just by the end date. For example housing delivery targets are broken down into two distinct periods by SESplan Supplementary Guidance.</p> <p>A greater choice of housing requires the release of a wide-range of sites of various scales and at various locations. In addition to the already committed CDA sites, new, smaller, effective-in-the-short-term sites should also be included.</p>	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted.
			Vision	3	<p>We support the broad aims as stated, however in respect of Main Issue 3: Housing Growth - Gladman would query the reliance upon CDAs as a major contributor in delivering new homes due to the lack of progress with this mechanism. This has left the Council with a dramatic shortfall in the housing land supply in the short term (c. 5 years), which needs to be addressed through the proactive promotion of alternative sites.</p> <p>Further under Main Issue 3 - the Council's approach to the provision of affordable housing is failing to meet the housing requirement and consequently requires an overhaul.</p>	<p>Support noted. The Aims have been updated and refined for inclusion in the Proposed Plan.</p> <p>The preferred approach has been refined and is to be taken forward to the Proposed Plan.</p> <p>The council's affordable housing policy is being reviewed and will be brought forward as supplementary guidance alongside the LDP.</p>
			Vision	4	<p>Main Issue 3: provision of a range and choice of housing sites in achieving the delivery of targets from 2009 to 2019 and 2019 to 2024 respectively in accordance with the wishes of the Scottish Government.</p> <p>Commentary in respect of delivery of affordable housing is found later in this statement - Q 35-37.</p>	<p>The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p> <p>The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.</p>
			1	5-11	No response to questions 5-11	Noted.
			2	12	Yes - Gladman support the principle of private sector investment in order to create more balanced communities. WLC must recognise that such investment comes inherently with planned settlement growth.	Support noted.
			2	13	No response	Noted.
			2	14	No response	Noted.
			3	15	No - Whilst the preferred strategy goes some way to	The approach to housing land and housing allocations will be

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					addressing the housing land requirement set out in the SDP, it does not do enough. We have concerns over the way in which the housing land requirement has been flattened to the whole SDP period of 09-24, rather than specific requirements for the 09-19 and 19-24 periods. The preferred strategy (Scenario 3) does not include a generosity allowance only a 5% increase. This generosity factor is arbitrary and not reasoned (as per para 116 of SPP). Other concerns relate to a severe over-reliance on larger ineffective/ constrained sites- a clear strategy should be set out to deal with established and effective supply. Education provision continues to restrict growth at odds with the statutory obligation for education provision/planned growth. The LDP process appears to be planning to fail, identifying where WLC cannot comply with the SDP (para 3.44) rather than exploring how it can. Positive to see acknowledgement of requirement for flexibility.	reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No - This strategy does not provide a sufficient level of housing land supply, being only 2% above the base requirement. This is not consistent with the SPP para 116 requirement for a robustly justified generosity allowance of between 10 and 20%.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	17	No. This strategy does not provide a sufficient level of housing land supply, being only the base requirement. This is not consistent with the SPP para 116 requirement for a robustly justified generosity allowance of between 10 and 20%.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	As per q. 15	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	<p>Allocate sufficient housing land to provide a generous supply of effective housing land. This generous supply should include a robustly evidenced buffer of between 10 and 20% in line with national policy.</p> <ul style="list-style-type: none"> - ensure a range and choice of large, medium and smaller sites in a range of locations, the majority of West Lothian is an SDP SDA. - release suitable sites under SESPlan 7 in the interim period (now) in order to address the immediate shortfall and assist LDP process and adopt a flexible and pragmatic approach to resolving education capacity constraints. - revisit settlement strategies - highlight towns most suitable for growth and identify actions that the Council can take to remove constraints - use LDP process to fully address the education constraints - otherwise this will continue to be a sticking point in delivery moving forward. <p>options include considering larger scale development, that may be able to offer stand alone solutions.</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					We would urge the Council to consider effective options, such as the live planning application at Brotherton Farm, currently in their consideration, as a means to deliver housing units in the short term.	
			3	20	<p>Don't know - The question is unclear as it suggests removal of 'existing allocations', but is unclear whether this means all existing allocations, only undeliverable sites, or those which are highly unlikely to become effective during the life of the plan should be removed. Whilst a 'tidying-up' of the site allocations is welcomed, this should not be at the expense of a choice and range of sites. The selection of new sites in the MIR is a positive step however there needs to be rigorous assessment of the housing land supply, resulting in removal of constrained and non-effective sites and replacement with effective sites in order that the new plan can deliver.</p> <p>We remain concerned however at the delayed phasing of some of the sites listed in the MIR, particularly where they are delayed in order to allow education constraints to be resolved. This mechanism is troubling, as elsewhere the MIR suggest that these constraints will only be addressed through developer contribution.</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	21	This option is potentially preferable to removal of all existing sites, as it could allow for a greater degree of flexibility within the housing land supply. However, we would only be able to support such an option if it were also to allow for the addition of new sites, in order to ensure that a generous and effective five-year supply of housing-land is maintained at all times, in accordance with the split-phasing of the SDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	22	No response	Noted
			3	23	<p>No - Whilst we support the principle of the CDAs, their promotion should not be at the expense of non-CDA sites which have a valuable role to play in delivering and maintaining an effective housing land supply.</p> <p>Winchburgh in particular has been slow to deliver, whilst some CDAs have failed to produce any numbers whatsoever - thus a range of options need to be included in the LDP to ensure that an effective five-year supply of housing land is maintained at all times. A mixture of different type and size of sites can contribute to the success of the LDP.</p>	Not agreed, the council is looking to continue its preferred approach with regard to CDAs, but will be increasing the number of smaller sites it is looking to deliver to thereby increasing housing delivery by acknowledging that some CDAs have been slow at coming forward.
			3	24	No - The alternative approach is unnecessarily limiting and does not allow for changes in circumstances or context. WLC should work towards a flexible and responsive housing land supply, within which both large and small scale sites have a role to play.	Agreed, the council is looking to continue its preferred approach with regard to CDAs.
			3	25	No response	Noted.

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			3	26	No response	Noted.
			3	27	No response	Noted.
			3	28	No response	Noted.
			3	29	Yes	Noted and agreed.
			3	30	No response	Noted.
			3	31	Yes	Noted and agreed.
			3	32	No response	Noted.
			3	32	No response	Noted.
			3	33	No response	Noted.
			3	34	No response	Noted.
				35	<p>Yes - It is clear from problems in delivering affordable housing in the area, that West Lothian Council urgently need to review their existing Affordable Housing Policy.</p> <p>Production of Supplementary Guidance to reflect the terms of SPP and SDP would be helpful.</p> <p>There must be allowance for flexibility in delivery methods - not just Council led provision. This is critical in any case however more so should the proposed increase in the percentage of affordable provision occur - in order to ensure development viability and site effectiveness.</p>	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No - In our experience, the council's existing approach to affordable housing is inflexible at present and somewhat insensitive to commercial realities and practicalities. The Policy, or at least its implementation is overly focused on delivering the Council's 1000 houses than delivering affordable housing as a wider aim. Policy should be updated to reflect more deliverable outcomes, through flexibility.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	<p>Yes - Affordable housing provision should be in line with the options set out in SPP, paragraph 126:</p> <ul style="list-style-type: none"> - Social rented - Mid market rented - Shared ownership - Shared equity - Housing sold at a discount (including plots for self-build), and - Low cost housing without subsidy. 	Noted, the council is reviewing the policy on affordable housing, that it is proposed will be statutory supplementary policy guidance.
			4	38	<p>No - We do not support the preferred approach as this largely reflects the Council's current strategy - which is unsuccessful. West Lothian Council's development strategy for growth is based around education and infrastructure constraints, and there needs to be a clear strategy for dealing with this moving forward, or the same issues will continue to arise.</p> <p>Provision of a range of specific and generic supplementary</p>	Not agreed, the council has been proactive in terms of developing strategies to deal with the challenges of infrastructure through developing for example the Local Infrastructure Fund to help facilitate and forward fund development on the ground.

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					planning guidance only serves to draw out this process. Taking on board SDP policy 9 - recognising the priorities for investment, cannot all be met via developer contributions. Developer contributions are acceptable when related in scale and kind and under the terms of the Circular, however, Local Authorities have a statutory obligation to provide for education.	
			4	39	No	Noted and agreed.
			4	40	Yes - Based along similar principles - however we could advocate a simple structure of developer contributions, such as set out by Falkirk Council, relating to education - on a per unit basis. We would re-iterate that the LDP presents an opportunity to address infrastructure constraints to development. Further transparency and use of the Local Infrastructure Fund may also be useful.	Noted, the council is always looking to look at other ways of talking forward the challenges of infrastructure and has looked at systems such as TIF to help with these infrastructure challenges.
			4	41	Careful management - in many cases infrastructure provision (e.g. education) can be delivered with careful management without causing undue harm to education provision of undue expense to the public purse. Spreading delivery across a range of sites in a range of locations. Following the tests of Circular 1/2010.	Agreed, the council is looking to help deliver infrastructure across the whole its area, but this can only be done incrementally and not all sites will benefit from this roll out at the one time.
			4	42	Yes - This is a sensible approach, and should work in tandem with the allocation of a range of sites for residential development	Noted.
			4	43	Yes	
			4	44	No response	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-50	No response to questions 48-50	Noted.
				51	No - The approach focusses upon core areas of landscape quality, whereas previously the quantity of land subject to designation appeared out of kilter with the actual landscape quality. Where the approach is less convincing is when the boundary of candidate SLA merely accords with the boundary of a character area, rather than being more closely examined and defined relative to local features, topography and character. The zone of transition between character areas is often difficult to pin down to a particular line; therefore an SLA boundary that merely follows the LCA boundary looks hard to justify at the	Comments noted, the level of detail that CSLAs can get down to is slightly limited but the council has endeavoured to get CSLAs as accurate as possible, when confirming its designations. The LLDR outcomes have largely confirmed the existing AGLVs including a similar quantity of landscape designation. One of the criteria for the formation of SLAs is the need for defensible boundaries which can be applied in the field; in some instances these accord with SLA boundaries.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					field scale, where consideration of the SLA criteria needs to be applied in some detail to arrive at a defensible boundary to the designation.	
			6	52	Yes - The division into different designations is not rigorous, and the quantum of land covered by these designations appears excessive when criteria of relative quality AND character are considered.	Noted, but the council is looking to continue its preferred approach to development.
			6	53-59	No response to questions 53-59	Noted.
			6	60	Yes - We support this objective and encourage opportunities to be explored in relation to live planning applications, such as Brotherton Farm Livingston, ref.0648/P/14. The strategy should recognise that established patterns of development within towns include green spaces, best illustrated in Livingston.	Support noted for preferred approach. The council whilst it can be agreed that the strategy should recognise that established patterns of development within towns include green spaces, this does not mean that all or even some green spaces should be allocated for development.
			6	61-85	No response to questions 61-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.

Additional Information :

Comments on Housing Land Background Paper:

WLC is suggesting that despite having ratified the Supplementary Guidance on Housing Land, which sets the housing land requirement for the Council and allocates the requirement between two periods of the plan (2009-2019 and 2019 to 2024), there is "no definitive housing requirement against which the effectiveness of the five-year housing land supply can be measured" and that "it is necessary to appreciate that the land supply scenario has now been superseded and the calculations do not include any of the new allocations that are intended to be brought forward through the new LDP to meet the terms of the SDP Supplementary Guidance".

This approach by the Council ignores the duty in paragraph 110 of SPP which sets a requirement for a five-year supply of effective housing-land "at all times". Whilst we do not dispute that the Council is committed to supporting and encouraging growth in the housing sector, we are concerned that it appears to be using the LDP process to stall development, by suggesting that housing-land requirements cannot be calculated, nor actions (explicitly allowed for in the SDP) taken to address any shortfall until such time as the LDP has been adopted. This approach is directly contrary to the intention of Scottish Ministers expressed through SPP (taken as a whole, but with particular reference to paragraphs 110, 116, 123-125 and 32-35) and the adoption process relating to the SDP.

The attached Housing Land Supply tables set out how the housing land requirement is not currently being met on the basis of the data provided by the Council (the HLA) and the methodology preferred by the Council and the development industry (combining or splitting the housing land requirement, and including or excluding the minimum generosity figures).

The Council argues that there is no agreed methodology for calculating supply for the five year periods bridging the 09-19 and the 19-24 housing requirement periods in the strategic plan. However, it is a simple calculation which can be expressed as "Housing Land Requirement = (Period A yearly requirement multiplied by years in Period A) + (Period B yearly requirement multiplied by years in Period B) + any shortfall which has arisen." This methodology has been used to calculate the housing land supply.

West Lothian is currently failing to provide a five-year supply of effective housing-land, and that the LDP is not necessarily directed towards delivering upon the targets set by the SDP and ratified by the Council through their membership of the SDP body.

The Housing Land Background Paper appears to be justifying the position the Council has taken in not meeting its duty to provide a five-year supply of effective housing land at all times, rather than by highlighting the issues with the supply and suggesting robust action to address the shortfall. Whilst accepting that there is a shortfall (paragraph 5.8) is an important first step, it is not appropriate for the Council to fail to address the shortfall especially as housing growth is a significant driver for the wider economic growth which the Council wishes to see in the main plan Vision.

Land at Brotherton Farm provides an attractive, accessible and effective option for the planned growth of Livingston, helping to meet specific housing land requirements in the critical 2009-2019 period, for which there is a significant and recognised shortfall.

WLC response: The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0124	Scottish War Blinded	Callum Fraser For Holder Planning	3		Support the continued allocation of site HWk1 for housing and confirms effectiveness of the site.	Site HWk1 (EOI-0076) has been identified as a committed housing site carried forward from the WLLP. The council notes the respondents support expressed for continuing this allocation.
			3		Seeks the allocation of sites EOI-0077 and EOI-0079 for housing within the Proposed Plan.	Sufficient land has already been allocated to satisfy the housing land requirement of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. There are also practical concerns allied to site EOI-0079 relative to flood risk, waste water treatment and a lack of education capacity. It is therefore not proposed to allocate this site in the Proposed Plan. It should be noted that site EOI-0077 is identified as a 'preferred alternative' to site EOI-0076. The Council's preference remains the latter and it is proposed that site EOI-0077 retains the status it has been given.
			3		Supports the council's position in relation to site EOI-0078.	Notes the respondent is no longer pursuing the allocation of site EOI-0078 and is therefore not challenging the MIRs conclusion that this site should not be allocated for development in the Proposed Plan.
			3		The MIR is not consistent with SESplan and its Supplementary Guidance, or Scottish Planning Policy in respect to meeting housing land requirements. There is an insufficient number of 'Preferred Sites' for housing identified within the MIR to meet the Housing Supply Target in the two periods identified by SESplan and that the plan will fail to maintain a five years' effective land supply.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement. The approach will also be compliant with the supplementary guidance produced by SESplan and which is part of the adopted strategic development plan. Progress on the delivery of house completions and maintenance of a five year effective housing land supply will be monitored through the annual Housing Land Audit process. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

			3		The MIR and the Housing Background Paper misinterpret SESplan Policy 5 in so far as the Council has effectively combined the housing requirements for 2009-2019 and 2019 – 2024 into a single requirement of 18,010 for 2009 – 2024. This has the effect of constraining the delivery of housing by not providing enough land in the first period to allow the housing requirement to be met. A recent appeal decision is referenced (PPA-230-2124) which supports the view that the Council has erred.	Criticism of the methodology adopted by the council relative to land supply calculations and the interpretation of policy is noted. The council will consider all representations and undertakes to review allocations prior to finalising the Proposed Plan. Reference to planning appeal PPA-230-2124 is noted. However the conclusions of a single reporter cannot be universally applied across the board. Each case is different and appeals are determined on their individual merits.
			3		It is noted that the MIR's preferred Housing Land Option for the LDP is to "plan for a total of 26,347 houses which represents 3,500 houses above the base supply". However the Council's 'base supply' figure of 22,847 units contains 8,566 units which are identified as being 'constrained' and equates to 37% of base supply. There is significant uncertainty as to what assumption, if any, should be made for housing delivery from constrained sites. This will result in significant shortfalls in the number of houses that are required to be delivered in each period and that the plan will fail to maintain a 5-years effective land supply at all times, thereby rendering the plan inconsistent with the SDP, the Supplementary Guidance and SPP3	Criticism of the methodology adopted by the council relative to land supply calculations and the interpretation of policy is noted. The council will consider all representations and undertakes to review allocations prior to finalising the Proposed Plan.
			3		Within the period 2009 – 2024 there is a significant shortfall in the number of houses that are likely to be delivered. In the first period there is a shortfall of 6,148 and within the second period 2019 – 2024, there is a shortfall of 1,771 houses. It should be noted that this shortfall in the second period is in addition to the shortfall in the first period. Therefore, overall, by the end of 2024 there will be a total deficit of 7,919 houses.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement. The approach will also be compliant with the supplementary guidance produced by SESplan and which is part of the adopted strategic development plan.
			3		A substantial number of additional effective housing sites need to be allocated and various sections of the MIR need to be rewritten to properly reflect the terms and requirements of SESplan and SPP. Additional analysis is also required to substantiate the basis for assumptions on supply flexibility and housing delivery from constrained sites.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement. The approach will also be compliant with the supplementary guidance produced by SESplan and which is part of the adopted strategic development plan.
			3	15	The Preferred Strategy for housing growth fails to address the requirements of SESplan and SPP in terms of meeting the partitioned Housing Supply Target and ensuring the maintenance of an effective five years' housing land supply. As a result, there is a pressing need to revisit and increase the number of 'new' housing sites for which allocations are required.	The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this

						<p>requirement. The approach will also be compliant with the supplementary guidance produced by SESplan and which is part of the adopted strategic development plan.</p> <p>The council will consider all representations and undertakes to review allocations prior to finalising the Proposed Plan.</p>
			3	18	The existing Preferred Strategy needs to be reconsidered and amended to include a substantial number of additional effective housing sites to ensure the requirements of SESplan and SPP are appropriately addressed.	<p>Comments noted.</p> <p>The council will consider all representations and undertakes to review allocations prior to finalising the Proposed Plan.</p>
			3	19	In order to maintain an effective five year housing land supply the Council needs to review its current over-reliance on the delivery of housing from known 'constrained' sites. Additional, effective, housing sites will be required if an effective five year housing land supply is to be maintained.	<p>Comments noted.</p> <p>The council will consider all representations and undertakes to review allocations prior to finalising the Proposed Plan.</p>
MIRQ0125	SQ1 LLP	Chris Gardner, Miller Developments Ltd	Vision	1	Yes	Support noted.
			Vision	2	No	Noted
			Vision	3	Yes, particularly Main Issues 6: The Natural and Historic Environment.	Support noted.
			Vision	4	No	Noted
			1	5	Yes	Support noted.
			1	6	No	Noted
			1	7	No response	Noted
			1	8	Yes	Support Noted.
			1	9	Yes	Support Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Yes	Support Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	11	Yes	Support Noted.
			2	12	Don't know	Noted
			2	13	Don't know	Noted
			2	14	No response	Noted
			3	15	Yes - Strongly support the concept of greater choice and effectiveness of sites through the identification of a range and variety of smaller sites, moving away from the dependency on large, complex sites. Agree that this range should include, as a priority, appropriate brownfield sites.	<p>Support noted, particularly for smaller sites coming forward.</p> <p>The council also supports brownfield redevelopment, particularly before releasing greenfield development in and around settlements.</p>
			3	16	No	Noted
			3	17	No	Noted
			3	18	No	Noted
				19	Flexibility is key to ensuring an effective housing land supply as well as ensuring that relatively constraint free, sustainable and Development Plan compliant sites are approved without delay.	Noted and agreed
			3	20	Yes - Support the removal of sites with little or no reasonable prospect of delivery during the plan period, providing suitable	Support noted for the removal of some sites.

					alternative sites have been found to ensure sufficient supply.	
			3	21	No	Noted, the council is taking forward the preferred option.
				22	Yes - With regard to Winchburgh, we believe a further brownfield, short-term housing opportunity site exists on land adjacent to South Queensferry - see additional submission.	Not agreed, this development would be remote to services and schools etc in West Lothian and would represent an unsustainable location and would also be immediately adjacent to a class 5 industrial use and bringing residential development closer to the industrial use could prejudice its future operations.
			3	23	Yes	Supported noted
			3	24	No	Noted
			3	25	No	Noted
			3	26	Don't know	Noted
			3	27	Don't know	Noted
			3	28	Don't know	Noted
			3	29	Don't know - every effort must be made to direct development to brownfield sites, whilst accepting that there may need to be a degree of relocation in the "area of restraint" to accommodate future growth - this relocation must be combined with sufficient economic benefit. Yes - In line with comments above.	Support noted, the council would first of all look at brownfield sites in the town before allocating greenfield sites in the town and finally greenfield sites out with the town.
			3	30	No response	Noted
			3	31	No response	Noted
			3	32	Don't know	Noted
			3	33	Don't know	Noted
			3	34	No	Noted
			3	35	Yes - There is a need to review affordable housing requirements and SPG would be an appropriate mechanism to ensure delivery across the Council Area, however any requirement should take into account site specific circumstances and should not form a blanket provision across the Area, which could adversely impact upon viability in some cases.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. This may lead to tariffs being different for different areas to help aid development.
			3	36	No response	Noted
			3	37	No	Noted
			4	38	Yes	Support noted
			4	39	No	Noted
			4	40	No	Noted
			4	41	No response	Noted
			4	42	Yes - With regard to Hopetoun House the Council should through enabling development work with adjacent land owners to identify new, improved access opportunities to this major tourist attraction that would contribute to the economic growth of West Lothian and tackle local traffic issues, which currently limit Hopetoun Houses' appeal.	Noted, there are several existing accesses to the house, with the principle access being from South Queensferry to the west. The council at present does not have the resources to provide further works around Hopetoun to enhance access beyond those already provided for the Shore wood footpath upgrade.
			4	43	Yes - Greater access to sustainable modes of transport will	Noted, the Hopetoun Foreshore wood path, that is also on the

					raise the desirability of the area and make attractions such as Hopetoun House more accessible to greater numbers of visitors.	john Muir Way, has been previously upgraded to enhance access in this area, including that to the House. The accesses to Hopetoun House are considered generally acceptable at this time.
			4	44	No	Noted
			5	45	Don't know	Noted
			5	46	Don't know	Noted
			5	47	Don't know	Noted
			6	48	Yes - although consideration should also be given to brownfield sites outwith settlements that can be brought forward in a sustainable manner - maximising existing infrastructure, protecting visual amenity and countryside value. Such sites should be prioritised over greenfield locations if they can be demonstrated as sustainable and deliverable.	Support noted. The council will consider such sites where there are no obvious brownfield and greenfield sites for development within a settlement envelope.
			6	49	Yes - In so much as there may exist sustainable, brownfield sites within designated areas that could be released to relieve pressure on greenfield land - SQ1 represents such an opportunity.	Not agreed, the site at SQ1 is considered too remote and unsustainable to be allocated as a housing site.
			6	50	Yes - See above.	Not agreed for reasons given previously.
			6	51	Yes - The current countryside designation surrounding Hopetoun House should be reviewed to reflect the opportunity to release a brownfield site that currently contributes little to either its countryside or HS designation.	Not agreed, the site at SQ1 is considered too remote and unsustainable to be allocated as a housing site.
			6	52	No response	Noted
			6	53	No response	Noted
			6	54	Yes - Although likely to be on a greater scale than envisaged by this policy the development land at SQ1 provides an opportunity to enhance access to the historic building and gardens of Hopetoun House in line with this preferred approach.	Not agreed, the council would not support the development land proposed for reasons already given. This would not be a price that could be accepted for providing an enhanced access to Hopetoun House.
			6	55	Yes - The Council could apply Alternative 1 in a limited manner, providing sites are assessed and allocated in advance to avoid unsustainable, sporadic development - in some cases this would be more desirable than greenfield releases.	Noted, however the council is taking forward the preferred strategy.
			6	56	No	Noted
			6	57	Don't know	Noted
			6	58	Don't know	Noted
			6	59	Don't know	Noted
			6	60	Don't know	Noted
			6	61	Don't know	Noted
			6	62	Don't know	Noted
			6	63	Don't know	Noted
			6	64	Don't know	Noted
			6	65	Don't know	Noted
			6	66	Don't know	Noted
			6	67	Don't know	Noted

			6	68	Don't know	Noted
			6	69	Don't know	Noted
			6	70	Don't know	Noted
			6	71	Yes - SQ1 LLP own the land immediately to the south of the eastern part of the Hopetoun House estate, adjacent to the existing Balfour Beatty factory. SQ1 LLP note the Council's intention to pursue a Conservation Area designation for the Abercorn/Hopetoun Estate and consult with stakeholders on this proposed designation. As stakeholder in this area SQ1 would wish to be part of this consultation process and would like to take this opportunity to seek a re-allocation of part of their land holdings for residential development.	Noted, there would be a consultation on the designation of a conservation area that SQ1 LLP would be able to contribute to.
			6	72	No	Noted
			6	73	See full response in Additional Information.	The council does not agree with the alternative approach proposed by SQ1. This would result in an unsustainable development in the countryside contrary to the councils approach to development in the countryside and the site is also within a candidate Special Landscape Area (present AGLV) as well as being in the inventory of Designed Housing Landscapes.
			6	74	Don't know	Noted
			6	75	Don't know	Noted
			6	76	Don't know	Noted
			6	77	Don't know	Noted
			6	78	Don't know	Noted
			6	79	Don't know	Noted
			6	80	Don't know	Noted
			6	81	Don't know	Noted
			6	82	Don't know	Noted
			6	83	Don't know	Noted
			6	84	Don't know	Noted
			6	85	Don't know	Noted
			7	86	Don't know	Noted
			7	87	Don't know	Noted
			7	88	Don't know	Noted
			7	89	Don't know	Noted
			7	90	Don't know	Noted
				91	Don't know	Noted
			7	92	Don't know	Noted
			7	93	Don't know	Noted
			8	94	Don't know	Noted
			8	95	Don't know	Noted
			8	96	Don't know	Noted
			8	97	Don't know	Noted

			8	98	Don't know	Noted
Additional Information :						
Background						
SQ1 LLP own the land immediately to the south of the eastern part of the Hopetoun House estate, adjacent to the existing Balfour Beatty factory. SQ1 LLP note the Council's intention to pursue a Conservation Area designation for the Abercorn/Hopetoun Estate and consult with stakeholders on this proposed designation. As stakeholder in this area SQ1 would wish to be part of this consultation process and would like to take this opportunity to seek a re-allocation of part of their land holdings for residential development. The site presents an opportunity for high quality, low density residential development in this location without adverse impact on the countryside and adjacent Hopetoun House estate						
WLC Response: The council does not agree with the alternative approach proposed by SQ1. This would result in an unsustainable development in the countryside contrary to the councils approach to development in the countryside and the site is also within a candidate Special Landscape Area (present AGLV) as well as being in the inventory of Designed Housing Landscapes. This is despite the fact the council recognises that the site is brownfield, but is now recognised as greenfield in appearance. The site used to house military armaments and a military hospital and therefore is flagged up a contaminated site.						
Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0126	BDW Trading Ltd & H&J Russell	David Howel for Clarendon Planning & Development Ltd	3		Vision Statement Supports the 'Vision Statement' in the MIR and suggests that the aforementioned site NB WHICH SITE? Would contribute to the Effective land supply this would at the same time be consistent with one of the Aims of Main Issue 3, to provide a generous supply of housing land and provide for an effective five year housing land supply at all times".	Support noted. The Vision has been updated and refined for inclusion in the Proposed Plan.
					Spatial Strategy Supports the expansion of Livingston southwards/westwards without risk of coalescence.	Support for expansion noted.
					Infrastructure Provision Notes the preferred approach to infrastructure provision in terms of maintaining a policy of developer contributions and promoting growth which can partly utilise existing infrastructure capacity and concludes that the alternative approach of 'no growth' is not an option. Suggests that the particular focus on education capacity within West Lothian requires a coherent approach whereby planned Infrastructure investment is aligned with housing requirements but is very concerned over the proposed continuation of what it regards as a piecemeal approach to provision with associated impacts on housing delivery. Urges the Council to further investigate more innovative capital infrastructure (with long term repayments from developer contributions rather than unviable upfront payments) approaches to provide certainty over education provision.	Developer contributions will continue to be required in order to fund the necessary infrastructure needed to support new development. The council is however mindful of the need to strike a "balance" between securing appropriate developer contributions and the delivery of economically viable development. This process is prescribed and regulated by Scottish Government through Scottish Planning Policy (SPP) and Circular 3/2012 (Planning Obligations & Good Neighbour Agreements) to ensure obligations are necessary and reasonable. The council has also been innovative and has pioneered the establishment of a Local Infrastructure Fund that is used to assist in the delivery of infrastructure. This is in addition to a more conventional General Services Capital Programme.
					Affordable Housing	

					Suggests that private providers of affordable housing are also given a role as part of wider mixed housing developments.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
					Housing Land Supply Does not accept that the MIR allocates sufficient housing land and argues that it falls significantly short of SESplan requirements. Suggest that additional land, capable of early completions, must be allocated for housing to provide for a 6,400 unit shortfall to 2019 and 3,900 shortfall from 2019-24 (i.e. this site).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					PREFERRED ALTERNATIVE HOUSING SITE (IN PART) EOI-0110 (MURIESTON CASTLE FARM) Recognises the status afforded to the site in the MIR but argues for a specific proportion of it to be identified as a preferred housing site in its own right for up to 400 houses. Proposes that two private developers would build out the site, thereby ensuring that its delivery would be achieved over a five year period. A Pre-application Notice has been submitted for the site.	Noted. Site allocations will be reviewed as the LDP progresses to proposed plan stage.
					It is noted that the MIR Strategic Environmental Assessment of the site was based upon the original and much larger boundary, the suggestion being that this is no longer wholly relevant to the current proposals. In any event, it is argued that other sites which have been identified as preferred are not entirely without issues.	Comment noted.
MIRQ0126	Clarendon Planning and Development Ltd	N/A	Vision	1	Yes - The West Lothian Local Development Plan 'Vision Statement' is supported by BDW Trading Ltd and H&J Russell and in particular, the importance of West Lothian in relation to the Edinburgh City Region. As such, allocation of sufficient housing land is crucial, both in terms of deliverable sites which can contribute to the effective land supply and facilitating well considered urban growth for the medium to longer term growth of West Lothian's towns.	Support noted. The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted.
			Vision	3	With specific regard to 'Main Issue 3', LDP aims are supported in terms of the need for the Council to, "provide a generous supply of housing land and provide for an effective five year housing land supply at all times". The provision of land for housing and the timely release of that land to enable building of homes is, arguably, one of the key elements of the West Lothian LDP. In providing a generous housing land supply the Council need to meet obligations set out within the approved SESplan and associated Supplementary Guidance in terms of addressing both periods 2009-19 and 2019-24.	Support noted. The approach to delivering and maintaining a five year effective land supply in West Lothian will be compliant with Scottish Planning Policy (SPP) in so far as it requires the plan to identify a housing requirement based on a robust and credible housing need and demand assessment (HNDA), and then to allocate a generous supply of land more than sufficient to meet this requirement. Progress on the delivery of house completions and maintenance of a five year effective housing land supply will be monitored through the annual Housing Land Audit process. Allocations made in the MIR will be reviewed in the light of

						comments received in relation to the housing land supply across the plan area.
			Vision	4	No response	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	No - Whilst the positive MIR strategy is noted, the actual housing land requirements and associated calculations are not supported. WLC must meet the needs of both SESplan periods as well as maintaining a 5 year effective land supply. A one-page assessment of WLC's housing land requirement is contained within the supporting document (A3 pdf file). In summary however, SESplan Supplementary Guidance (as modified) requires both 2009-19 and 2019-24 requirements to be met in full by WLC, i.e. 11,420 and 6,590 units respectively. SPP requires an additional minimum flexibility allowance (10%). This equates to targets of 12,562 & 7,250 for each period. Deducting 09-13 completions (1825), provides net pre-19 requirement of 10,737 (& 5 yr ELS of 8,950). Based on the agreed 2013 HLA and rolled forward programming, existing supply is 4,336 (2013-19) + 3,381 (2019-24). WLC must, via the LDP, meet the shortfall of 6,401 units pre-2019 (10737-4336) & 3,869 2019-24 (7250-3381).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	Yes - based upon revised housing land calculations contained within response to Q15, i.e. the LDP must provide additional land for 6,400 units pre-2019 and further additional land for 3,900 units 2019-24. Assuming LDP adoption in 2016, this requires an interim planning strategy if obligations are to be met. It is suggested that both preferred and alternative supported sites within the MIR should be used as a basis to support early planning applications (once MIR consultation has ended). This would provide an opportunity for site starts in 2015 to provide meaningful contributions to the pre-2019 target. Sites with education infrastructure capacity to deliver early completions should be prioritised.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	As noted above, the 5 year effective land supply requirement (based upon agreed 2013 HLA) is 8,950 units (5 x 1790), based upon the pre-2019 net requirement of 10,737. This is clearly a highly challenging target and does not even take into account backlog shortfall. As per Q18, an interim planning policy to support applications on MIR-supported preferred and alternative sites is required. Site capacity for all these sites should primarily be based upon best use of land/resources to ensure densities and capacities are maximised. These sites have all been through an assessment process so the principle of development has been considered against transport, environment, infrastructure and sustainability factors.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20-34	No response to questions 20-34	Noted.
			3	35	Don't know - BDW Trading Ltd and H&J Russell reserve their	

					right to make specific responses to the Council's review of Affordable Housing policy. In particular, the role of provider is of particular concern with sufficient flexibility required to ensure private providers of affordable housing are given a sufficient role as part of wider mixed housing developments.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No response	Noted.
			3	37	No response	Noted.
			4	38	Yes - BDW Trading Ltd and H&J Russell note the preferred approach to infrastructure provision in terms of maintaining a policy of developer contributions and promote growth which can partly utilise existing infrastructure capacity. The alternative approach of 'no growth' is clearly not an option. The particular focus on education capacity within West Lothian requires a coherent approach whereby planned infrastructure investment is aligned with housing requirements. BDW Trading Ltd are very concerned over the proposed continuation of a piecemeal approach to provision with associated impacts on housing delivery.	Developer contributions will continue to be required in order to fund the necessary infrastructure needed to support new development. The council is however mindful of the need to strike a "balance" between securing appropriate developer contributions and the delivery of economically viable development. This process is prescribed and regulated by Scottish Government through Scottish Planning Policy (SPP) and Circular 3/2012 (Planning Obligations & Good Neighbour Agreements) to ensure obligations are necessary and reasonable. The council has also been innovative and has pioneered the establishment of a Local Infrastructure Fund that is used to assist in the delivery of infrastructure. This is in addition to a more conventional General Services Capital Programme.
			4	39	No response	Noted.
			4	40	No response	Noted.
			4	41	Urgent need to investigate alternative, long-term capital funding models to deliver early infrastructure.	Comments noted.
			4	42	Yes	Comments noted.
			4	43	No response	Noted.
			4	44	No response	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48	Yes - Priority should be given to sites outwith Special Landscape Areas which can demonstrate appropriate design and landscaping measures to mitigate impact.	Support noted.
			6	49	No response	Noted.
			6	50	No response	Noted.
			6	51	Yes - Given the SLA assessment process is up to date, this should be utilised as a basis for development site selection, i.e. priority to sites outwith SLA's.	Support noted.
			6	52-85	No response to questions 52-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	Noresponse to questions 94-98	Noted.

Additional Information :

Q15 - Housing Strategy: Livingston Settlement Statement

Spatial Strategy

The scope for Livingston to expand southwards / westwards without risk of coalescence is noted and supported.

Preferred and Alternative Housing Sites (Livingston South)

The inclusion of Site Ref.EOI-0110 - Murieston Castle Farm - as an alternative site (in part) for housing is noted. It is considered however that the site, in part, as indicated on Figure 3 of the supporting document (i.e. the red-line boundary), should be included as a preferred housing allocation within the forthcoming Proposed LDP as a preferred allocation for 400 units if based on the whole red-line boundary or 200 units if allocating half of the red-line boundary. The currently preferred sites (Wellhead Farm 100 units & Linhouse 250 units) further east along Murieston Road both require more extensive structural planting to create long term southern boundaries than land west of Murieston Road and proximity to services and transport is comparable. Given the severe housing land supply shortfall, it is strongly contended that land west of Murieston Road should also form an allocated housing site which can provide short term housing completions and a high quality residential environment in line with national, strategic and local planning policy.

WLC response: The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0127	Colin Watson	N/A	3, 4 & 6		<p>Linlithgow</p> <p>In terms of support services and support infrastructure Linlithgow is full. To add new significant developments to Linlithgow would put unnecessary strain of the infrastructure in Linlithgow. Linlithgow would need to address the infrastructure issues and prove they were effective BEFORE removing any 'Area of Restraint' designation.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p>Pilgrims Hill EOI-0114</p> <p>Any development in this area would need significant development of natural gas and sewage supplies.</p>	<p>The council would ensure through any application that all relevant parties are consulted and that appropriate consent is given by utilities such as Scottish Water.</p>
MIRQ0128	Luke Smallwood	N/A	3, 4 & 6	29	<p>Linlithgow's character, sense of community and environment would be compromised should the area of restraint status be changed.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						<p>relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3, 4 & 6		<p>Development in the proposed areas surrounding the town would place strain on the facilities, amenities and infrastructure of the town - and would jeopardise the special character of Linlithgow and remove vital areas of green space.</p>	<p>Comments noted, The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is</p>

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						commensurate with the infrastructure it has to be assessed against.
MIRQ0129	Camilla Kidner	N/A	3		<p>NOT PREFERRED HOUSING SITE EOI-0040 (SEAFIELD FARM, BY SEAFIELD)</p> <p>Opposes the construction of 150 houses in this area and suggests that other sites such as Heartland and Wester Inch could instead have their capacity increased with little adverse impact.</p> <p>General concern about the financing of infrastructure required to support new development.</p> <p>There should be more emphasis on walking and cycling in relation to new development and greater recognition of the impact on road traffic and road safety.</p> <p>* This representation also refers to a completed questionnaire but this was not received.</p>	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0130	Matthew Ball	N/A	Vision	1	Yes - Cycling and walking must be included as an effective and sustainable form of transport in the statement along with public transport.	One of the main challenges in increasing sustainable transport uses is changing behaviour as well as providing transport viable alternatives to car use. The Council is developing an Active Travel Plan will seek to identify specific policy, priorities and projects and will form the basis of future bids for funding. This issues raised contribute to reduced sustainability and the Active Travel Plan will have the status of supplementary planning guidance. The Council notes this comment and agrees that active travel is a key feature of sustainable travel. The Vision statement will be updated with text on active travel modes.
			Vision	2-4	No response to questions 2-4	Noted
			1	5	Yes	Support noted
			1	6	No	Noted
			1	7	No response	Noted
			1	8	Yes	Noted
			1	9	Don't know	Noted
			1	10	Don't know	Noted
			1	11	Don't know	Noted
			2	12	Yes	Support noted
			2	13-14	No response to questions 13-14	Noted
			3	15-28	No response to questions 15-28	Noted
			3	29	No response to questions 15 - 28	The Council seeks appropriate levels of contributions for sustainable transport infrastructure and services as and when

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					<p>No - In principle I agree to the area of restraint being removed, but past experience tells me that the council is unable to guarantee that developers follow through with promises to add better infrastructure when development is granted. Any new development must have proper infrastructure such as paths, bike paths and designs that help persuade people to use alternative transport to their cars.</p> <p>A proper long term development plan that improves the town and guarantees planning gain must be in place.</p> <p>No.</p>	required. Whilst the Council can ensure a framework and agreement is in place for developer contributions for new infrastructure, it cannot control the pace of delivery of new infrastructure when it is associated with phased build-out of development which is led by the developer in question.
			3	30	No response	Noted
			3	31	<p>No - Getting people to break the car 'habit' is key to improving the high street. more car infrastructure just makes it easier for people to travel elsewhere to shop and do business. Walking and cycling have been designed out of Linlithgow. Cars dominate.</p> <p>The roads leading into the town like Mains Road can feel dangerous to walk along, especially if you have youngsters with you.</p> <p>Drivers are actually encouraged to park on pavements on the high street, space that should be for pedestrians or cyclists have official parking spaces!</p> <p>Business, health, air quality and the vitality of the high street would benefit from a re-balancing of the towns traffic hierarchy</p> <p>If you want congestion to be reduced, get locals out of their cars. Most car journeys are short and can be cycled.</p> <p>Give the pavements back to pedestrians and make the high street more appealing to cycle along.</p> <p>So no to an M9 slip but yes to parking permits and good non car infrastructure.</p>	One of the main challenges in increasing sustainable transport uses is changing behaviour as well as providing transport viable alternatives to car use. The Council is developing an Active Travel Plan will seek to identify specific policy, priorities and projects and will form the basis of future bids for funding. This issues raised contribute to reduced sustainability and the Active Travel Plan will have the status of supplementary planning guidance.
			3	32-37	No response to questions 32-37	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-56	No response to questions 48-56	Noted
				57	Make Linlithgow a cycling destination to encourage cycle tourism. Make it the hub for cycling in West Lothian. It has good transport links and good local cycling routes like Beecraigs and the Bathgate Alps	The Council is currently working with Visit Scotland to promote locations and routes within West Lothian to a wider tourism and leisure market, as well as to residents. The Council has received a small amount of funding from Sustrans to explore

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					On the road climbs in the 'Alps' add signs that name each hill and add the elevation and average gradient like climbs in the french alps West Lothian Clarion have mapped all the hills in the 'holder Alps'	quiet roads in the Bathgate Hills, and notes the mapping already carried out by West Lothian Clarion (which is available to the public on Visit West Lothian).
			6	58-85	No response to questions 58-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0131	Sian Wann	N/A	Vision	1-4	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15	No	Noted
			3	16	No	Noted
			3	17	Yes, the report does not set out a basis which justifies an increased housing stock. Focus should be on investing in regenerating/renovating existing housing stock.	Not agreed, there is a demand for housing that has to be met and the council has obligations to SESplan to meet housing land requirements. It is therefore going for the preferred strategy for housing.
			3	18	Investing in regenerating/renovating existing housing stock.	This is noted, but would not provide for the demand for new housing that is coming forward.
			3	19-28	No response to questions 19-28	Noted.
			3	29	No - The area of restraint on development around Linlithgow should be continued. The issues identified at paragraph 3.82 of the report remain relevant today, if not even more relevant. The infrastructure in and around Linlithgow cannot cope with an increased flow of traffic. In particular, the high street suffers from congestion. The canal and train line place physical restrictions on existing roads, which would increase congestion if the traffic volume were to increase. The existing connections to the M9 would need to be improved. In addition, the high school cannot cope with an increase in pupil numbers. It is noted that the new high school in Winchburgh could relieve pupil numbers on Linlithgow Academy. Is it proposed that pupils based within the town of Linlithgow travel to Winchburgh? Yes - My preference is that the area of restraint is not removed from Linlithgow. If that were not to happen then brown field sites should be considered first. The volume of land proposed to be identified for housing stock appears to account for a large percentage of the existing	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. Not agreed. Linlithgow, subject to mitigation measures with roads development and traffic lighting and other infrastructure constraints such as schools, has the ability to be extended. The new Winchburgh Academy will mean that there will be a drop in the Linlithgow Academy catchment pupil numbers in years to come and this will enable development in Linlithgow to proceed. The council is also undertaking a strategy where brownfield sites in the town are supported first, before greenfield in the town and finally then greenfield out with the town.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					housing stock. This does not seem to be in keeping with the comments set out in the MIR. Paragraph 3.92 states that development can only proceed once the issue of additional high school places has been addressed. A significant amount of focus is given to this issue. This is not the only issue to take into account. See comments above.	
			3	30-37	No response to questions 30-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0132	Brian Wann	N/A	Vision	1-4	No response to questions 1-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15	No	Noted
			3	16	No	Noted
			3	17	Yes, the report does not set out a basis which justifies an increased housing stock. Focus should be on investing in regenerating/renovating existing housing stock.	Not agreed, the council is moving forward with its preferred strategy for housing, for more units which will give a greater flexibility in housing land supply than Alternative Strategies 1 and 2.
			3	18	Investing in regenerating/renovating existing housing stock.	This is noted, but would not provide for the demand for new housing that is coming forward.
			3	19-28	No response to questions 19-28	Noted
			3	29	No - The area of restraint on development around Linlithgow should be continued. The issues identified at paragraph 3.82 of the report remain relevant today, if not even more relevant. The infrastructure in and around Linlithgow cannot cope with an increased flow of traffic. In particular, the high street suffers from congestion. The canal and train line place physical restrictions on existing roads, which would increase congestion if the traffic volume were to increase. The existing connections to the M9 would need to be improved. In addition, the high school cannot cope with an increase in pupil numbers. It is noted that the new high school in Winchburgh could relieve pupil numbers on Linlithgow Academy. Is it proposed that pupils based within the town of Linlithgow travel to Winchburgh? Yes - My preference is that the area of restraint is not removed from Linlithgow. If that were not to happen then brown field	Not agreed. Linlithgow, subject to mitigation measures with roads development and traffic lighting and other infrastructure constraints such as schools, has the ability to be extended. The new Winchburgh Academy will mean that there will be a drop in the Linlithgow Academy catchment pupil numbers in years to come and this will enable development in Linlithgow to proceed. The council is also undertaking a strategy where brownfield sites in the town are supported first, before greenfield in the town and finally then greenfield out with the town.

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					<p>sites should be considered first.</p> <p>The volume of land proposed to be identified for housing stock appears to account for a large percentage of the existing housing stock. This does not seem to be in keeping with the comments set out in the MIR.</p> <p>Paragraph 3.92 states that development can only proceed once the issue of additional high school places has been addressed. A significant amount of focus is given to this issue. This is not the only issue to take into account. See comments above.</p>	
			3	30	<p>There are a number of brownfield sites within Linlithgow, which are not currently developed, that would provide more sustainable development in and around Linlithgow. In particular, the site on Edinburgh Road (E0I 0062) should be developed as a priority. It is close to the train station, which would mean that owners/occupiers could walk there. In addition, sites E0I 0020, E0I 0015, EL12, should be developed as they fall naturally within existing developments.</p> <p>Site E0I 0050 should not be developed. It is too steep and north facing. Neither should E0I 0114 as the site is further from town than the other sites proposed, it is agricultural land, there is no access to the plot south of the canal other than at the top of east wood Brae. This makes access a considerable distance from the town. In addition, the constraints caused by the canal and railway line are applicable here.</p>	<p>The council has identified sites, some of which are on greenfield sites, having undergone an assessment of alternative sites in the town to accommodate development. It has concluded that some greenfield allocations out with the town require to be developed to meet the demand for new housing in Linlithgow.</p> <p>Detailed issues of access and final site boundaries will take place at a later stage, but the council has undertaken a preliminary assessment of these and found they can be achieved.</p>
			3	31-37	No response to questions 31-37	Noted
			4	38-44	No response to questions 38-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48-85	No response to questions 48-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0133	Mr & Mrs Ralph	N/A	3		<p>PREFERRED HOUSING SITE E0I - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>Comments noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>

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MIRQ0134	Cala Management Ltd	Tony Thomas for APT Planning & Development				<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3, 4, 5 & 6		<p>EOI-0080 and EOI-0081 LAND AT BUGHTKNOWES FARM, BATHGATE:</p> <p>Promotes development of these sites (and the intervening land) for housing development and argues that the site would contribute towards the effective supply.</p>	<p>Sufficient land has already been allocated to satisfy the housing land requirements of the LDP at this time and no additional sites are needed. Other sites have been allocated in both the short and long term to meet the identified housing strategy. There are in any event concerns that development here would constitute an intrusive physical expansion of Bathgate which would be visually and environmentally intrusive (the site lies within an AGLV and has been identified as part of the candidate Special Landscape Area in the Local Landscape Designation Review). Previous attempts to promote development at this location have been rejected by the council and also by Reporters appointed by the Scottish Government when considering the West Lothian Local Plan. As there have been no significant changes in circumstances during the intervening period the council contends that the grounds for rejecting development remain and are as valid as they ever were. There is also insufficient infrastructure available to support the development of this site. In view of the foregoing it is therefore not proposed to allocate this site in the Proposed Plan.</p>
			3	20	Support the removal of ineffective sites.	Support noted for the removal of ineffective sites.
			3	23 & 26	Support the continued promotion of Winchburgh and Heartlands, on the proviso that monitoring is undertaken to understand ongoing build rates and therefore adopt realistic expectations of their contribution to the housing land supply in the short, medium and longer term.	Support noted for the continued promotion of major development sites in the Winchburgh CDA and at Heartlands. The annual Housing Land Audit, which is agreed with the housebuilding industry, already provides a satisfactory monitoring regime.
			3	35	Support the review of affordable housing provision in West Lothian.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
MIRQ0135	Anne Thom	N/A	Vision	1, 2 & 4	No response to questions 1, 2 & 4	Noted
			Vision	3	I am uncomfortable that they are not 'weighted' in any way.	Comments noted. The council did not consider it appropriate to weight these aims, as they pure and simply the aims of the LDP.
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted
			3	15	I am not convinced of the need, and suspect we may simply be serving the needs of Edinburgh commuters.	Not agreed, there is a demand for housing in West Lothian whether from local people or commuters and the council has to accord with SESplan requirements, not matter what in any case.

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						The council will be pursuing the requirements for housing it has to accord with from SESplan.
			3	16	No response	Noted
			3	17	Yes I agree, in particular with the last paragraph.	Not agreed. The council is pursuing the preferred strategy. It is noted there is support for the council focussing on improving the quality of its established communities, facilities and the environment
			3	18-22	No response to questions 18-22	Noted
			3	23	Don't understand these as alternatives. Will further development not be guided by a new Local Plan?	New development will be guided by the new LDP that will replace the adopted West Lothian Local Plan 2009.
			3	24-28	No response to questions 24-28	Noted
			3	29	An important part of the environment which Linlithgow provides depends on it being relatively small, and focused round the high street, not sprawling. This applies both to residents and to its attractiveness as a tourist destination.	<p>Comments noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p> <p>The council has also commissioned a Transport Appraisal to identify how much housing can come forward and what mitigation is required. The council is also committed to supporting and enhancing the vibrancy of the town centre and supports the Linlithgow BID.</p>
			3	30	No response	Noted
			3	31	Yes, but not at the expense of new development. We should	The council has also commissioned a Transport Appraisal to

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					not allow Linlithgow to sprawl east, which is what might happen. The need for the junction is present now, to ease lorry traffic in the High Street.	identify how much housing can come forward and what mitigation is required. This will include how many houses can be built before there is a requirement for a new motorway junction.
			3	32-37	No response to questions 32-37	No response
			4	38	Sentences 1 and 2 seem to conflict with each other, and it is therefore difficult to know whether to agree or not.	The council was asking if parties agreed with the preferred response to infrastructure and if not why people didn't agree.
			4	39-41	No response to questions 39-41	Noted
				42	There should be more emphasis on public transport, especially rail. For example, more development in Winchburgh will be limited in attractiveness if there is no station, and will have a substantially detrimental effect on road travel, whereas a local station would make the development very attractive.	A new rail station with associated rail services is planned to open in Winchburgh in December 2018 after the completion of the 1000 th house at Winchburgh in the CDA. The delivery of this station is outwith the Council's control, although the Council continues to liaise with relevant organisations to ensure it is delivered.
			4	43-44	No response to questions 43-44	Noted
			5	45-47	No response to questions 45-47	Noted
			6	48	Strategy and alternative seem just shades of the same thing, rather than real alternatives.	Noted but not agreed as the alternative mentions building on protected/designated land and the preferred option does not mention this.
				49-85	No response to questions 49-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-98	No response to questions 94-98	Noted
MIRQ0136	Mr & Mrs D Hiley	N/A	3		NOT PREFERRED HOUSING SITE EO1-0040 (SEAFIELD FARM, BY SEAFIELD) Opposes the construction of 150 houses in this area. Suggests that other sites such as Heartland and Wester Inch could instead have their capacity increased with little adverse impact.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR. Wester Inch (Bathgate) is now nearing completion and provides little opportunity to accommodate significantly more housing than has already been planned for in the WLLP. There is however an opportunity to augment development at Heartlands and the MIR already promotes this.
MIRQ0137	Mrs Rhoda D Lawton & family	N/A	3 & 4		SITES EO1-0040 SITE AT EASTER BREICH FARM SOUTH OF SEAFIELD & EO1-0038 SEAFIELD FARM. Does not support the release of sites EO1-0040 and EO1-0038 for development. There is insufficient infrastructure to support the development. Development would result in adverse impact on the environment.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR
MIRQ0138	Kirsteen Cameron	N/A	Vision	1	Yes	Support noted.
			Vision	2-4	No response to questions 2-4	Noted
			1	5-11	No response to questions 5-11	Noted
			2	12-14	No response to questions 12-14	Noted

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			3	15	NO - I feel that the volume of proposed development will destroy the character of Linlithgow town and reduce the supportive community spirit. Additionally, a significant proportion of preferred sites are on agricultural land which is used for crop growth. These crops are basic food ingredients and the loss of this within West Lothian will change economic environment. These farms employ local West Lothian residents.	<p>Comments noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>Inevitably some sites to be developed will be greenfield and on prime agricultural land, although not of the highest 3.1 quality. Loss of farming jobs would be minimal and jobs would be created in building the houses as well as the economic prosperity this would bring to the town i.e. more people to spend more in the local economy at present shops.</p>
			3	16	Don't know	Noted
			3	17-28	No response to questions 17-28	Noted
			3	29	No - I have concerns about large scale housing development in Linlithgow as proposed in the MIR. The town already suffers from poor air quality on the High Street, problematic parking (exacerbated by the loss of traffic warden), a number of primary schools nearing capacity and the health centre at full capacity. Additional houses will only intensify these issues. New secondary schooling in Winchburgh will not remedy these issues. Housing development to the scale proposed will cause capacity issues again at Linlithgow Academy which Winchburgh is aiming to resolve. I strongly object to the development of agricultural land, this will result in a permanent loss of farmland which is used for crop growth. Previous large planning applications were refused on the basis of loss of prime agricultural land, however the MIR has identified a large number of preferred sites which is farmland.	<p>Not agreed, the council is pursuing the preferred option.</p> <p>Previous answers provide answers to the points made in this.</p>

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					I do not feel that this addresses my concerns about new housing development in Linlithgow. No.	
			3	30	I feel that Linlithgow is almost at saturation point for housing. Development of retirement accommodation would perhaps free up some family sized houses from people no longer requiring such accommodation but wish to remain in the town. Other than small developments, i.e. less than 10 properties, or one off houses, the impact of larger housing developments would destroy the setting and character of the town. Alternatively, could the boundary for Linlithgow be extended with development on land which is not agricultural? Or the creation of new village(s) on the outskirts of Linlithgow (again not on farmland)?	Not agreed. The council has to allocate land on greenfield sites as there are not sufficient brownfield opportunities for housing developments. There is obvious demand for retirement homes as there is one already in Linlithgow Bridge and one being built on the former bus station in Linlithgow and this may free up some demand in existing housing stock, but not enough not to require the building of new houses. The brownfield site at Kettlestoun Mains is not supported as it is former battlefield sites and is also remote from the town centre and services.
			3	31	YES - The development of west facing slip roads could possibly benefit the traffic and air pollution on the High Street. The Council may be in a better financial position in the longer term to undertake this.	Support noted. It is unlikely that the council would fund the development of the slip roads as the land is in private ownership.
			3	32-37	No response to questions 32-37	No response
			4	38	Don't know - If the Council decide to expand housing development, surely they should be responsible for infrastructure provision. Otherwise the cost is passed on to residents purchasing the property. This is not affordable for many purchasers. Developer contributions will have limited benefit for the three primary schools which are nearing capacity in Linlithgow. Is the contribution ring-fenced for the school that the housing development affects? Linlithgow Health Centre is at full capacity and in the past there has been no apparent suitable site to re-house the medical practitioners or land to build on (if there were sufficient resource to fund this).	Developer contributions are ring fenced to that school to which they are being asked for. Where there are capacity issues, some of the schools could be extended to provide additional capacity. The Health Centre extensions or opening new facilities are matters for the NHS, but the council has been in dialogue with the NHS.
			4	39	Yes – particularly in relation to the challenges noted in q38 Linlithgow.	Whilst the council noted the challenges in q38, it does not agree with this as it is taking forward the preferred strategy, as this will accord with national planning policy.
			4	40	No response	Noted
			4	41	No response	Noted
			4	42	Yes	Support noted
			4	43	Don't know - I think this is beneficial for Winchburgh, however I am not clear if this would reduce pressure in other train link areas in West Lothian. Peak trains are already full and this	A new station at Winchburgh would satisfy development at Winchburgh and is due to open in 2018 or when the 1000 th house has been completed in Winchburgh. This will serve the

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					would create greater pressure as there is either no will or ability to increase train sizes/lengths and journey times would increase.	demand there will be from commuters as an alternative to the car. The issues of train services and train sizes will be a matter for the operator Ebelio.
			4	44	No response	Noted
			5	45	Don't know – Stop charging for parking on a Sunday in Livingston. It's cheaper to go to the cinema in Falkirk or shopping in Falkirk/Edinburgh.	Noted, parking charges are not a matter for the council in Livingston Centre, however charges are not considered prohibitive for any parties wishing to use these facilities.
			5	46	No response	Noted
			5	47	No response	Noted
			6	48	No response	Noted
			6	49	Yes	Support noted, but the council is pursuing the preferred option to the Natural Environment.
			6	50	No response	Noted
			6	51	No response	Noted
			6	52	No response	Noted
			6	53	No response	Noted
			6	54	Yes	Support noted for the preferred approach by the council.
			6	55-85	No responses to questions 55-85	Noted
			7	86-93	No response to questions 86-93	Noted
			8	94-96 & 98	No response to questions 94-96 & 98	Noted
			8	97	Yes – Extend the food recycling bin/facilities to all West Lothian residents. Provide sufficient brown bins to properties with bigger gardens or increase frequency. Provide accurate calendars so residents know when brown bins will be collected. Collect glass on a doorstep basis and possibly clothing (alike to Falkirk Council).	Noted, these points have been passed to the council's refuse service who are better placed to answer these comments than the Planning Services as the link to the development plan as a land use matter is tentative.
MIRQ0139	Peter Jeppesen	N/A	Vision	1	Yes	Noted
			Vision	2	No	Noted
			Vision	3	In general, yes, but with qualification; I see no reason to provide a 'generous' supply of housing land (Main Issue 3), rather than an ADEQUATE supply, sufficient only to fulfill West Lothian's legal obligation for a continuing 5-year housing supply. Suggesting that new greenfield sites may be opened up to development to provide this 'generous' supply merely provides windfall profits for the landowners whose agricultural land suddenly increases astronomically in value, without any guarantee that the land will actually be developed in the envisaged timescale and thereby contribute to the housing supply. Furthermore, in naming Linhouse (EOI-0099), Wellhead Farm (EOI-0051/EOI-0055) and Murieston Castle Farm (EOI-0110) as preferred and preferred alternative sites for housing development, the authors of the MIR appear not to have read their own aim to 'protect and enhance the natural ...	Support noted, but the council will provide a generous supply to help facilitate demand and provide a wide choice of housing. Unfortunately, in order to meet demand, there is a requirement to allocate land on greenfield sites, although it should be pointed out that Linhouse is a site allocated for development, so the principle of development of the site is established although it is noted it is greenfield at the moment.

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					environment and its cultural landscapes' (Main Issue 6).	
			Vision	4	See response to Q3 I would suggest an additional aim should be to try to reduce the need to travel; this seems to me to be self-evident and key to tackling Main Issues 1 through 7. A major reason for travel is to and from work, therefore the aim should be to provide as much employment locally as possible and to discourage commuting from West Lothian to Edinburgh, which puts a tremendous strain on an inadequate road and rail infrastructure. This is probably a lost cause already, as anyone who has attempted to travel to Edinburgh for social reasons during peak times will attest. The huge Calderwood CDA will only make matters worse, and West Lothian risks being turned into a commuter belt for Edinburgh. Steps should be taken immediately to halt this process.	The development of West Lothian further it is agreed will attract commuters. The council supports sustainable active travel to minimise use of the car, which will inevitably increase rail travel. The council is however allocating land for employment use in the majority of its settlements, which will help to in some way reduce this demand for travel if these sites are developed.
			1	5	But with qualifications. See answers to Q7 and Q9	Noted. See responses provided above.
			1	6	No	Noted
			1	7	See answer to Q8	Noted
			1	8	Yes - There is ample employment land already allocated in West Lothian. This is demonstrated by the number of vacant commercial premises and undeveloped employment sites. The SDP requires the LDP to maintain a supply of strategic employment land of 123 Ha. The current gross supply of employment land in West Lothian is 656 Ha (MIR p.17). Any new allocations should only be for strategic purposes, for example, in areas of high unemployment where there are insufficient local employment opportunities and a lack of existing employment sites, if there are such areas. Developing new employment sites when existing sites are still available but not utilized just increases the problem - businesses prefer to move into new premises and pre-existing sites are further shunned. The emphasis should be on refurbishing older employment premises to make them more attractive and completing the development of existing employment allocations.	The council is supporting wider uses in some industrial estates which will help re-use of employment land. Support is given refurbishing industrial estates where this occurs. It is correct that there is a lot of employment land that is unoccupied, nevertheless new land is required, to help provide a balance of land available for development as often re-use of land is not considered possible by some companies who prefer 'clean' undeveloped sites.
			11	9	No - That no single developer for this site has been found so far and the fact that the site is no longer required to be reserved for a single user by Scottish Government policy are not sufficient reasons to reallocate the land for mixed use - employment and housing. As pointed out in the answer to Q5 above, there is ample employment capacity for a wide range of uses in West Lothian and around Livingston in particular, as witness the large number of vacant factory sites in the area, and, as it will be argued later, there is adequate housing land also, without opening up Linhouse as yet another similar mixed use site. There is no harm in continuing to hold Linhouse in reserve for its original purpose, in the hope that one day the economic climate changes and a large single user will be	Not agreed. The Linhouse site provides a development option for the council as the principle of development on the site is established by it being allocated for employment. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage. New employment land is required to help provide a balance of land available for development as often re-use of land is not considered possible by some companies who prefer 'clean' undeveloped sites.

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					attracted to the site, which has many advantages for such a purpose. Continued in 'Additional Information'	
			1	10	No opinion	Noted
			1	11	No opinion	Noted
			2	12	Yes	Support noted
			2	13	No - This answer seems self-evident.	Noted
			2	14	No	Noted
			3	15	No - See answer to Q18	Noted
			3	16	No - See answer to Q18	Noted
			3	17	See answer to Q18	Noted
			3	18	The SESplan housing land requirement figures for West Lothian shown in MIR fig. 11 are presented but not explained: I assume the 18,010 total for 2009-2024 is carried forward from the last (or current) WLLP, and that SESplan estimates an additional 2,130 units are required up to 2024 for the projected population growth, making a grand total of 20,140. But paragraph 3.55 of the MIR states that there were some 22,847 units in the established housing land supply at 2012. So why is it necessary to allocate any more land for housing at all? There is sufficient housing land already allocated for more than 10 years ahead by SESplan's own figures. Paragraph 3.55 goes on to say that 37% of this supply is 'constrained'. What does this mean? That developers have not played their part in delivering the houses, not that planners have not allocated sufficient housing land. Continued in 'Additional Information'	Not agreed. A lot of the number of houses are either allocated only or allocated with consent. The council is fulfilling its obligations in developing at least the minimum SESplan requirements and is indeed going above this.
			3	19	This is not the right question to ask. As implied in the answer to question 18 above, it is relatively easy to allocate housing land; the difficult part, in the private developer model, is to get the houses delivered. House builders, as opposed to land speculators who make a profit as soon as land is zoned for development, exist to build houses; they cannot survive without building houses. At the same time, they cannot afford to build houses that no-one will buy. So the correct question to ask is, "How does one convince people to buy houses in West Lothian?" When there is a market for houses, builders will build them. One approach to this problem, which seems to be favoured in the MIR, is to release greenfield sites in the Countryside Belt, such as Linhouse, Wellhead and Murieston Castle, for housing development. Continued in 'Additional Information'	Agreed that delivery of private housing is a challenge. It is also the case that development on greenfield sites is required as there are not enough brownfield sites available for housing development. The approach to sites such as Linhouse, Wellhead Farm and Murieston Castle will be determined as the LDP progresses to Proposed Plan stage.
			3	20	Yes - Up to 2707 units of existing housing land allocation can be de-allocated without contravening SDP requirements (see answer to Q18).	Support noted.

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			3	21	No	Noted
			3	22	No	Noted
			3	23	Development of CDAs would benefit from no new allocations of housing land elsewhere (see answer to Q19).	Not agreed. The council is providing a wide range of new allocations beyond just CDAs to ensure a wide variety of houses are available in a wide number of settlements and not just those with CDAs.
			3	24	No	Noted
			3	25	No	Noted
			3	26	No opinion	Noted
			3	27	No opinion	Noted
			3	28	No	Noted
			3	29	No - Linlithgow is probably the jewel in West Lothian's crown and should be preserved as much as possible. Some ugly 1960s developments could be demolished and replaced with more fitting buildings, benefitting the visual aspect of the town. No opinion	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	30	Redevelopment of brownfield sites should be the priority.	The council supports the re-use of brownfield land first within the settlement envelope, but such options are very limited in Linlithgow, as are greenfield opportunities hence why some sites are being allocated for development on greenfield sites out with the settlement envelope of Livingston.
			3	31	Yes - No opinion	Support noted for west facing slip roads.
			3	32	No opinion	Noted
			3	33	No opinion	Noted
			3	34	No	Noted
			3	35	Yes - No new allocations of greenfield housing sites would	The affordable housing policy has been reviewed and a revised

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					encourage the building of affordable housing (see answer to Q19).	policy is to be included in the Proposed Plan. Supplementary Guidance will also be prepared.
			3	36	No	Noted
			3	37	No	Noted
			4	38	Yes	Support noted
			4	39	No	Noted
			4	40	No	Noted
			4	41	Despite council budget constraints, certain strategic infrastructure upgrades, e.g. road improvements, should be financed from the public purse, if inward investment in West Lothian is to be encouraged.	The council will carry out infrastructure improvements where required i.e. for roads (for example in Drumshoreland in Pumpherston), and schools and school extensions. This can help to increase inward investment to an area, by unlocking development sites.
			4	42	Yes - (See also answer to Q41). Notwithstanding the desire to improve transport in and around West Lothian, commuting to Edinburgh should not be encouraged (see answer to Q3).	Not agreed in part. There is an inevitable demand for commuting to Edinburgh and Glasgow for that matter, due to the sheer size of the cities and the jobs and attractions that they hold. The council will support improvements therefore to motorway junctions i.e. at junction 3 on the M9 and railway stations etc; to help meet demand but the council is internally promoting active travel within and also outwith West Lothian i.e. to maximise cycling and walking.
			4	43	Yes	Support noted
			4	44	See answer to Q42.	Not agreed, the council cannot control the desire to commute to Edinburgh and would not actively discourage it, but it is promoting active travel as an alternative to the car for example.
			5	45	No	Noted
			5	46	No	Noted
			5	47	No	Noted
			6	48	Yes - Given the preferred approach to the natural environment, it is unfathomable why it is proposed to allocate Linhouse, Wellhead or (alternatively) Murieston Castle for housing.	Noted. The council inevitably have to allocate land on greenfield sites unfortunately to satisfy demand in various locations. The remaining countryside beyond these sites is significant in area and will still require to be protected.
			6	49	No	Noted
			6	50	No	Noted
			6	51	Yes - However, in re-classifying valuable landscapes under a single designation SLA, there is a danger that some current ASLCs will fall outwith any designation at all. I am thinking in particular of the Wilderness and Bellsquarry Woods. What will the mechanism be for ASLCs to be considered as cSLA?	Support noted. The issue of some ASLCs not being covered by cSLA will be overcome by these areas being protected as open space or being protected as countryside belt.
			6	52	No	Noted
			6	53	No – but see answer to Q51.	Noted, answer given in Q51.
			6	54	Yes	Support noted.

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			6	55	No	Noted
			6	56	No	Noted
			6	57	Yes	Noted
			6	58	No	Noted
			6	59	No response	Noted
			6	60	Yes - The logical corollaries to the preferred approach are: (a) not to build on Countryside Belt; and (b) only to release new greenfield sites when all brownfield sites are developed, and only then when they would not interfere with green corridors.	Support noted, the council will seek to conform sections (a) and (b) of the response where at all possible.
			6	61	No – no opinion	Noted
			6	62	No response	Noted
			6	63	This is a repeat of Q62.	Noted
			6	64	No	Noted
			6	65	No response	Noted
			6	66	No response	Noted
			6	67	No response	Noted
			6	68	No	Noted
			6	69	No	Noted
			6	70	No opinion	Noted
			6	71	Yes	Support noted
			6	72	No	Noted
			6	73	No	Noted
			6	74	No opinion	Noted
			6	75	No opinion	Noted
			6	76	No	Noted
			6	77	Yes	Support noted
			6	78	No	Noted
			6	79	No	Noted
			6	80	Yes- no opinion	Support noted
			6	81	No	Noted
			6	82	No	Noted
			6	83	No opinion	Noted
			6	84	No opinion	Noted
			6	85	No	Noted
			7	86	No – see answer to Q88.	Noted, council is carrying forward the preferred approach.
			7	87	No – see answer to Q88.	Noted, council is carrying forward the preferred approach.
			7	88	Yes - Wind and solar panels are inefficient ways to produce	Comments noted, however wind energy is supported as clean

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					electricity, particularly the latter in Scotland. Windfarms are unsightly and together with the pylons and power-lines that serve them destroy the natural landscape. They proliferate only because of huge subsidies paid for by the consumer, and benefit only the landowners and electricity companies. There should be a complete moratorium on all new windfarm developments, unless subsidies are abolished. That would demonstrate if they can compete with conventional electricity generation on a level playing field. There is hardly any saving in greenhouse emissions since gas-fired power stations have to be built and relied on as backup when the wind is not blowing, or else costly conventionally or nuclear generated electricity must be imported from overseas.	energy generating technology that is supported for development at appropriate scales and in the appropriate locations.
			7	89	Yes	Noted
			7	90	Yes - The 'preferred' and 'alternative' approaches are not mutually exclusive.	Comments noted
			7	91	Yes	Noted
			7	92	Yes	Support noted
			7	93	No	Noted
			8	94	No opinion	Noted
			8	95	No opinion	Noted
			8	96	No	Noted
			8	97	No opinion	Noted
			8	98	No	Noted
Additional Information :						
Continuation of Q9: If both Elburn and Linhouse are broken up there would be no site suitable for a large-scale single user in the area, and West Lothian could lose out should a large inward investor be looking at potential sites in Scotland. In the meantime, Linhouse can continue to provide valuable amenity land for recreation purposes as it does at present. WLC response: There are other large enough site in West Lothian for potential single user use, such as Starlaw, Burghmuir, Balfornie Farm. The amenity land at Linhouse would not be adversely effected by any development.						
Continuation of Q18: If house building is dependent on private developers, rather than by public investment (i.e. council housing) then West Lothian can only ensure that sufficient land is available for housing; it cannot coerce developers to build. In ensuring a minimum of 5 years housing land supply the Development Plan would have discharged its obligation. Alternative strategy is only to allocate more housing land when the available housing land supply falls below the 5 year level. At the present time up to 22,847-20,140 = 2,707 units of housing land in West Lothian could be de-allocated (e.g. 'terminally' constrained sites) without contravening the SESplan requirement. WLC response: The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.						

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MIRQ0140	CEMEX UK Properties Ltd & AWG Property Ltd	Alan R Farningham for Farningham Planning Ltd	3		NOT PREFERRED HOUSING SITE EOI-0054 (KETTLESTOUN MAINS LINLITHGOW) Argues for the site to be allocated for residential development (notionally 200 houses) in the Proposed Plan and regards as misleading a suggestion in the SEA that the capacity might be in the order of 500. The site satisfies the criteria of effectiveness.	Not agreed, the site is partly covered by the Linlithgow Bridge Battlefield designation and is also remote from services such as shops and would not represent an obvious extension to Linlithgow, given it is beyond the B8029, which represents an obvious defensible boundary to the town of Linlithgow. There are also other more suitable sites that are worthy of allocation in Linlithgow. The site is also covered by and AGLV at present and is identified to be a candidate Special Landscape Area (cSLA)
			6		The land embracing the site of the Battle of Linlithgow Bridge and AGLV would be the subject of a Community Management Plan and devoted to nature conservation and public access.	Noted, but for reasons given above, the site is not considered appropriate for development.
MIRQ0141	Regenco Trading Limited / Hopetoun Estates Trust / Aithrie Estates	Robin Matthew for PPCA	Vision	1 & 2	RESPONSES TO QUESTIONNAIRE Suggests amendments to the Vision Statement thus:	Noted
			Vision	1 & 2	Supports the reference to a generous supply of housing land to be identified but adds that this will require the identification of land over and above that shown as 'preferred' in the MIR.	Not agreed, the council considers it has allocated sufficient housing land and that this is at a generous level to accord with the SPP.
			Vision	1 & 2	Asserts that in order to meet development requirements in full it will be necessary to the delivery of new infrastructure in phase with development. A joined up approach involving developers, landowners, the Council and other third parties is considered essential if the Council is to meet development requirements in full.	Noted and agreed.
			Vision	1 & 2	Supports the need to deliver housing in sustainable locations and argues that the ongoing strategic expansion of Winchburgh will deliver strategic improvements to road and rail. Observes that Winchburgh is strategically located and that it should be prioritised for additional housing and other development through the emerging LDP in the short – medium term.	Noted and agreed, the council is making additional allocations and increasing house allocations at Winchburgh.
			Vision	3 & 4	Considers a more proactive and positive stance should be adopted and suggests amending the text at Main Issues 1, 3 and 4	Noted.
			Vision	3 & 4	Spatial Strategy Supports the ongoing priority of directing development towards existing CDAs, specifically Winchburgh. Suggests that further sustainable expansion of Winchburgh will reduce the need to travel, prioritises sustainable transport modes and will make a significant contribution to meeting Council affordable housing requirements.	Noted and agreed, the council is making additional allocations and increasing house allocations at Winchburgh.
			1	5	Supports the flexible approach to acceptable uses on employment land. Observes that uses that are outwith Use Classes 4, 5 and 6 are still major employment generators	Support noted.

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					and should be positively encouraged to locate within West Lothian, especially within areas that have good communication and transportation links e.g. at motorway junctions.	
					States that the housing land requirement must be met in full, both in terms of backlog need and SDP requirements.	Noted and agreed.
					While noting that a new HoNDA is in preparation to inform SDP2, clarification is sought the LDP will be consistent with the current SDP housing land requirements.	The LDP will be carrying through requirements from HoNDA 1 and SDP1.
			3	15	Proposes the Council adopts Scenario 3 to meet its housing land requirements <u>plus</u> additional deliverable development sites that will meet a significant proportion of the 4,371 housing land supply shortfall it details.	Noted, the council is providing a generous supply of housing land.
			3	20 & 22	Advocates a proactive approach to the delivery from existing housing allocations and supports housing sites being deleted and reprogrammed as appropriate. Suggests the Council needs to go further than what is outlined in the preferred approach and take a MORE realistic view regarding the delivery of housing from larger sites such as Westfield and East Broxburn.	Support noted for point 1. The council is not going to allocate more houses beyond those it has already allocated on these sites.
			3	23 – 25	Supports an alternative approach to development delivery at Winchburgh to that proposed that requires short term delivery of housing completions on land over and above that identified in the MIR for reasons of housing land supply and infrastructure delivery.	Noted agreed, the council is to carry forward its preferred approach to housing.
			3		Seeks clarity on the issue of school capacity generally and Linlithgow Academy in particular in order to ensure that housing delivery elsewhere is not unnecessarily constrained.	The council has consulted its education colleagues throughout the whole process of collating the development plan. Capacity is expected to become more freed up in Linlithgow by 2019 in the Academy.
			3	29	Does not object in principle to development in Linlithgow but states that this must be managed in the context of committed development at Winchburgh and with regard to the environmental capacity of Linlithgow to absorb growth.	Noted and agreed. It is considered that there is scope for lifting the area of restraint in Linlithgow and for some development sites to come forward here.
			3	35	Supports a revision to the Council affordable housing policy to bring it up to date with revised SPP. Advocates a flexible approach to allow delivery of the 25% requirement whilst, at the same time, maintaining development viability.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			4	38 -41	Generally supports the Council preferred approach to delivery	Support noted.
			4		Supports the Council's preference to locate new development in close proximity to existing or proposed public transport facilities and giving priority to measures that help to increase transport efficiency and reduce dependency on the private car.	Support noted.
			4		Specifically supports the Council's ongoing commitment to a new rail station in Winchburgh.	Support noted.
			4	42	Agrees with the preferred approach to promoting access to/from/within West Lothian. Specifically supports the provision of a new rail station at Winchburgh.	Support noted.
			5	45	Supports the Council's commitment to the establishment of a new town centre at Winchburgh and suggests it should in time be afforded town centre status in an LDP.	Support noted, the council will consider including a new town centre in Winchburgh in its proposed maps.
			6	48 - 53	Does not agree with the boundaries of the current Countryside Belt designation between Winchburgh and East Broxburn.	Not agreed, the council considers that the countryside belt that has been introduced between Winchburgh and

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					Suggests this unnecessarily constrains the expansion of Winchburgh to the south, arguing that new development in this location should be supported and would not lead to coalescence or adversely affect the landscape setting.	Broxburn is appropriate in its scale.
			6	80-82	Does not agree that development adjacent to the Union Canal, between Winchburgh and East Broxburn, should be resisted as this unnecessarily constrains the expansion of Winchburgh to the south. Argues that there is capacity for Winchburgh to expand to the south to accommodate mixed use development in the vicinity of the rail line and Canal with no significant net detrimental effect and that such an allocation should be made.	Not agreed, the council considers that the countryside belt that has been introduced between Winchburgh and Broxburn is appropriate in its scale. It is not considered there should be further allocations made in this allocation beyond those that are being made.
					Supports the Main Issues identified in Figure 4 and the Council Priorities set out in Figure 5 of the Main Issues Report subject to the identification of land to meet development requirements in full.	Support noted.
					Supports the production of Supplementary Guidance in relation to the new non-denominational secondary school required at Winchburgh.	Support noted.
					Supports the principle of green networks.	Support noted.
					Suggests that the high quality mixed use development taking place to the north of Winchburgh as it affects the Canal could, and should, be replicated to the south as well.	Not agreed, the council considers that the countryside belt that has been introduced between Winchburgh and Broxburn is appropriate in its scale. It is not considered there should be further allocations made in this allocation beyond those that are being made.
					Seeks to actively enhance the setting and function of the Canal between Winchburgh and East Broxburn.	Noted.
					Argues that pulling the proposed northern urban edge of the East Broxburn portion of the Core Development Area south towards the settlement and allowing for limited additional mixed use development to the south of Winchburgh has a number of green network advantages.	Not agreed, the council does not consider it should make allocations beyond those made already in the development plan in the town of Winchburgh.
					Housing Land Requests that the Proposed Plan accurately references and takes account of NPF3 and SPP and in particular the need to promote sustainable economic growth.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Highlights the Scottish Government's desire to see a significant increase in house building and the need for flexibility in housing delivery.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					References SPP in relation to the need to maintain an effective five year housing land supply.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that delivery should focus on areas where the greatest levels of change are expected and where there is pressure for development. Suggests that West Lothian Council is such an area.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					Asserts that there is currently a significant failure in housing land supply in West Lothian and that the Council is failing to comply with SPP and the SDP requirements.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					States that the five year housing land supply requirement has failed since at least 2009.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					A working calculation of the West Lothian Effective Housing Land Supply which identifies a shortfall of 4,371 units or 55% has been provided.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					It is suggested that this will get worse over time due in part, to housing allocations identified by the current WLLP not delivering.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					States that the proposed phasing of new housing is unacceptable as it exacerbates the five year housing land supply situation.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Does not agree that the preferred sites identified in the MIR can make up the shortfall as many allocations are of a scale that requires significant lead in, infrastructure dependent and / or time restricted.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests the only means of addressing matters is a combined approach of reprogramming existing site delivery and identification of additional short term deliverable land that will produce housing completions within five years.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that housing programming is dynamic and suggests that the Council should significantly over allocate or 'front load' land capable of delivering housing development within the short term.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Concludes that there are no significant environmental or other external land use planning factors to prevent West Lothian from meeting in full or exceeding its development requirements.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that the LDP process allows for housing allocations with no prospect of being delivered to be deleted.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					References SDP Policy 6 which allows for the earlier development of sites which are allocated or phased for a later period in the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that one of the tasks of the LDP is to re-assess existing housing allocations to ensure sites are effective and capable of delivering house completions, and where necessary, to allocate alternative sites.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan

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						stage.
					Argues that in order to maintain a five year land supply, provide additional upfront funding for infrastructure and deliver affordable housing, land release cannot/should not be restricted to post 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Calls for additional land releases (compliant with SPP and SDP) over and above the 400 units already proposed and for preferred sites in Winchburgh that have been identified in the MIR to be developed in the short and medium terms.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Complains that the Council are effectively throttling land release and that this frustrates delivery.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					South Winchburgh (East Broxburn & Westfield) References NPF3 and SPP in support of the strategic expansion of Winchburgh and the allocation of additional land.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Calls for the restriction placed on development of further land at Winchburgh until after 2019, over and above that currently consented, to be removed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that there is a need to redistribute housing land to areas where short – medium term completions are deliverable and that reprogramming housing completions and redistributing short term housing to Winchburgh will address these issues whilst maintaining the strategic expansion opportunity for East Broxburn.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that land releases for development at Winchburgh thus far have resulted in fewer houses than either the most up to date masterplan or the Housing Land Audit projected or have programmed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that additional land release is required at Winchburgh just to maintain the status quo i.e. reach the 3,450 units originally envisaged by the Local Plan.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that Winchburgh has environmental capacity to grow beyond the boundary that currently has permission. Emphasises the need to ensure a generous supply of housing land in sustainable places and suggests that Winchburgh meets the requirements.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that market demand and the successful delivery of the first phases of development in Winchburgh demonstrates ongoing interest in Winchburgh.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Advises that there is demand for more land from the development industry in this location and that there is capacity to deliver over and above existing allocations. In particular it is argued that development in Winchburgh will: • help slow down the housing land supply deficit;	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					<ul style="list-style-type: none"> • make use of existing resources; • co-ordinate housing with other forms of development, open space and infrastructure; • use land adjacent to the existing settlement to tie in to the settlement itself; • create long term defensible boundaries; and • have significant and ongoing benefit for the amenity of local people and the vitality of the local economy. For example, it will help deliver new schools, a town centre and rail station for the settlement. Feedback from existing businesses shows that the additional population growth seen from only the first phase of completed and occupied development has benefitted their individual business interests. 	
					<p>Suggests that the following sites to the south of Winchburgh are programmed:</p> <p>Site EOI-0201 - short term (2016-21) Site EOI-0202 - short term (2021-26) Site EOI-0203 - medium term (2021-26) Site EOI-0193 - medium term (2021-26) Site EOI-0199 - medium – long term associated with depletion of Niddry Bing post 2025 Site EOI-0194 - long term (post 2026) Site EOI-0200 - long term associated with depletion of Niddry Bing post 2025</p>	Noted, the council will consider this when phasing developments through its Housing Land Audit.
					Observes that the shortfall in West Lothian is so substantial that even allocating additional land at Winchburgh would still not wholly remedy the situation.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Concurs with the Councils statement that allocating additional land in itself will not guarantee additional housing delivery. Argues that land must have a definite prospect of delivery in the short and medium term and suggests that Winchburgh meets this requirement.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Concludes that their proposals for Winchburgh are compliant with SESplan Policy 7 (Sustainability Criteria).	Noted and agreed.
					Suggests that Winchburgh, as a committed development within a CDA can deliver additional housing completions in the short – medium term over and above current delivery projections.	Noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests that Winchburgh can be considered to have its own geographically identifiable “housing market areas” and that the same argument can be advanced for the creation of a South Winchburgh Housing Market Area, thus overcoming any concerns arising over deliverability of land to the south of the settlement	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Disputes that (in the context of draft Housing Land Audit 2014) any part of the Winchburgh planning permission in principle area is constrained by marketability issues.	Comments noted.
					Advises that additional land would be brought forward in parallel with the delivery of the strategic expansion of Winchburgh that has planning permission and not in place of it.	Comments noted.
					<p>East Broxburn</p> <p>Does not agree with the scale and programming of the East Broxburn portion of the wider CDA. Suggests the boundary should be adjusted, housing numbers reduced and completion rates reprogrammed, all to accord with the latest submitted master plan.</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Considers it essential that the Council fundamentally re-examines the delivery strategy and	The approach to housing land and

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					programming for East Broxburn in terms of infrastructure requirements and scale to avoid the continued identification of land for development that only makes up housing numbers and prevents housing delivery elsewhere	housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Westfield Objects to the continued identification of land at Westfield for 550 residential units and argues that there is little prospect of implementation in the short term. Proposes that the site be reprogrammed to only come forward post 2021 and that the balance of housing development also be transferred to Winchburgh.	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Infrastructure Notes the requirement for LDPs to make provision for priority strategic interventions and identify additional local infrastructure projects necessary to facilitate the SDP.	Noted and agreed.
					References the SDP with regard to transport and education infrastructure and notes that the respondent is already working with the Council to deliver a new rail station at Winchburgh as well as nursery, primary and secondary facilities.	Comments noted.
					Suggests that identifying further land at Winchburgh for residential development delivery in the short term will encourage and, in part fund, the early delivery of such infrastructure.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Intimates that additional infrastructure directly associated with such development and on land in the control of the respondent would be provided in phase with such development.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that the Council expects the development industry to develop a solution to address and remove infrastructure constraints but states that the Council also needs to be fully engaged.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Recognises the importance of infrastructure delivery in phase with development.	Comments noted.
					Supports the commitment in the MIR for joint working between the private and public sector.	Noted and agreed.
					Encourages all parties to explore all available funding mechanisms (including Scottish Government and EU).	Noted and agreed.
					Housing Background Paper References the Housing Background Paper and suggests it needs updating to reflect NPPF3 and SPP requirements.	Noted, the Background Paper was a policy statement at the time it was collated and will therefore not be amended, however the council is aware and conscious of its responsibilities regarding NPPF3 and SPP.
					Questions the relevance of references to the 'current economic climate' and argues it is not relevant to maintaining a minimum five year land supply or providing a generous housing land supply.	Noted, the council however, must be responsive to its position and opinion at any given time and be prepared to give this.
					Criticises the Paper for not referencing the Council's affordable house building programme that will deliver affordable housing on Council sites over the next two years.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
					Challenges references to 'insignificant' delivery from CDAs in the Paper. Advises that there have	Noted, the council identified this

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					been significantly more completions than anticipated through the HLA and that there will soon be six active house builders on sites in Winchburgh.	comment against overall numbers and therefore considers its comments to be accurate.
					Proposes that the Housing Background Paper is updated to reflect the latest agreed Housing Land Audit, 2013 (possibly 2014).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Queries commentary about completion forecasts in the HLA and argues that there are still opportunities for additional land to come forward in the short term outwith the HLA process.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests that reference in the Paper to the 'effective post 5 year housing land supply' is erroneous. Proposes the definition in SPP should be used. Specifically, it is stated that the effective supply is not the 14,281 units referred to.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Considers reference to housing land requirements in the now superseded Edinburgh & Lothian Structure Plan irrelevant.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Considers it essential that the Paper is clear on the role of windfall and urban capacity sites in the housing land supply. Advises that such sites must only be included in forward programming for Audit purposes once planning permission has been issued.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Supports the statement in the Background Paper that a new rail station at Winchburgh could assist in the delivery of more sustainable travel patterns.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Housing Land Position Statement Critical that the Statement pre-dates (and therefore has no regard to) (Supplementary Guidance on Housing Land, the Ministerial Approval letter of June 2014, the MIR and takes no account of the requirements of SPP and NPF3. Suggests it needs comprehensively updated.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests references to maintaining a five year effective supply of housing does not make it sufficiently clear that Councils can over-allocate land for residential development.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Disputes the assertion stating that the incorporation of sites to meet the requirements of the Supplementary Guidance will significantly increase programmed completion figures. Argues that sites allocated through the emerging LDP will not be confirmed until LDP adoption with lead in times anticipated beyond that before housing completions occur.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Critical that some existing strategic housing sites which are expected to deliver in the short to medium term, either have no planning permission or are non-effective. Makes specific reference to East Broxburn.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Asserts that the effective five year housing land supply for Housing Land Audit purposes is 3,635 units and that there is no prospect of delivering 14,470 units in the same period.	The approach to housing land and housing allocations will be reviewed as

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						the LDP progresses to Proposed Plan stage.
					Challenges the validity of reference to Seafield Road planning appeal. Argues this has been overtaken by subsequent appeal decisions and is in any event not representative of the current housing land position.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					West Lothian Landscape Character Classification: Local Development Plan: Background paper Suggests that the Background Paper requires to be updated to take account of the relevant requirements set out in the latest Scottish Planning Policy of 2014.	Required updating will go forward as part of the supplementary guidance on landscape. The approach and principles of the LLDR remain sound.
					Observes that there is no specific reference to the ongoing landscape changes that are being, and will continue to be, brought about by the strategic expansion of Winchburgh that will affect Landscape Unit 22.	The Proposed Plan for the West Lothian LDP will review settlement boundaries to reflect the expansion of Winchburgh.
					Notes that, in relation to Landscape Unit 15, to the south of Winchburgh, there are no constraints upon the ability of that area to accommodate further appropriate scale mixed use development.	Landscape character classification and statements are tools for the assessment of and making of land use decisions amongst a range of assessment criteria.
					Countryside Belt between Winchburgh & East Broxburn Regards the definition of the boundary of the Countryside Belt between Winchburgh and East Broxburn (as set out in the current adopted Local Plan) as inappropriate.	Disagree – it is appropriate and the CB is given further support by the high ranking of this area in terms of landscape quality through the LLDR
					Proposes that it should be adjusted to accommodate development to the south of Winchburgh as supported by planning permission 1012/P/05 in its accompanying Masterplan and on the site of the Niddry Castle Golf Course and extended to remove the northernmost portion of the current Broxburn CDA.	Disagree – it is appropriate and the CB is given further support by the high ranking of this area in terms of landscape quality through the LLDR
					Notes that the WLLP sought to preserve a “green corridor” between Winchburgh and East Broxburn, and to avoid coalescence the two CDA developers were to jointly prepare a countryside management plan including the formation of a Heritage Park, landscaping and other amenities. Advises that this has not been progressed and concern is expressed that the most up to date proposals from the East Broxburn developers which make little provision.	WLLP was prepared before the economic crash of autumn 2008 and therefore reflects more buoyant economic outcomes; since then development on the ground has been disappointing however the principles remain for the area in question
					Notes that the MIR has recognised the need for a review of the Countryside Belt Policy.	A methodical review of countryside belts in West Lothian and the basis thereof has been undertaken
					Suggests that the review should: <ul style="list-style-type: none"> • maintain the character and landscape setting of the two Settlements; • more pro-actively avoid coalescence by increasing the separation distance between the north and south urban 	Yes - done No feasible Despite aspirations for improvements

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					edges of the two settlements; <ul style="list-style-type: none"> formalise part of that open space through the creation of a Heritage Park; address the failure to reach agreement with East Broxburn development interests on the delivery of a countryside management plan thus removing the need for such an arrangement; continue to direct planned growth to the most appropriate locations in both settlements; and provide opportunities for access to open space and the Countryside 	through the Green Network and WLLP funding is likely to be an issue Still to be agreed This is one of the aims of the LDP Policy in the LDP for countryside belts supports access to the countryside
					Non Identification of Land South of Winchburgh Argues that Winchburgh has significant scope for additional growth beyond the current Local Plan allocation and if properly managed will not adversely affect the setting of the town.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Additional land would help to implement the CDA masterplan by delivering funding for key infrastructure projects and other community facilities.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					A Landscape and Visual Analysis document has been submitted in support of proposals to expand Winchburgh to the south, it's purpose being to identify where allocations can be accommodated with the least detriment.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					NOT PREFERRED MIXED USE SITE EOI-0199 (LAND AT NIDDRY – CASTLE GOLF CLUB, WINCHBURGH) Disagrees with identification of the site as 'not preferred'.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Argues that in landscape terms, the site is contiguous with the adjacent preferred alternative site and will form part of a wider area with similar characteristics following the removal of the Bing.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests the creation of a significant landscape buffer will maintain separation and address coalescence concerns and proposes it is allocated for mixed use.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Advises that the proposed site area has been reduced from 31.2 ha to approximately 9 ha to accommodate mitigation measures proposed in the accompanying landscape assessment. This gives a notional capacity of 225 houses. It envisages the relocation of the golf course and it would be intended to commence development in the latter portion of the medium term Local Development Plan period (2021-26).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					PREFERRED ALTERNATIVE MIXED USE SITE EOI-0201 (SITE WEST OF NIDDRY CASTLE, SOUTH OF WINCHBURGH) Suggests that all of the site should be allocated in its own right and not as an alternative site.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Notes that appropriate boundary treatment and a realignment of the countryside belt would satisfactorily address issue previous identified.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					Advises that there is an alternative access to Castle Road to the north of the site and that this is not an issue.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					NOT PREFERRED MIXED USE SITE EOI-0202 (SITE AT SEWAGE WORKS SOUTH OF WINCHBURGH) NOT PREFERRED MIXED USES SITE EOI-0203 (SITE NORTH OF NIDDRY FARM COTTAGES, SOUTH OF WINCHBURGH)	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Disagrees with identification of the sites as 'not preferred'	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Advises that the general area south of Craigton Park was specifically indicated in the Masterplan approved as part of the wider strategic expansion of Winchburgh for future mixed use development in 2012 (planning permission 1012/P/05) and argues that the MIR intention not to support these sites is at odds with this.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests that these sites represent a logical and discrete expansion of the settlement to the south that is in keeping with the wider southern edge of the village and will not lead to coalescence or adversely affect the setting of Winchburgh and references the accompanying landscape assessment in support.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Proposes that this area would accommodate a mix of uses including the formal Heritage Park identified in the current Local Plan. This would serve to secure/formalise the open space between Winchburgh and Broxburn, thus ensuring the future of the Countryside Belt in this location, and is also consistent with MIR aspiration to seek out opportunities for the integration of new green infrastructure.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					PREFERRED SITE EOI-0138 (c) (LAND AT THE STRATHBROCK ESTATE) PREFERRED SITE EOI-0138 (d) (LAND AT THE STRATHBROCK ESTATE) PREFERRED SITE EOI-0138 (f) (LAND AT THE STRATHBROCK ESTATE)	
					Objects to the proposed identification of additional areas of land for development purposes in addition to the East Broxburn proportion of the original CDA.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggest areas EOI-0138c and EOI-0138d negatively contribute to visual coalescence between Winchburgh and East Broxburn.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suspects that ground conditions (past mining) negate the possibility of development on areas EOI-0138d and EOI-0138f.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Concerned development within area EOI-0138f will result in urbanisation and be detrimental to setting of the Union Canal and Greendykes Bing, contrary to the WLLP and the MIR.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Sees no need to identify further land to accommodate development in this locality given that the	The approach to housing land and

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					latest reworking of the eastern portion of the Broxburn CDA masterplan reduces housing numbers from 900 to 836 units on the eastern portion of the wider CDA	housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Suggests that the housing proposed for the East Broxburn CDA could easily be accommodated within the existing red line allocation boundary in the adopted Local Plan and does not see any justification for altering it.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Also critical of the MIR for not proposing to increase housing numbers on the back of the identification of this additional land. This is not regarded as an efficient use of land and runs contrary to SPP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Supports the creation and maintenance of a Green Corridor between Winchburgh and East Broxburn. However believes that this aspiration will be significantly eroded by the identification of land for mixed use development in areas EOI-1038c, EOI-0138d and EOI-0138f.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Acknowledges that a mixed use development may accommodate open space provision but considers it unlikely that this will be the case given the apparent inability of the Broxburn CDA allocation to deliver housing requirements within the current Local Plan allocation boundary.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Contrasts the proposal with the respondents own proposals to develop land south of Winchburgh and argues that this will more appropriately deliver the formal and informal open space, countryside access and interpretative facilities that the Council seeks.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					Disagrees with the current north eastern Broxburn CDA boundary as shown in the adopted West Lothian Local Plan. Regards this as inappropriate in landscape terms and suggests that built development in this location will contribute to coalescence between Winchburgh and Broxburn.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					It is proposed that the northern boundary of the East Broxburn mixed use allocation is redrawn to more defensible boundaries (and the boundaries of the Countryside Belt redrawn to reflect this. Reference is made to the accompanying landscape assessment in support of this argument.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. Countryside belt is also to be reviewed.
MIRQ0141	Regenco Trading Ltd and Hopetoun Estates Trust/ Aithrie Estates	Robin Matthew, PPCA Ltd	Vision	1	<p>No - A full supporting document has been submitted alongside the questionnaire. This fully details the representations made to both the specific questions asked and other aspects of the MIR. This must be read in conjunction with this representation form.</p> <p>RTL/ HET are supportive of the introduction to the MIR and are generally supportive of Figure 4 and 5, subject to the identification of land to meet development requirements in full. Representation is lodged to paragraph 1.28 in relation to supporting documentation. RTL / HET support the reference to the need for a generous supply of housing land to be identified in the Council area in paragraph 2 of the MIR. The Council must meet its housing need in full, addressing both unmet backlog and future requirements. This will require the identification of land over and above that shown as "preferred" in the MIR. With regards to paragraphs 2.4-2.7 on page 12, to meet development requirements in full will require commitment to the delivery of new infrastructure in phase with development as is the case with the expanding Winchburgh settlement. RTL / HET support the need to deliver housing in sustainable locations. The ongoing</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					strategic expansion of Winchburgh fully complies with this and will deliver strategic transport improvements to road and rail. It is logical that Winchburgh continues to be a focus for strategic sustainable development.	
			Vision	2	The following change is proposed to the Vision – replace the second and third sentences with – “It will be better connected by road and public transport and will have a full range and choice of housing, education, community, health, retail, recreation and leisure facilities and a network of green spaces to meet the needs of its growing population. Development requirements will be met in full and will take place in a sustainable way that protects and improves the area’s built and natural heritage assets, meets the challenges of climate change and renewable energy and helps regenerate deprived areas and improves the quality of life for people living in West Lothian.”	The vision is to be reviewed as the plan progressed towards Proposed Plan stage
			Vision	3	In terms of the Local Development Plan Main Issues Report Spatial Strategy, RTL / HET fully supports the Council ongoing priority to directing development towards existing Core Development Areas. Winchburgh, as one such area, has the capacity to accommodate additional growth in the short, medium and long term as set out below and should be highlighted as such. The further sustainable expansion of Winchburgh will reduce the need to travel, prioritises sustainable transport modes and will make a significant contribution to meeting Council affordable housing requirements.	CDAs remain a key component of the LDP spatial strategy. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	4	It is considered that a more proactive and positive stance should be adopted by West Lothian Council. As such the following changes are proposed – <ul style="list-style-type: none"> • Main Issue 1 – replace the word “adequate” with “full”. • Main Issue 3 – replace the first Aim with “Provide a generous supply of housing land to meet development requirements in full and provide for a minimum effective five year housing land supply at all times” • Main Issue 4 – replace Aim with “Ensure that infrastructure and facilities are provided in phase with development to support population and economic growth and where appropriate, secure contributions from developers, landowners and other third parties, including the Council where appropriate, towards such provision”. 	The Aims have been updated and refined for inclusion in the Proposed Plan.
			1	5	Yes - RTL / HET fully supports the flexible approach to acceptable uses on employment land and as set out in Main Issues Report paragraph 3.22. Uses listed within that paragraph that are outwith Use Classes 4, 5 and 6 are still major employment generators and should be positively encouraged to locate within the West Lothian Council area, especially within areas that have good communication and transportation links e.g. at motorway junctions.	The policy approach will be refined as the LDP progresses to Proposed Plan stage.
			1	6 - 11	No response to questions 6 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15	No – In terms of housing growth, delivery and location, the Local Development Plan must meet its housing land requirement in full, both in terms of backlog need and Strategic Development Plan additional land requirements. Support is given to the continuing prioritisation of Core Development Areas within the MIR and Winchburgh, as one such area, is clearly delivering upon its housing and wider strategic development requirements. Additional development allocations at Winchburgh are fully compliant with housing requirements set out in NPF3, SPP and the SDP. Additional infrastructure directly associated with such development on land in the control of RTL would, in line with national policy and the SDP be provided in phase with such development. With respect to MIR paragraph 3.43 the market demand for housing at Winchburgh, demonstrated both in the rate of development that has occurred since circa October 2012 and the interest in the acquisition of additional land by house builders shows that there is capacity within the	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					construction industry to deliver over and above existing allocations in the settlement. RTL is progressing discussions with the Council on strategic infrastructure delivery necessary for the wider settlement at this time. This includes the delivery of education facilities referred to in MIR paragraph 3.44. RTL / HET support in full the need to accelerate development delivery in Core Development Areas. The identification of appropriate further land at Winchburgh for residential development delivery in the short term, a set out below, will encourage and, in part fund, the early delivery of such infrastructure. To clarify the position in paragraph 3.46, the new Housing Need & Demand Analysis under preparation will inform SESplan 2 as the replacement for the current SDP. This emerging Local Development Plan must be consistent with current SDP housing land requirements. With regard to paragraphs 3.52 – 3.54, the Local Development Plan must maintain a minimum five year housing land supply at all times. From the details below, West Lothian Council is failing to do so at this time. The only viable solution, as set out below, is for the Council to significantly over allocate land capable of delivering housing development within the short term to remedy its housing land supply failure. Only by introducing this level of generosity in the supply will the land supply failure be resolved	
			3	16	No response	Noted.
			3	17	No response	Noted.
			3	18	In response to Main Issues Report Question 15, RTL / HET proposes that the Council adopts Scenario 3 to meet its housing land requirements plus additional deliverable development sites that will meet a significant proportion of the 4,371 housing land supply shortfall detailed in the supporting submission. This proactive approach will demonstrate a commitment from the Council to deal with its significant five year housing land supply problem in the short-medium term and would deliver Scottish Planning Policy and Development Plan compliant sites to meet housing requirements for a range and choice of housing types and tenures. The significant benefits to the Council in this approach would be the delivery of housing to meet requirements, additional contributions to infrastructure requirements and additional affordable housing delivered.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	As per SPP and SDP, the council must over allocate land that is deliverable within the plan period and reprogramme existing housing sites to ensure an efficient, effective and realistic land supply. This is set out in detail in the accompanying supporting submission.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	No response	Noted.
			3	21	No response	Noted.
			3	22	Yes - A proactive approach must be taken to the prospect of delivery from existing housing allocations set out in the adopted Local Plan. This will, and should, result in housing site deletion and reprogramming. However, as set out below, this requires to go further than proposed in the Main Issues Report preferred approach to take a realistic approach to the prospect of delivery of housing development from larger sites such as Westfield and East Broxburn. Only this approach will allow sites that can deliver in the short – medium term, thereby addressing the housing land supply failure, to come forward.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	23	No - Representation is raised to paragraph 3.74 of the Main Issues Report. RTL is working with the Council and other third parties to ensure the delivery of infrastructure necessary to enable the long term strategic expansion of Winchburgh. RTL is fully committed to this process but is also well aware that the final solution will require commitment from all parties involved including the Council. Representation is raised to paragraph 3.75 of the Main Issues Report. In order to maintain a five year land supply, provide additional upfront funding for infrastructure such as	Developer contributions towards infrastructure will continue to be required across the LDP plan period. The council will continue to work with the development industry to assist in delivery.

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					schools and deliver affordable housing land release cannot be restricted to post 2024. Additional land release over and above the 400 units and preferred site identified in the Main Issues Report must take place at Winchburgh in the short and medium terms. Representation to the non-allocation of land at Winchburgh to this effect is made separately. The land in question is wholly deliverable in the short-medium term. Demand for additional land at Winchburgh from the house building industry is high and the Council stance on throttling land release there as set out in this paragraph of the Main Issues Report is frustrating delivery. It is important to clarify that any additional land would be brought forward in parallel with the delivery of the strategic expansion of Winchburgh that has planning permission and not in place of it. The demand for residential development land at Winchburgh is such that there is no question over deliverability of land to the south of the settlement in conjunction with development elsewhere.	
			3	24	No response	Noted.
			3	25	Yes - RTL / HET supports an alternative approach to development delivery at Winchburgh to that proposed that requires short term delivery of housing completions on land over and above that identified in the Main Issues Report for reasons of housing land supply and infrastructure delivery.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	26	No response	Noted.
			3	27	No response	Noted.
			3	28	No response	Noted.
			3	29	Yes – With respect to paragraph 3.88 of the Main Issues Report, the issue of spare capacity at Linlithgow Academy requires to be fully resolved to ensure that housing delivery is not unnecessarily constrained. This matter has been the subject of detailed deliberation in recent planning appeals to the Scottish Government for residential development in the Linlithgow area and beyond. It is imperative that the Council, as Education Authority, is clear on available schools capacity across the entire Local Authority area now.	Noted. The council actively manages its school estate.
			3		In response to Question 29 of the Main Issues Report, RTL / HET has no objection to the principle of development at Linlithgow but this must be managed in the context of committed development at Winchburgh, the phasing and delivery of secondary school education at Winchburgh and the environmental capacity of Linlithgow to accommodate further growth.	
			3	30	No response	Noted.
			3	31	No response	Noted.
			3	32	No response	Noted.
			3	33	No response	Noted.
			3	34	No response	Noted.
			3	35	No - In response to Question 35, RTL / HET supports a revision to the Council affordable housing policy to bring it up to date with revised Scottish Planning Policy on the subject. The delivery of affordable housing can take a variety of forms but affordable housing is, often, one of a number of considerations in site delivery. A flexible approach must be adopted to allow delivery of the 25% requirement whilst, at the same time, maintaining development viability.	Noted, the council is reviewing the policy on affordable housing, that it is proposed will be statutory supplementary policy guidance.
			3	36	No response	Noted.
			3	37	No response	Noted.
			4	38	Yes - RTL / HET recognise the importance of infrastructure delivery in phase with development. RTL /HET support the commitment in paragraph 3.110 of the Main Issues Report to the need for joint	Developer contributions towards infrastructure will continue to be

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					working between the private and public sector to deliver infrastructure requirements. This is working in practice in the delivery of the Winchburgh strategic expansion. All parties must continue to explore all available funding mechanisms for infrastructure such as schools and roads to ensure the efficient delivery of housing. This must include involvement of third parties such as the Scottish Government and opportunities provided by wider European funding initiatives. RTL / HET generally support the Council preferred approach to delivery in this context in answer to Main Issues Report Questions 38 – 41.	required across the LDP plan period. The council will continue to work with the development industry to assist in delivery.
			4	39	No response	Noted.
			4	40	No response	Noted.
			4	41	RTL / HET supports the Council stance as set out in paragraph 3.135 of the Main Issues Report in relation to the preference to locate new development in close proximity to existing or proposed public transport facilities e.g. a new Winchburgh rail station. RTL / HET also support the Council priority given to measures that help to increase transport efficiency and reduce dependency on the private car. Only where necessary should local roads capacity be expanded. RTL / HET support the priority given to directing development to areas well served or capable of being served by public transport (paragraph 3.143). RTL / HET fully support the Council ongoing commitment to the delivery of a new rail station at Winchburgh.	Sustainable travel patterns are to be encouraged.
			4		In this context, Winchburgh is on existing strategic bus routes and will, through its strategic expansion, deliver a new rail station and park and choose facilities. As such, Winchburgh should be prioritised for additional housing and other development through the emerging Local Development Plan in the short – medium term.	Noted.
			4	42	Yes - RTL / HET supports the Council preferred approach to promoting access to / within West Lothian.	Noted.
			4	43	Yes - RTL / HET fully supports the provision of a new rail station at Winchburgh.	Noted.
			4	44	No response	Noted
			5	45	Yes - In relation to town centres and retailing, RTL / HET fully support the Council commitment to facilitate a new town centre at Winchburgh. This, in time, should be granted town centre status through future Local Development Plans.	Noted. Town centre and local neighbourhood centres will be identified in the Proposed Plan.
			5	46	No response	Noted.
			5	47	No response	Noted.
			6	48	No - RTL / HET wishes to make representation to the current Countryside Belt designated between Winchburgh and East Broxburn. Winchburgh has potential to expand to the south of the village without adversely affecting the landscape setting of the settlement or, following a necessary review of the East Broxburn portion of the wider Core Development Area allocations as set out in a separate Report, resulting in any form of coalescence with East Broxburn. Representation is lodged to the boundaries of the Countryside Belt between Winchburgh and East Broxburn as shown in the Main Issues Report Winchburgh map and the non allocation of land for mixed use development to the south of the village to that effect. The details of this are set out in a separate representation Report. The two settlements would remain discrete and separated by a wider Countryside Belt area as a result of the changes proposed by this representation.	Countryside Belts will be reviewed as the LDP progresses to Proposed Plan stage.
			6	49 - 79	No response to questions 49 - 79	Noted.
			6	80	No - With regard to Main Issues Report Questions 80 – 82 and paragraph 3.212, representation is lodged to the assertion made in the Main Issues Report that no further land be brought forward for development adjacent to the Union Canal between Winchburgh and East Broxburn. As noted above, and in separate representation, there is capacity for Winchburgh to expand to the south to	Developer contributions towards infrastructure will continue to be required across the LDP plan period. The council will continue to work with the

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					accommodate mixed use development in the vicinity of the rail line and Canal with no significant net detrimental effect on setting of the Canal, rail line or settlement. The Canal already has an urban / rural edge to it as it passes through Winchburgh and, will have even more so if East Broxburn Core Development Area proposals come forward. Representation is lodged to the non-allocation of this land for mixed use development capable of delivering housing completions and other uses in the short – medium term.	development industry to assist in delivery. A policy approach is to be set out for the Union Canal.
			6	81 - 85	No response to questions 81 – 85	Noted.
			7	86 – 93	No response to questions 86 – 93	Noted.
			8	94 - 98	No response to questions 94 – 98	Noted.
Additional Information :						
A full supporting document has been submitted alongside the questionnaire. This fully details the representations made to both the specific questions asked and other aspects of the MIR. This must be read in conjunction with this representation form.						
MIRQ0142	Regenco Trading Limited	Robin Matthew for PPCA	3		Representation 1: Local Development Plan Proposal HWh3 – Castle Road Supports the continued identification of Proposal HWh3 – Castle Road, Winchburgh for residential development with a notional capacity of 10 dwellings on 0.62 hectares of land.	Support noted
			3		Representation 2: Land west of Ross's Plantation, east of Winchburgh Supports identification of land west of Ross's Plantation, east of Winchburgh (West Lothian Council reference EOI-0198) for development.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		However, as the site has planning permission under the approved master plan for the area it is considered unnecessary for the Council to identify the land specifically for residential development as part of the Local Development Plan preparation process.	Agreed, the council will allocate this site for housing, as site HWB—16.
			6		Representation 3: Countryside Belt Boundary The northern portion of the Niddry Castle golf course should be removed from the Countryside Belt.	Countryside Belts will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Representation 4: Land at Niddry Mains Golf Course (site EOI-0201) Site EOI-0201 should be allocated for development in the short term (2016-2021).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Representation 5: Land at Niddry Castle Golf Course (site EOI-0199 (part)) The revised site area of this submission is only approximately 11 hectares with the net developable area, taking account of mitigation proposed in the accompanying OPEN Landscape Assessment including advance landscape planting, as circa 9 hectares. This has a residential capacity of circa 225 dwellings in a range and choice of sizes and tenures. The existing golf course would be relocated as part of any future development proposals. The site should be identified as a preferred site for development.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. This will include consideration of the future use of Niddry Castle Golf Course.

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			3 & 8		<p>Niddry Castle Bing</p> <p>The identification of the Bing for mixed use development, including residential, at this time and the commitment to deliver that land from RTL as set out below would meet with national and strategic planning objectives. It would allow for timeous delivery of the land in question as technical matters could be dealt with in advance as depletion continues thus avoiding a delay situation where work is reactive during the relevant Local Development Plan preparation process. It would also minimise the need for greenfield land release elsewhere in the Council area through the relevant Local Development Plan at that time.</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The land parcels promoted for mixed use, including residential, development will create a standalone south Winchburgh Housing Market Area that is well linked to the expanded settlement and complementary to it. This approach allows for a short, medium and long term approach to residential growth in Winchburgh to be set out at an early stage and managed in agreement with all interested parties to deliver high quality growth and, importantly, create a long term formal southern defensible edge to the expanded settlement.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	23	<p>No.</p> <p>Does not support the non-allocation of land at Niddry Mains Golf Course for mixed use, including residential, development and associated uses (EOI-201).</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. This will include consideration of the future use of Niddry Castle Golf Course.
			3		Does not support the non-allocation of land at Niddry Mains Golf Course for mixed uses, including residential, development and other associated uses (EOI-199).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. This will include consideration of the future use of Niddry Castle Golf Course.
			3		Does not support the non-allocation of the existing Niddry Castle Bing for long term missed use development, including residential, uses (EOI-200).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		It is inappropriate for the Council to identify site EOI-0198 for residential development through the Local Development Plan process.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		RTL supports the continued identification of Proposal HWh3.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			6	48	The northern portion of the Niddry Castle golf course should be removed from the Countryside Belt.	Countryside Belts will be reviewed as the LDP progresses to Proposed Plan stage.
					The current Local Plan designates a Countryside Belt between Winchburgh and East Broxburn to	Countryside Belts will be reviewed as the

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					prevent coalescence. An increase in the separation distance between Winchburgh and East Broxburn through a realignment of the north east corner of the East Broxburn CDA boundary is proposed.	LDP progresses to Proposed Plan stage.
MIRQ0143	Cala Management Ltd	Marc Giles for Ryden	3		Supports development proposals for, Boghall East, Blackness Road, Linlithgow sites EOI-0015 and Eli2.	Support noted.
			3		Supports the removal of the 'area of restraint' restriction in Linlithgow in accordance with the terms of SESPlan, which identifies West Lothian as a Strategic Development Area.	<p>Comments noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
MIRQ0144	Forkneuk Consortium	Fiona Clandillon,	Vision	1 - 4	No response to questions 1 - 4	The Vision has been updated and refined

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	(Ashdale Land & Property Co; Forkneuk Farming Partnership & Walker Group obo Meikle Family)	Ryden				for inclusion in the Proposed Plan.
			1	5 - 11	No response to questions 5 – 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15	No - The Forkneuk Consortium supports West Lothian Council's adoption of Scenario 3 to provide more than the minimum amount of housing required by the SESplan. However it disputes the Council's position that this increased allowance will not be delivered by 2024 but is there to allow for the delivery of development into the period 2024-2032, i.e. beyond the lifetime of this plan. This approach, whereby additional supply is supported but not within the lifetime of the plan, is not compatible with the requirements of national planning policy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	SESplan requires 2130 new homes beyond existing allocations over the period 2012-2024. West Lothian Council claims it is exceeding this requirement by providing 3500 homes over the base supply, 15% more than required (or 1370 units). However this is disingenuous as almost half of these (650) units are to be delivered beyond the 2012-24 period. 700 units have also been de-allocated and not replaced. Once these are deducted from the 'generous' 3500 unit supply, 2150 homes, or just 20 homes more than the SESplan requirement, have been allocated.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	West Lothian Council is required by Scottish Planning Policy and Planning Advice Note 2/2010 to provide a generous housing land supply to meeting housing need across all tenures and to ensure a 5 year housing land supply is maintained. In pushing out much of its additional requirement post-2024, the Preferred Strategy of West Lothian Council fails to enhance the supply of land in real terms. In failing to replace de-allocated sites, there is a significant loss of small sites from the supply. In focusing solely on Winchburgh and Heartlands for additional capacity (albeit long term), it fails to provide long term support to other CDAs which would also benefit from greater commitment.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	There is a strong justification for allocating more sites contained within the MIR (paragraph 3.57) yet this does not come through in the preferred strategy as expressed by site allocations. There is also a means of providing longer term security and certainty to CDAs without removing units from the housing land requirement which is meant for this plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	The current preferred strategy will not result in more homes in new locations, as the text of the MIR purports (paragraph 3.51). If the Preferred Strategy is to be a meaningful one, the additional 3500 units above baseline should be retained, but they need to be allocated to sites where they can be delivered within the lifetime of the plan. All 700 units that have been de-allocated should also be replaced by new sites in addition to these 3500 units.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	West Lothian Council should honour its commitment to new homes in new locations and make additional allocations, specifically utilising our client's land at Forkneuk (EOI-0017). This large site was recognised by the Reporter at the West Lothian Local Plan inquiry as having clear development potential. Its scale offers a number of options in terms of sites and areas to bring forward development both in the short to medium and the long term. Allocation of all or part of this site would allow the Council to deliver its housing land requirement in its entirety and within the local plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3	16	No	Noted.
			3	17	No	Noted.
			3	18	No response	Noted.
			3	19	<ul style="list-style-type: none"> • Continue working with allocated CDAs that are capable of delivery • Allocate an ambitious programme of new housing sites that have fewer constraints and which can ensure continued supply of housing land • The allocation of replacement sites when sites are de-allocated. • Adopt a proactive approach to resolving education constraints that does not result in interminable delays to obtaining planning consents on sites that form part of the housing land supply. • Respond to delayed housing delivery by approaching landowners/developers of preferred alternative sites to see what can be done to facilitate delivery; • Adopt an overall approach that recognises the Council's responsibility for making its development strategy happen rather than waiting for the next local development plan cycle to reassess the position; and • Recognise that site (EOI-0017) within the Forkneuk Consortium's control can contribute to meeting the effective 5 year housing land supply. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	No - The removal of existing allocations from the Plan should only be undertaken where the Council is clear that there are no prospects for the development of the site in any circumstances. Temporary in-effectiveness alone would not be a reason for de-allocation. De-allocating sites should only be used as a last resort or where the current land use represents the preferred use.	The council undertook a housing site effectiveness exercise as part of the MIR process. This exercise assisted in identifying sites to be deallocated.
			3	20	Furthermore, if sites contained in the 2012 HLA are to be de-allocated, then to ensure that West Lothian Council's preferred strategy (Scenario 3 of the MIR) is not diluted or undermined, any de-allocated sites must be replaced by new sites over and above the 3500 additional houses proposed. An assessment of the MIR document shows that the total number of units proposed to be de-allocated from the supply of currently committed development is in excess of 700 units. These units should not be lost from the supply, as is currently proposed. These de-allocated sites should be replaced and identified to come forward within the plan period up to 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	21	No	Noted. The preferred approach has been taken forward to the Proposed Plan.
			3	22	No response	Noted.
			3	23	<p>No - As the MIR acknowledges, many of the CDAs have experienced difficulty in delivering housing in adverse market conditions on large, complex sites with various infrastructure challenges. While the MIR highlights the need for two new High Schools within Winchburgh, the Consortium does not feel that this justifies Winchburgh being the sole CDA beneficiary of additional allocations. This is especially the case as Winchburgh will not be delivering these houses within the plan period. Given that all CDAs face infrastructure constraints, they would also benefit from "continued support" to ensure their continued viability.</p> <p>We are also of the view that West Lothian Council should not deduct housing numbers from the 3,500 allocation for the period up to 2024, in making longer-term allocations beyond the plan period. A better means to offer support to the CDAs would be to allocate long term development areas/commitments for the post-2024 period without making deductions from the 3500 homes (+700 units to be reallocated) land supply for the period up to 2024.</p>	<p>The Winchburgh CDA site is currently under construction and delivering completions at a steady rate.</p> <p>Safeguards are in place to ensure the secondary school at Winchburgh is delivered at the appropriate time in terms of its infrastructure capacity and this is part of the Section 75 Legal Planning Agreement for the Winchburgh planning application.</p>
			3	23	Preferred alternative sites, such as that at Forkneuk East 1 could then be brought forward in	The approach to housing land and

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					addition to the preferred allocations. In addition, it is anticipated that new sites will be required for allocation beyond these. The wider Forkneuk area (EOI-0017), as promoted by the Consortium's Expression of Interest, should be considered in this context. It is only by allocating an ambitious programme of sites that the Council will secure an effective 5 year housing land supply deliver its housing land requirement within the plan period.	housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	24	No response	Noted.
			3	25	Yes - WLC can further commit to CDAs by highlighting long term expansion areas where it is known there is capacity for new residential development. This would provide comfort to the developers and their investors, without the need to reduce the housing land supply for the period up to 2024. Thus, increasing West Lothian Council's ability to allocate new sites and improving the prospects for securing an effective 5 year housing land supply.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	25	Sites that are currently 'preferred alternative sites' (such as Forkneuk East 1) could be brought forward in addition to preferred sites. Furthermore, additional sites beyond these will be required. The allocation of land within the Forkneuk site area (EOI-0017) will ensure West Lothian Council's strategy is robust, result in higher house building rates and will ensure the Council meets the identified housing land requirement within the plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	26	No - Heartlands is a large, constrained site that is delivering housing slowly. Additional units here will not help to secure an effective 5 year housing land supply. West Lothian Council states in its MIR and preferred strategy that it wishes to support CDAs, but will also bring forward a small number of new housing sites to complement existing development. New, smaller sites would make the preferred strategy more robust and increase house building rates. The latter has been an historic issue for development at Heartlands. The additional 250 housing units directed to Heartlands should be redirected to one or more, small to medium sites that can deliver housing within the plan period (up to 2024). Providing even more units at Heartlands will not meet the Council's objectives as set out within the MIR. Areas of Forkneuk can contribute towards the requirement for new sites in the short to medium term.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	27	Yes	Comments noted.
			3	28	Yes - Re-direct the additional 250 allocated to Heartlands towards new sites, thus bringing forward both sites currently considered 'preferred alternatives' such as Forkneuk East 1 and new sites, which can be found within the wider Forkneuk site area (EOI-0017) as promoted within the Forkneuk Consortium's Expression of Interest. This approach is in line with West Lothian Council's commitment to new homes in new locations and will allow their housing land requirement to be met within the plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	29 - 37	No response to questions 29 - 37	Noted.
			4	38 - 44	No response to questions 38 - 44	Noted.
			5	45 - 47	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
MIRQ0145	Elaine Anderson	N/A	3 & 4		Objects to the proposed developments in Linlithgow especially in the area adjacent to Oatlands Park and going over to the Old Edinburgh Road.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to

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MIRQ0146	Uphall Community Council	N/A				<p>infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3, 4, & 6		<p>Concern at possibility of housing beside Ecclesmachan Road leading out of Uphall. Traffic. is already a problem and would be made worse with new development. Important to retain the green area around Uphall/Ecclesmachan.</p>	<p>It should be noted that part of site EOI-0017 (east of Ecclesmachan Road) and site EOI-0138a are identified as 'preferred alternatives' to sites EOI-0138d and f. The Council's preference remains the latter although the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p> <p>The council's first preference is to support and promote the development of brownfield sites in accordance with Scottish Planning Policy (SPP). However</p>

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						in order to meet housing requirements for the plan area there is also a need to consider and identify greenfield sites.
			4		Concerned over level of health provision being commensurate with a growing population especially of the young and of the elderly.	NHS Lothian is a key agency and has been consulted in the preparation of the Main Issues Report. Although the Proposed Plan can allocate land for new health facilities, and assist in joint working to provide them, 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 council will seek to retain and enhance existing community facilities and secure the provision of new facilities
			1 & 3		Notes that the Vion site originally showed commercial use now appears to be housing.	The MIR proposes that the former Vion site (PJ-0008) is allocated for housing <u>and</u> mixed uses. The council regards this as a reasonable and balanced proposition taking into account the history, nature and physical characteristics of the site. A 'Proposal of Application Notice' for a residential development with ancillary works and access was submitted in January 2015, suggesting active interest in bringing part of the site forward for development in the short term.
			5		Important to continue to develop the existing town centres e.g. Uphall/Broxburn	Support noted for the preferred approach to town centres.
			6		Support plans to develop leisure and tourism along the Union Canal	Support noted for the preferred approach to the Union Canal. A policy approach will be set out in the Proposed Plan for the LDP.
MIRQ0147	Mike Andrews, Dundas Estates & Development Co Ltd	N/A	Vision	1	Yes - We agree with the vision statement which is a positive reflection of growth for West Lothian. In particular, we agree with the aspiration of increased employment opportunity through a more diversified economy, together with a focus on a greater choice of housing.	Support noted
			Vision	2	No response	Noted
			Vision	3	We also agree with the proposed aims of the LDP. We welcome the thrust of paragraph 2.2 which reinforces the aspiration to promote West Lothian as a growth area and identifies the provision of	Support noted

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					a generous supply of land for housing and employment uses as key aims.	
			Vision	3	With regard to housing, we agree that new development opportunities should be identified in sustainable locations, which is clearly in line with national and strategic planning policy. However, we do not agree with the view at paragraph 2.6 that, 'In the first instance the redevelopment of appropriate urban brownfield sites, will continue to be encouraged in advance of development of greenfield sites.' Support noted Rather, we believe that there is a balance to be struck and our proposal is outlined in our response to question 4.	Support noted, but in terms of the second point, 'In the first instance the redevelopment of appropriate urban brownfield sites, will continue to be encouraged in advance of development of greenfield sites.' Not being agreed with, this is seen by the council as the most sustainable way to promote development, by avoiding greenfield site developments in the first instance.
			Vision	4	Greenfield locations will continue to be favoured by families seeking a safe and attractive environment. Moreover, the development of greenfield sites that are close to public transport links, where infrastructure is available (or planned) and where robust settlement edges can be formed, are likely to be more sustainable locations than many brownfield opportunities. Paragraph 3.62 does however recognise that a 'mix of brownfield and greenfield release will be required'. Therefore, for the sake of clarity, the statement at paragraph 2.6 should be adjusted to accord with this approach.	Noted, the council understands that there will be a mixture of greenfield and brownfield sites developed for housing and it is not mutually exclusive that greenfield sites will be close to public transport links.
			1	5 - 11	No response to questions 5 - 11	Noted
			2	12 - 14	No response to questions 12 - 14	Noted
			3	15	Yes - The strategy recognises the context provided by the SESplan Framework – in particular the requirement to focus development on existing communities. We welcome the longer term approach that the Council is seeking to achieve, which will provide certainty for developers and is a key driver for investment. We support the recognition at paragraph 3.41 that not all of the current housing land supply may be deliverable within the plan period and hence LDPs may allocate land above the SDP requirement.	Support and comments noted and agreed.
			3	15	We welcome the recognition at paragraph 3.50 of the importance of not only the CDA sites, but also the large strategic sites, including Drumshoreland, in satisfying the LDP housing requirement.	Support and comments noted and agreed.
			3	15	We also support the statements within the Preferred Strategy statement on page 30, which confirm the objective of sustaining the momentum built up in the existing large housing growth areas and further that the LDP will continue to build on the core development area allocations and strategic sites.	Support and comments noted and agreed.
			3	16	No	Noted
			3	17	No	Noted
			3	18	No response	Noted
			3	19	No response	Noted
			3	20	No response	Noted
			3	21	No response	Noted
			3	22	No	Noted
			3	23	Don't know - Whilst we have no objection to the principle of supporting delivery in the core development areas, we are not clear why this does not appear to extend to the larger strategic sites, including Drumshoreland. Whilst the preferred housing strategy recognises the importance of continuing to support existing strategic sites (paragraph 3.50) strategic sites seem to have been	Noted, the council confirms that Drumshoreland will be treated as strategic site the same as other strategic sites.

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					omitted from this and other related questions. For the avoidance of doubt, Dundas is supportive of a strategy that continues to support CDAs and strategic sites.	
			3	24	No	Noted
			3	25	Yes – Seeks extension to the Drumshoreland allocation to provide for more housing land	Comments noted, however the council considers that there better sites than that proposed in EO10134 and that there are enough allocations nearby in Pumpherston. The approach to housing land and housing allocations will however be reviewed as the LDP progresses to Proposed Plan stage.
			3	26 - 34	No response to questions 26 - 34	Noted
				35	Yes - We agree with the proposal to review the terms of the current affordable housing policy. However, whilst higher contribution levels are being considered for Linlithgow and Livingston, equally, a reduction in affordable housing requirements should be considered in areas where the mix of housing is predominantly social and/or affordable. The review of affordable housing policy should be undertaken as part of the LDP process.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36 - 37	No response to questions 36 - 37	Noted
			4	38	Yes - We agree with the Council's preferred approach to promote additional growth that utilises existing infrastructure capacity. However, we recognise that developer contributions are now part of national and strategic policy, hence we accept that developer contributions will continue to be sought by the Council.	Comments noted and agreed
			4	38	However, Education capacity is a key requirement and catchment reviews (which the Council has discussed for many years) should be undertaken across all Council wards as a matter of priority. In our opinion, education capacity issues have hampered development in West Lothian in recent years and therefore a clear strategy for the delivery of new schools across the Council area should be confirmed as part of the LDP process.	Support and comments noted and agreed. The council is identifying proposals through the proposed plan.
			4	39 - 44	No response to questions 39 - 44	Noted
			5	45 - 47	No response to questions 45 - 47	Noted
			6	48 - 85	No response to questions 48 - 85	Noted
			7	86 - 93	No response to questions 86 - 93	Noted
			8	94 - 98	No response to questions 94 - 98	Noted
MIRQ0148	CALA Management Ltd	Naomi Cunningham, Holder Planning	3		Requests consideration of land at Whitburn South (EOI-0123) and seek the site's allocation for housing development within the Proposed Local Development Plan.	Not agreed, the council considers that there are other more suitable sites for development elsewhere in West Lothian, including in Whitburn itself. The site would have a significant landscape impact and would be beyond the existing defensible boundary of Blaeberryhill Road.
			3	15	CALA does not agree with the Preferred Strategy for Housing Growth in West Lothian. Whilst the broad intention of providing circa 15% additional houses over and above the base supply is noted,	Not agreed, the council is allocating beyond the minimum requirements.

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					the Preferred Strategy fails to address the requirements of SESplan and Scottish Planning Policy both in terms of meeting the partitioned Housing Supply Target and ensuring the maintenance of an effective five years' housing land supply. As a result, there is a pressing need to revisit and increase the number of 'new' housing sites for which allocations are required.	Also, whilst the council does not have an effective 5 year land supply, this is for economic reasons rather than a lack of land allocated for housing. Allocating more land beyond that is not supported. The approach to housing land and housing allocations will however, be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	Does not propose an alternative strategy to that proposed by the Main Issues Report. Rather, the existing preferred strategy needs to be reconsidered and amended to include a substantial number of additional effective housing sites to ensure the requirements of SESplan and Scottish Planning Policy are appropriately addressed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The council sought effectiveness forms from developers and then assessed them for competency.
			3	19	In order to maintain an effective five year housing land supply, the Council needs to review its current over-reliance on the delivery of housing from known 'constrained' sites. Additional, effective, housing sites will be required if an effective five year housing land supply is to be maintained.	Comments noted, there are some sites coming forward that are constrained at the moment that will become effective during the plan period, as it must be accepted that not all sites coming forward will be considered to be effective and some will be constrained. The approach to housing land and housing allocations will however, be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0149	MacTaggart & Mickel	Ian Gallacher, GVA James Barr	Vision	1 - 4	No response to questions 1 - 4	Noted
			1	5 - 11	No response to questions 5 - 11	Noted
			2	12 - 14	No response to questions 12 - 14	Noted
			3	15 - 22	No response to questions 15 - 22	Noted
			3	23	No - Whilst the Preferred approach is acceptable it does not explain how the Council will work with the development industry and others to enable sites in the CDAs to deliver. The Council acknowledges that there is a significant infrastructure burdens on large developments in the large scale housing growth areas, and the consequential risk that these large developments may not progress beyond a certain stage. Winchburgh is highlighted as an example of an area where development is restricted pending the provision of a new non-denominational secondary school , as well as a new motorway junction. The MIR states in para. 3.74 that it is for the development industry to address and remove any infrastructure constraints. The development industry will play a part in meeting infrastructure constraints, it is inappropriate for the Council to rely so heavily on the CDA locations for their housing delivery and to meet wider area constraints.	Comments noted. Whilst there are infrastructure constraints these will be removed in time and the CDAs are now starting to deliver in terms of house building, with key infrastructure such as the schools will be developed in time. The delay is partly down to the complexity of proposals however the delay is largely down to the economic downturn. The council will continue to work closely with CDA developers to achieve solutions to help aid development.

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			3	24	No - This approach will further restrict the delivery of infrastructure and delay housing, and other developments, in the Council area.	Agreed, the council is pursuing the preferred strategy for housing development in the CDAs
			3	25	No	Noted
			3	26	No response	Noted
			3	27	No response	Noted
			3	28	No response	Noted
			3	29	No - We support the removal of the "area of restraint" for Linlithgow. We are of the view that this preferred approach is misleading though given the removal is still subject to the delivery of a new secondary school, and other infrastructure requirements at Winchburgh. The delivery of this school is uncertain and there is every chance that the school will not be delivered in this plan period. The development of sites in Linlithgow is being restrained because of this delay in the school being delivered. Additional education provision in Linlithgow will need to be actively programmed by the Council if the removal of the 'area of restraint' policy is to be successful.	<p>Support noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. Both of these have been dismissed at appeal.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		Yes - Brownfield sites in the settlement boundary should be promoted in the first instance.	Support noted and agreed.
			3	30 - 37	No response to questions 30 - 37	Noted
			4	38	No response	Noted

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			4	39	No	Noted
			4	40	Yes - The council could consider front-funding education provision to unlock development, and back-filling the expenditure through reasonable developer contributions. The MIR considers, in paragraph 3.122, reviewing and reducing contributions to help stimulate recover in the house building sector. This flexibility is essential and should be retained as the proposed plan and supplementary guidance is drafted, as well as when considering individual proposals.	The council has and will continue to front fund certain developments and then claw back developer contributions such as in the development of Armadale Academy. The reduction of developer contributions was seen as a way of helping developers through the economic downturn to help developers to stimulate development.
			44	41	The proposed plan and supplementary guidance should refer to the opportunity for urban brownfield sites for housing proposals to be considered in terms of the mix, tenure, size, etc when having regard to education provision. It is not appropriate to test these sites in the same manner as family housing in a greenfield location for example. The Council should be encouraging the development of urban brownfield sites, rather than delaying their delivery.	The council provides developer contributions sometimes on the size of house, but does not differentiate between greenfield and brownfield. It is considered that doing this for every SPG would be to complex.
			4	42 - 44	No response to questions 42 - 44	Noted
			5	45	No - Whilst we agree with the majority of this preferred option we do not agree with the reliance on an out-of-date Retail Capacity Study for assessing retail proposals. With regards to para. 3.168 in the MIR it is concluded that 80% convenience retail expenditure in a town is acceptable, this does not accord with SPP policy on retail development. Para. 71 of the new SPP states that where development proposals are contrary of the development plan it is for the applicants to demonstrate that more central options have been assessed and that the impact on existing town centres is acceptable.	Noted, the council will ensure that any proposals accord with the recently published SPP when considering future planning applications for convenience shopping.
			5		No reference is made to placing a limit or cap on certain settlements in terms of the level of expenditure that is considered acceptable. We object to the reference in bullet point 2 of this preferred option in respect of the 2008 retail study.	The council does have caps on level of expenditure in certain settlements.
			5	46	No	Noted and agreed
			5	47	Yes - As considered above in Q45 the emerging LDP must accord with the SPP in respect of retail policy. We would suggest the following bullet points are added to this option:- "- planning authorities, developers, owners and occupiers should be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations - where development proposals are contrary of the development plan it is for the applicants to demonstrate that more central options have been assessed and that the impact on existing town centres is acceptable."	Noted, the council is ensuring that its policies comply with the recently updated SPP 2014.
			6	48 - 85	No response to questions 48 - 85	Noted
			7	86 - 93	No response to questions 96 - 93	Noted
			8	94 - 98	No response to questions 94 - 98	Noted
MIRQ0150	Tracey Carson & Lindsay Sneddon	N/A	3		Land ownership of an area of land in Murieston Valley needs to be recognised together with a minded to grant decision on part of the site. Existing local plan allocation for the sites should be retained.	The majority of West Lothian Local Plan sites that have been allocated for development are being rolled forward into the LDP. The approach to housing land and housing allocations will however, be reviewed as the LDP

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						progresses to Proposed Plan stage.
			3		Consultation and the timescales involved in the MIR have been communicated very well by West Lothian Council.	Comments noted and thanked.
MIRQ0151	Dr Steven L. Neale & Jenny Neale	N/A	Vision		The vision set out is admirable and most of the conclusions it draws are justifiable. Supports the idea of prioritising development of brownfield site over greenfield sites (section 2.6) but acknowledges that to provide the housing necessary for the probable increase in population green field sites may have to be considered too.	Comments noted and agreed.
			Vision		Supports limited development that is supported by the necessary investment in infrastructure and schooling.	Comments noted.
			3		In relation to point 3.80 e.g. should the current area of restraint continue, there are a number of issues that need to be considered, all of which are mentioned in the MIR.	Noted
			3		It is preferable to develop brown field sites before green land and in particular it should follow that no developments are considered on the green land around surrounding Linlithgow before brown field sites are developed (currently there is a brown filed site EOI-0062 which has not been developed closer to town than the green field sites EOI-0210 and EOI-0114). It should be a priority to develop EOI-0062 with high density and thus affordable housing e.g. flats, that would be in high demand due to their close proximity to the train station.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. Both of these have been dismissed at appeal however as of July 2015.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>

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			3 & 4		There are still several issues that were initially identified and resulted in the "area of constraint" which are still relevant. The basic layout of the town means that a lot of traffic has to go down the main street which in itself is not a bad thing but an increase in the population may make this traffic bottle neck much worse. The placement of the new houses would make a big difference here, especially with access to the M9 as it currently is, any development to the East of Linlithgow would cause a lot more traffic to go through town to get onto the M9 going West. This is cause for concern as most of the large proposed new development areas are to the East. It would be a mistake to develop these areas before the infrastructure can be improved by at least creating a new junction onto the M9 heading West from the East side of town thus decreasing congestion.	Noted, the council has commissioned a Transport Appraisal to assess various development options in terms of impact on main routes and when there would be a requirement for west facing slip roads
			3 & 4		Whereas the new school on Winchburgh will help the area generally in terms of secondary School capacity for Linlithgow, position is not supported where the children from the new developments, or anywhere else in Linlithgow, have to travel to a different town to attend school if this is what is being proposed.	The position will be that children further east in the Linlithgow Academy catchment i.e. outwith Linlithgow will go to the new Winchburgh Academy and children from Linlithgow will go to the Linlithgow Academy as school rolls there are also projected to fall.
			3 & 4	29	Support for retaining the area of restraint favouring keeping prime agricultural land unchanged although supportive of developing brownfield sites such as EOI-0062.	Support noted.
			3 & 4	29	On the other hand, not clear if developing on brownfield land such as EOI-0062 would require a lifting of the area of restraint. However support the lifting of the area of restraint in general to a limited extent however, large areas of green land should only be released after the remaining concerns about travel infrastructure and schooling are resolved. On this basis, supports the idea of sequential release of land.	Support noted for the area of restraint being lifted in Linlithgow on a sequential approach. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.

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						The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 6		The development of EOI-0114 and EOI-0210 are poor choices as this encroaches onto land that has been deemed a Candidate for Special Landscape Area (cSLA), by the West Lothian Local Landscape Designation Review (June 2013). Surprised that this area isn't included in the cSLA area – being some beautiful agricultural land that people can enjoy as they walk along the canal.	Comments noted. The council considers that parts of EOI-0114 and EOI-0210 are possible to be developed and that the cSLA boundaries can be re drawn accordingly. However, the allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			4	31	Land should continue to be safeguarded for development of the M9 slip road. Development of this slip road is essential to any development plan but development should not be promoted just to justify it.	Noted and agreed.
			3		Seeks clarity on the boundaries of site as it contains existing houses suggesting they are part of the proposed development.	It is assumed that this relates to site EOI-0114, this contains some existing houses, but these will not form part of the development plan allocation.
MIRQ0152	Manse LLP and Royal London Asset Management (RLAM)	Holder Planning	1, 3, 4		Supports the allocation for housing of sites ELv48 (Gregory Road West) and ELv46 (Gregory Road East). Gregory Road West There is little prospect emerging of viable development for their allocated use (employment)Representation should be read in conjunction with representation on housing supply and demand issues, which considers the context set by SESplan and its Supplementary Guidance in terms of the housing requirements for West Lothian and the housing supply position set out in the MIR. This concludes that there do not appear to be enough Preferred Sites for housing identified in the MIR to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024.	Not agreed, these employment sites are proposed to be retained as employment sites in the plan, to maintain the employment land supply and the council also considered that it has allocated more than enough housing to cover the two periods. The sites are also within an employment area adjacent to other employment areas.
					The sites at Gregory Road, within the existing urban area of Livingston, are well placed to assist in meeting this apparent shortfall in identified housing sites. The subject sites are both brownfield and lie within the West Lothian SDA. The sites have been serviced by the Livingston Development Corporation and currently comprise and have the appearance of wasteland. The sites are in a sustainable location and are well connected by public transport. The sites would contribute towards the effective housing land supply.	Comments noted, however, the council considers that there are more appropriate sites for housing.

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			3		The MIR, as it should, identifies Preferred Sites and Reasonable Alternative Sites for housing. Our understanding is that this consideration has been based largely upon the Council's request in 2011 to landowners and developers to indicate the availability of specific sites for development. As indicated above, the owners of the Gregory Road sites were not aware of this request and hence the sites were not brought to the Council's attention then.	Comments noted, however, the council considers that there are more appropriate sites for housing.
			3		Very much welcome further discussion with the Council on the potential for allocating the sites for housing development and happy to provide any further information that might be required.	Noted, the council would be happy to facilitate any meetings, but reiterates that there are more appropriate sites for housing.
			3		Agree with the statement in the MIR that there is an opportunity to utilise existing employment sites for housing development. In this particular case, the sites have been allocated for employment use for a number of years. Realistically, there is no prospect of them coming forward for such use in the foreseeable future. This is also in the context that there is currently an over-supply of employment land in Livingston, and the fact that additional land for such use is identified in the existing Core Development Areas, which are likely to be more attractive to potential occupiers.	Noted, however it is important that employment land remains available in Livingston for development as well as the CDAs. The sites in question are serviced and although have been undeveloped for a number of years may still remain as attractive employment options, particularly given the Alba Campus address.
			3		The MIR is not consistent with the requirements of SESplan and its related supplementary guidance, and therefore should not be progressed in its current form.	Not agreed, the council contends that the plan is consistent with SESplan.
			3		The MIR and supporting background paper on Housing indicates that West Lothian Council has effectively brought together the requirements for 2009 – 2019 and 2019 – 2024 into a single requirement of 18,010 for 2009 – 2024 in contradiction of SESplan guidance, specifically policy 5.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Paragraphs 3.37 – 3.47 of the MIR identify the above noted SESplan policies and their terms, before presenting the housing requirements of the SESplan Supplementary Guidance within Figure 11. Figure 11 correctly identifies West Lothian's partitioned housing requirements i.e. 11,420 homes in the period 2009 – 2019 and 6,590 homes in the period 2019 – 2024. Paragraph 3.48 then states: <i>"The housing land requirement set out in Figure 11 will require to be translated into site allocations in the LDP"</i>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		If this were the case, then we would have no objection. However, the information contained within the MIR and associated Appendices is not sufficient to verify this statement and, based upon our own analysis, we conclude that the List of Preferred Housing Site (Appendix 3) would fail to meet this objective.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Neither the MIR or the Housing Background Paper contain sufficient information to determine how the LDP will allocate sufficient land capable of becoming effective and delivering the scale of housing requirements for the periods 2009-2019 and 2019-2024 as identified by SESplan Supplementary Guidance. Whilst Appendix 3 contains a List of Preferred Housing Sites and Proposed Phasing this fails to take realistic account of delivery timescales, notably with respect to the 'new' housing sites. Given that the LDP is not scheduled for adoption until 2016, we can reasonably assume that little or no development will take place on these sites until 2017 at the earliest. Neither does Appendix 3 appear to take appropriate account of the 'constrained' nature of many of the sites – 70 of which have been included within Appendix 3 and identified as	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					producing outputs during the periods 2009-2019 and 2019-2024. It is crucial that this source of housing supply is underpinned by a robust explanation, supported by those that control the delivery of those sites. Otherwise they should not be counted. At present, therefore, there is significant uncertainty as to what assumption, if any, should be made for housing delivery from constrained sites.	
				3	As noted, MIR Appendix 3 contains a List of Preferred Housing Sites and Proposed Phasing however this fails to take realistic account of delivery timescales with respect to the 'new' housing sites. Appendix 3 appears to be, very optimistically, assuming that new sites will deliver significant housing numbers in the period 2014-2019.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
				3	Given that the LDP is not scheduled for adoption until 2016, it can reasonably be assumed that little development will take place on these 'new' sites until 2017 at the earliest given the associated timescale to secure planning permission, and this assumes that planning applications relating to new sites are granted permission before the LDP is adopted.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Within the period 2009 – 2024 there is a significant shortfall in the number of houses that are likely to be delivered as an outcome of the MIR strategy. In the first period there is a shortfall of 6,148 homes to be precise (Line 14). Within the period 2019 – 2024, there is a shortfall of 1,771 houses. It should be noted that this shortfall in the second period is in addition to the shortfall in the first period. Therefore, overall, by the end of 2024 there will be a total deficit of 7,919 houses.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The MIR is not consistent with SESplan and its Supplementary Guidance, or Scottish Planning Policy in respect to meeting housing land requirements. A substantial number of additional effective housing sites need to be allocated, and various sections of the MIR need to be rewritten to properly reflect the terms and requirements of SESplan and SPP. Additional analysis is also required to substantiate the basis for assumptions on supply flexibility and housing delivery from constrained sites.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0153	Dr Rehana Karim	Scott Graham, Maclnally Associates	3		Requests that the site at Balmoral Gardens (which has planning consent for 4 units through 0144/P/08 and has been subsequently renewed via 0816/FUL/10 and 0213/P/14) should be identified as a zoned residential housing site (within the settlement boundary) in the emerging West Lothian LDP.	This site has not been identified for development in the MIR. It has not been the Council's intention within the LDP to allocate small sites for less than 5 units
			3	17	No do not agree with 'Alternative Strategy 2' for housing growth in West Lothian.	Comment noted.
			3	18	Additional (particularly smaller and effective) sites should be allocated in order to provide a generous housing land supply which will in turn help to encourage development, and help ensure that at least a 5 year effective housing land supply is available at all times. The allocation of an increased generous supply of housing land (particularly small and effective housing sites) will in all regards maximise flexibility and help to deliver units on the ground at a time when the housing building and development industry is under extreme economic and market pressures. The site at Balmoral Gardens is a small, consented, effective and deliverable housing site which would contribute to maintaining an effective 5 year housing land supply. In all regards the site has been established as a residential site and has been proven to be effective and should be identified as a zoned residential housing site in the emerging West Lothian LDP.	Comment noted. It has not been the Council's intention within the LDP to allocate small sites for less than 5 units.
			3	19	In order to maintain an effective 5 year housing land supply at all times an increased supply of land for housing should be allocated within the emerging West Lothian LDP. The site at Balmoral Gardens is a small, consented, effective and deliverable housing site which would contribute to maintaining an effective 5 year housing land supply. It is significant to note that development of the site has previously been established via planning consent 0144/P/08 (and has been	Comment noted. It has not been the Council's intention within the LDP to allocate small sites for less than 5 units.

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					subsequently renewed via 0816/FUL/10 and 0213/FUL/14). In this respect outline planning consent (0144/P/08) and the subsequent renewals allow for the erection of 4 houses on the Balmoral Gardens site. In all regards the site has been established as a residential site and has been proven to be effective. It is therefore submitted that the site should be identified as a zoned residential housing site (within the settlement boundary) in the emerging West Lothian LDP.	
MIRQ0154	George Walker	N/A	3 & 4		PREFERRED HOUSING & MIXED USE SITE PJ-0008 (FORMER VION SITE, EAST MAIN STREET, BROXBURN) No provision for access to the site from the A89 which is going to mean additional traffic will start using our road to gain access to the development in East Main Street. The access road is private too many houses are proposed on the site Either a plan has to be made to block off the road at the A89 junction or it is brought up to standard and this should be paid for by the developer. It should also include traffic calming.	The Proposed Plan is primarily concerned with the allocation of the site in land use terms and the terms of the submission suggests that the respondent does not necessarily object to this in principle. Comments are for the most part concerned with matters of detail which can be more appropriately and effectively addressed through the processing of a planning application.
			3 & 4		Proposed new access footpaths: one at the end of Old Town Road into the new development and one on the A89 closest to Grange Road will cause increased noise at nights and weekends. More especially, the footpath on the A89 closest to Grange Road is going to cause extra footfall down our road.	Comments are for the most part concerned with matters of detail which can be more appropriately and effectively addressed through the processing of a planning application.
MIRQ0155	Aithrie Estates and Hopetoun Estate Trust	J Brian McAllister, Yeoman McAllister Architects	Vision	1	Yes - agree with the general principle of the LDP vision.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	4	Understand the need for a spatial strategy across the county. Believe that there is a however a need to recognise that countryside / rural areas are sustainable entities in themselves. If economic development is discouraged in rural locations, then all residents have to travel further to work. It is also important to note that less critical mass in terms of housing and local jobs for rural services leads to a downward spiral.	Comments noted, the council however has to look at sustainability issues and has to be mindful of how it identifies sites for housing development
			2	15	Yes – agree with the general principle of the Preferred Strategy however would comment that not all allocations of housing should be large sites of 50 houses or more in larger settlements. The range of choice for people should extend to the opportunity to live in some of West Lothian's rural settlements as well as the larger settlement where the major growth takes place.	Support for the preferred strategy noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	The Council can maintain an effective housing land supply by allocating a wider range of sites across the county, including with the rural areas as noted.	Comments noted. The council has made district wide allocations. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	Yes, agree, however believe that the reallocation should include some of the rural locations as noted in question 15 and 22.	Comments noted. The council has made district wide allocations. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3	22	In addition to the preferred strategy there need to be some recognition that rural communities need to be supported and have their own amenities and activities that need regeneration and development to sustain such communities. We believe that both Newton and Threemiletown would benefit from inward investment and new housing including affordable housing to sustain local facilities and regenerate sense of place. This Investment could help fund improved community and recreational facilities. Provide examples of how these villages could be regenerated and indicative master plan documents. Attached indicative proposals for a site in Winchburgh south of Niddry Mains House. Unclear why this site has not been included within the wider Winchburgh CDA boundary. It is clearly a "development site" and needs to be accounted for moving forward.	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.lan.
			6	49	The preferred approach should offer flexibility as not one size does not fit all. Consideration should also be to be taken to enable sustainable rural development.	Comments noted. The preferred approach is being taken forward in the proposed plan.
			6	53	Partial support for the preferred strategy, and partial support for the alternative approach 1. Whilst residential development must be sensitive to location, it should be recognised that rural areas are communities in themselves needing to balance economic activity and residential properties with ancillary services. The plan should not seek to constrain this or be silent on this matter. Brownfield development should be supported if delivered in a sustainable manner.	Partial support noted. The preferred approach is to be taken forward to the Proposed Plan. The council would first of all look at brownfield sites in the town before allocating greenfield sites in the town and finally greenfield sites out with the town.
			6	57	Support the 'Preferred' approach policy which encourages economic activity in the countryside. This support is vital to sustaining and improving communities and our countryside.	Support Noted.
MIRQ0155	J Brian McAllister	Yeoman McAllister Architects (per Hopetoun Estates)	Vision	1	Yes - We agree with the general principle of the LDP vision however have specific comments that we wish West Lothian Council to take into account in preparing the Finalised version of the LDP - as defined in and attached to this submission.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted
			Vision	3	No response	Noted
			Vision	4	We understand the need for a spatial strategy across the county. We believe that there is a however a need to recognise that countryside / rural areas are sustainable entities in themselves. If economic development is discouraged in rural locations, then all residents have to travel further to work. It is also important to note that less critical mass in terms of housing and local jobs for rural services leads to a downward spiral.	Comments noted and agreed, the council has in the past and continues to support housing in the countryside where there is agricultural justification and also has policies such as lowland crofting that allows for development in the countryside.
			1	5 – 11	No response to questions 5 - 11	Noted
			2	12 - 14	No response to questions 12 - 14	Noted
			3	15	Yes – we agree with the general principle of the Preferred Strategy however would comment that not all allocations of housing should be large sites of 50 houses or more in larger settlements. The range of choice for people should extend to the opportunity to live in some of West Lothian's rural settlements as well as the larger settlement where the major growth takes place.	Noted and agreed, the council has made allocations in the majority of settlements have allocations in them either new or rolled forward from the WLLP.
			3	16	No response	Noted

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			3	17	No response	Noted
			3	18	No response	Noted
			3	19	The Council can maintain an effective housing land supply by allocating a wider range of sites across the county, including with the rural areas as noted.	Noted, the council is seeking to widen choice of available sites throughout West Lothian.
			3	20	Yes - we agree, however we believe that the reallocation should include some of the rural locations as noted in question 15 and 22.	Noted, the council has provided a wide range of sites in West Lothian, beyond the obvious settlements.
			3	21	No response	Noted
			3	22	Yes - In addition to the preferred strategy there need to be some recognition that rural communities need to be supported and have their own amenities and activities that need regeneration and development to sustain such communities. We believe that both Newton and Threemiletown would benefit from inward investment and new housing including affordable housing to sustain local facilities and regenerate sense of place. This investment could help fund improved community and recreational facilities. We have taken time to illustrate how these villages could be regenerated, master plan documents are attached. Also attached are indicative proposals for a site in Winchburgh south of Niddry Mains House. This site is designated "white land" deemed to be "housing and compatible uses", it is unclear why this site has not been included within the wider Winchburgh CDA boundary. It is clearly a "development site" and needs to be accounted for moving forward.	Noted as well as sites provided, but the council is satisfied with its approach to the settlements in question in terms of the allocations it has made. The site at Niddry Mains House in Winchburgh has in fact been allocated in the proposed plan for residential development, with the woodland being left intact. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	23 - 37	No response to questions 29 - 37	Noted
			4	38 - 44	No response to questions 38 - 44	Noted
			5	45 - 47	No response to questions 45 - 47	Noted
			6	48	No response	Noted
				49	Yes - The preferred approach should offer flexibility as not one size does not fit all. Consideration should also be to be taken to enable sustainable rural development.	Noted, the council is going forward with its preferred approach, but considers that it does support rural development through steading conversions, lowland crofting, infill developments and houses in the countryside which have someone employed full time in agriculture or another business that in itself merits a rural location or visually intrusive brownfield or contaminated land. A policy approach will be set out in the Proposed Plan
			6	50	No response	Noted
			6	51	No response	Noted
			6	52	No response	Noted
			6	53	Yes - We have partial support for the preferred strategy, and partial support for the alternative approach 1. Whilst residential development must be sensitive to location, it should be recognised that rural areas are communities in themselves needing to balance economic activity and	Noted and comments supported. The council proactively supports development in the countryside as

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					residential properties with ancillary services. The plan should not seek to constrain this or be silent on this matter. Brownfield development should be supported if delivered in a sustainable manner.	already mentioned in its responses. A policy approach will be set out in the Proposed Plan.
			6	54	No response	Noted
			6	55	No response	Noted
			6	56	No response	Noted
			6	57	Yes - We support the 'Preferred' approach policy which encourages economic activity in the countryside. This support is vital to sustaining and improving communities and our countryside.	Noted and agreed
			6	58 - 85	No response to questions 58 - 85	Noted
			7	86 - 93	No response to questions 86 - 93	Noted
			8	94 - 98	No response to questions 94 - 98	Noted
			7	86 - 93	No response to questions 86 - 93	Noted
			8	94 - 98	No response to questions 94 - 98	Noted
MIRQ0156	Aithrie Estates and Hopetoun Estate Trust	J Brian McAllister, Yeoman McAllister Architects	3 & 5		Promotes development of five sites at Threemiletown (Not Preferred - EOI-0075) for mixed uses and advises that these offer the opportunity to consolidate the existing building groups and create a sustainable local village community with a range of new local facilities in support of the wider strategic growth of nearby Winchburgh and could provide between 175 – 225 new homes.	Not agreed. There are other more suitable sites that have been allocated in the proposed plan for development.
MIRQ0157	Aithrie Estates and Hopetoun Estate Trust	J Brian McAllister, Yeoman McAllister Architects	3		Promotes development of two sites at Newton (Not Preferred - EOI-0072) for 225 houses and advises that the sites provide an opportunity for the existing settlement to grow organically in phases providing new housing (including affordable housing) and local amenities, provide a logical extension to the existing settlement and can be subdivided to allow flexible and phased development and could provide between 225 and 250 new dwellings (over two sites).	Not agreed. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0158	Aithrie Estates and Hopetoun Estate Trust	J Brian McAllister, Yeoman McAllister Architects	5 & 6		Promotes development of Whitequarries and Craigton as a tourism and leisure destination (Not Preferred EOI – 0069, EOI – 0071).	Not agreed. The council would however not normally allocate leisure sites, but would look to discuss any leisure proposals separately. A policy approach will be set out on the Proposed Plan.
MIRQ0159	Aithrie Estates and Hopetoun Estate Trust	J Brian McAllister, Yeoman McAllister Architects	3		Promotes development of a 2.82 ha site in Winchburgh for 40 houses.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0160	Kenny Wilson	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in

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MIRQ0161	Lorraine Clark	N/A				<p>particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. Both of these have been dismissed at appeal however as of July 2015.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3, 4, & 6		Objects to development of sites EOI-0040 at Easter Breich Farm and EOI-0038 South of Seafield.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1 & 3	5	Support the "preferred" approach to employment land, identified in the Main Issues Report, to review the range of uses which could be accommodated on employment land, with a view to accommodating a more flexible approach involving a wider range of uses on sites identified in the LDP. Have undertaken an "Employment Land and Property Market Review" which has informed the representations.	Support noted.
			1 & 3		The review indicates that the Almond North (Ref: EOI-0012 & EOI-0013) is an area which would warrant a more flexible approach and would therefore seek an amendment to the currently proposed designation of these areas to allow for a mixed use development comprising residential and a medium sized estate (4-6ha) targeting medium sized industrial and logistics users be permitted on these sites in the Proposed Plan.	Not agreed, residential use would be remote from other residential uses and would be in an unsustainable location, with only employment sites nearby and services such as schools and shops being a significant distance away from these sites.
			1 & 3	6	Do not support the "alternative" approach.	Agreed, the council supports the preferred approach.
			1 & 3	8	The Council has an over-supply of employment land, particularly for certain sectors as confirmed in the Employment Land and Property Market Review and that in particular, Almond North (Ref: EOI-0012 & EOI-0013) is too large and in the wrong location for the uses currently envisaged in the	Not agreed, the council has an adequate and varied supply of employment land that is not considered to be over and

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					Plan. A flexible approach to this site as suggested in our response to Question 5 would be justified here.	above the likely demand the council will face in the coming years and the council is also widening the range of uses available in certain industrial estates by allowing class 2 uses within them to meet demand.
			3	15	Support the preferred option adopting Scenario 3 (high growth) and planning for 3,500 houses above the base requirement. However, see this as being simply the "generosity allowance" (which seems to be at the upper end of the scale required by SPP) which does not appear to have been added elsewhere to the Councils numbers. Concerned by the calculation used in the Background Housing Paper and do not believe that the calculation is correct.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Note that the Housing Land background paper considers the SESplan Housing Land Supplementary Guidance as being an inadequate basis on which to prepare this consultation. There is only one Member Authority awaiting ratification of the SG Housing Land (East Lothian Council on 28 th October) and this document has been relied upon by the DPEA Reporters Unit in recent appeal decisions and would therefore consider it to be completely adequate for this purpose.	Noted, all councils have now ratified this SG. The council has had regard to the SG when preparing the development plan.
			3	15	We had responded to the SESplan SG Consultation seeking clarification that the numbers identified in Table 3.2 (headed "Additional Allowances...") were in fact in addition to the numbers in Table 3.1. We did not receive a clear response to this, and have since been told that Table 3.2 is simply an indication of where the Table 3.1 numbers might be delivered. This is clearly an area where clarification is required and have written to SESplan Authority seeking this clarification and would suggest the Council do likewise. Suggest an approach to setting out the housing land supply target. Approach indicates a larger shortfall to be met in this plan than currently anticipated by the Council. If this approach is correct, and the shortfall is of the scale identified, then additional housing sites will be required, and it is not considered to be appropriate to simply add more sites to the existing large scale development areas.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No - do not agree with the "Alternative Strategy 1" for housing growth in West Lothian.	Noted. The preferred approach has been refined and is to be taken forward in the Proposed Plan.
			3	17	No - do not agree with the "Alternative Strategy 2" for housing growth in West Lothian.	Noted. The preferred approach has been refined and is to be taken forward in the Proposed Plan.
			3	20	Support in some cases the removal of allocations from sites which clearly will not come forward for development, but support the continued identification of Bridgend site ref HBd2/EOI-0011 at Willowdean (South) as a 1.12ha site for a development of up to 40 houses. Are in the late stages of concluding a sale to a housebuilder who is standing by with an application ready to submit.	Support noted for allocation HBd2
			3	20	However, unable to support the identification of EOI-0010. This site represents an illogical extension of the settlement into the countryside and there are restrictions preventing development in place meaning that it is unlikely to come forward for development even if allocated.	Not agreed, this site represents an obvious extension ton the settlement on brownfield land. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	Unable to support the identification of EOI-0065 at Bridgend Farm as a preferred new site for a development of 30 houses. This site was considered at the last Local Plan Examination (as North	Not agreed, the council considers that this would be a logical extension to

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					East Bridgend) and the Council's case indicated that this site formed an "important and valuable contribution to the landscape setting of Bridgend, which would be substantially eroded as a consequence of being developed", there were also concerns about site servicing and access amongst other things. The Reporter in considering the site concluded that the allocation "could be considered as a strategic extension of Bridgend, which we find would have a significant adverse impact on the character of the village". On this basis therefore objection is raised to this preferred allocation.	Bridgend and could be accommodated in the landscape with appropriate structural planting. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		No objection to, and support, the identification of COU3 at Auldhill as a preferred new site for a development of 5 houses.	Support noted.
			3		Propose the allocation of a new site Bridgend to compensate for the loss of housing numbers as a result. Consider that the site is in a more appropriate location better related to the school, shops and bus stops than many of the current sites under consideration. The site is not in an area identified as being at high risk of abandoned underground mines, but further investigation on this will be undertaken to establish this. There are no listed buildings, scheduled ancient monuments or other features of archaeological significance on the site or in the vicinity. The site is not identified by SEPA as being subject to flooding from rivers, the sea, or surface water. The site is not identified by SNH as being within or in close proximity to any features of environmental or ecological significance or protection. The site is within the ownership of a person actively involved in discussions with a housebuilder regarding the development of the currently allocated site, and steps are being taken to make this land available at which stage it is hoped that it would be of interest to the housebuilder to enable them to continue the currently allocated site on to this land providing a through link from Willowdean to Auldhill Road. The site would provide a logical rounding off of the settlement on some marginal agricultural land, and securing development in close proximity to the school, bus stops and village shop. Whilst the site is larger than those being replaced (approx. 6.4ha), development on the whole site is not proposed and an approximate developable area of some 3.8ha, capable of accommodating approximately 90 houses is identified with the balance being landscaping, park and open space to enhance the landscape setting of the development and minimise any adverse impact.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0163	Dalmeny Estates	Ryden	1 & 3	22	As set out in responses to Questions 5, 8 and 15, we believe that There is a larger housing land shortfall than anticipated, and that a more flexible approach is justified to the Almond North CDA (Ref: EOI-0013) and the preferred new site for employment provision (Ref: EOI-0012).	There is also a need for employment land. Housing on the EOI-0012 & 0013 sites would leave them isolated from Livingston schools and services.
			3 & 4		Reference in the MIR to "Infrastructure Considerations" in the Livingston Settlement Statement is noted and reference to significant levels of employment land available but that these "require to be reviewed to ensure they are in the right location and remain fit for purpose".	Employment land has been reviewed and will be reflected in the Proposed Plan.
			3		Site EOI-0012 is identified as "Preferred New Site" for employment on the proposals map, however it is not identified in the Settlement Statement as such. Request that this preferred site be reflected on the Settlement Statement as such, but that consideration be given to the change outlined in our response to Question 5.	The approach to employment land and employment land allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		It would appear as though the Council may have a shortfall of housing land that needs to be met, and that the employment development considered for this site is, on its own, unlikely to come forward in the short to medium term. We would therefore request that consideration be given to amending the proposed allocation of these sites as outlined in our response to Question 5 for a mixed use development comprising residential and a medium sized estate (4-6ha) targeting medium sized industrial and logistics. The precise mix will require further investigation	There remains a need for employment land. This is a medium sized employment site that can be accessed off the A705 and developed in part or whole.

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			3		Also requested that consideration be given to extending the Almond North CDA (Ref: EOI-0013) down to the river (as per the adjacent Council owned site Ref: EOI-0173) to allow for landscaping, open space and SUDs to be located in this area and for a comprehensive masterplan to be Prepared.	The open fields along the northern bank of the River Almond were identified as important for wild fowl related to the adjacent Almond Ponds. There are also issue with potential flooding. It is expected that this low lying area are remain free from development but could accommodate Suds and landscaping subject to its impact on biodiversity. The council owned site E01-0173 is intended to comprise the road connection and embankments for the necessary overbridge that is required to be built to complete the road network in this location.
			6	54	Main Issue 6: The Natural and Historic Environment Is the 'Preferred' approach to housing development in the countryside appropriate? If not, why not? We support the "Preferred Approach" to housing development in the countryside. We nevertheless believe that some general updating and relaxation of this in some cases might be appropriate to maintain the windfall assumptions.	Acknowledged. The LDP will contain an updated policy approach to housing development in the countryside.
			6	55	Do you agree with any of the 'Alternative' approaches to housing development in the countryside? We would also support the "Alternative Approach 1" allowing more redevelopment of rural brownfield land for housing which we believe would allow for the windfall numbers to be maintained. As the Lowland Crofting Policy has been in place and delivered 12 sites since the early 1990's it has to be assumed that the most attractive areas have been developed and a question mark over how many more might be delivered. This has to be offset somewhere.	13 lowland crofting sites have been approved and 2 schemes have still to be completed. There remain over 50 farms in the eligible rural area relating to Lowland Crofting policy.
MIRQ0164	Robert Evans	Muir Smith Evans	Vision	1 - 4	No response to questions 1 - 4	Noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15	The capacity of identified sites should be re-assessed in light of most sustainable patterns of development. Higher densities in urban areas are appropriate. NAPIER AVENUE, BATHGATE The allocation for site Reference EOI-0163 (previous allocation HBg24) is limited to 10 units. On the basis of the site area extending to 3.2 hectares the density is extremely low even having regard to open space, landscaping and topography. A higher density would be in keeping with the surrounding area and a more sustainable form of development.	Support noted. Allocations have been assessed for inclusion or otherwise in the Proposed plan. The site density identified for Napier Avenue in Bathgate has been subject to consultation and an approved planning brief. The restriction to 10 units is due to the topography and access issues on the

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					<p>FREEPORT</p> <p>The Freeport opportunity site Reference EOI-0161 reflects the planning permission but the boundary identified on the proposals plan should be amended to reflect a more appropriate form of development by retaining the existing car park for retail/leisure uses and moving housing to the overspill car park to the west of the site. The site boundary should be amended to reflect a more flexible approach endorsed by the MIR.</p>	<p>site. The 3.2 hectares reflects the land disposal boundary not the developable boundary within the site.</p> <p>The boundary of the Freeport site has been amended to reflect the area within the planning consent which is for housing.</p>
			3	16 - 19	No response to questions 16 – 19	Noted.
			3	20	No - Sites with planning permission or subject to signing a S75A should also be included. Their suitability for residential development has not changed and they should not be excluded if developers/landowners are still pursuing. A site at 14-20 Glasgow Road, Bathgate has resolution to grant planning permission for 57 units. The site is a brownfield redevelopment opportunity and should be identified in the proposals map as a committed site.	Comments noted. Allocations (such as the site at 14-20 Glasgow Road, Bathgate) have been re-assessed for inclusion in the Proposed Plan.
			3	21 - 37	No response to questions 21 - 37	Noted.
			4	38	No response to questions 38 - 44	Noted.
			5	45	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
MIRQ0165	Kevin Brunton	N/A	1, 4, & 6		<p>COMMITTED SITES EWc4/EWc5 (EOI-0164) FIVE SISTERS BUSINESS PARK, WESTWOOD, BY WEST CALDER</p> <p>The respondent previously objected to a planning application in respect of these sites which sought consent for use classes 4, 5 and 6 (0358/P/09). Notwithstanding this objections, which cited concerns about the inappropriateness of development in terms of amenity, access, drainage, natural and built heritage, the council granted outline permission in 2010.</p> <p>The respondent has submitted a copy of his objection letter to the aforementioned planning application which, it is understood, is intended to sustain his opposition to the continued recognition of the sites in the development plan as employment sites.</p>	<p>The sites are currently allocated for development in the West Lothian Local Plan (EWc4/EWc5) and they contribute towards the established employment land supply for West Lothian. Planning permissions in principle has also been granted for use classes 4, 5 and 6.</p> <p>The council is of the view that there is a need to maintain an adequate supply of employment land to ensure that employment opportunities are available locally. While the MIR proposes carrying the site forward and sustains support for use classes 4, 5 and 6, it does not however consider it acceptable to diversify or augment the approved uses</p>

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MIRQ0166	Cala Land Management Ltd	Montagu Evans LLP				to also embrace a hotel, leisure, crèche and food and drink uses as sought by the site owners. In view of the foregoing it is proposed to retain unchanged the allocation and the approved range of uses detailed in the MIR when drafting the Proposed Plan.
			3, 4 & 6		PREFERRED SITE EOI-0168, PRESTON FARM, LINLITHGOW Supports the allocation of the site at Preston Farm, Linlithgow for development. The preferred new housing site at Preston Farm, Linlithgow has been carefully considered in order to protect the setting of Preston House, which is Category A Listed. The site is also very accessible, linking into existing local footway and cycle paths. There is a good choice of public transport nearby, with additional services being available within the town centre, including direct access to the Edinburgh – Glasgow rail line, via Linlithgow railway station.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3, 4 & 6		Support the Council's preferred strategy (Scenario 3), to provide more housing than the minimum required by the supplementary guidance, issued in support of the SDP. The LDP should allocate housing land for an additional 3,500 houses above existing committed development. Whilst this would result in a level of development beyond requirements set out in the housing supplementary guidance to support the SDP, it recognises that the strategy in the existing adopted Local Plan is too reliant on a limited number of large, complex sites with high infrastructure costs being brought	Support for the preferred strategy (scenario 3) is noted.

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					forward. It is now considered that a range of smaller housing sites, in various locations across West Lothian, is needed in order to provide J3nngreater choice and effectiveness of sites. The Preston Farm site contributes to the preferred strategy.	
					Support the preferred strategy which is based around an aspiration for growth aimed at delivering sustainable economic prosperity and quality of life for communities in West Lothian, including Linlithgow. Any further expansion of Linlithgow is likely to require the release of suitable greenfield sites to meet housing needs. CALA considers that the Preston Farm site relates well to the urban form of Linlithgow and could be released without adversely impacting on the wider setting of the town, which would be the case with many other locations around the periphery.	Support noted. The preferred approach will be refined for inclusion in the Proposed Plan.
MIRQ0167	Walter Crawford Property Ltd	Paton Planning and Development	3		PREFERRED SITE IN PART, EOI-0124, FAULDHOUSE Seeks allocation of a greater proportion of the land at Victoria Park, Fauldhouse for residential development and disappointed that the larger area was not preferred. A representation was made at the "Call for Sites" stage of the LDP (site EOI-0124), and a small part of the land was accorded "Preferred New Site" status. Nevertheless the majority of the land was indicated as "Not-Preferred", although the boundary indicated by the Council exceeded the area identified by Warjo as the development site.	Not agreed, the council is seeking to allocate part of the site for development and considers that there are more appropriate sites than that proposed that are proposed to be allocated fro development.
			3		The continuing expansion and regeneration of Fauldhouse conforms to "sustainable development" principles as defined by Scottish Planning Policy and the Strategic Development Plan (SESPlan).	Noted and agreed, the council has allocated other sites however which it considers there to be more appropriate sites elsewhere in sustainability terms than the wider EOI-0124 development site.
			3		Notes that the MIR map applies the dark brown "committed" site designation to areas of sites HFh7 and HFh15 on which houses have already been built, in one case several years ago. The MIR plan over-states the size of the committed sites by including already-built areas, and also over-states the development interest of the proposer by including areas which are not intending to be developed, as was clearly shown on the Masterplan submitted by the company at "Call for Sites" stage.	Noted, the council had to show the full extent of EOI-0124, in order that this is consistent with how it has assessed other sites.
			3		The MIR plan "preferred site" makes inadequate housing land provision for the following reasons: 1. The site is too small to contribute to the greenspace and recreation facilities within the Masterplan, 2. The only logic for its eastern boundary is to "line-up" with the existing allocation HFh20. The boundary makes no sense on the ground, as it is part of the larger brownfield site of the former collieries and bings (see diagram 7). 3. The eastern boundary of allocated site HFh7 is the land ownership boundary and has no defining features on the ground. It is therefore an unsatisfactory eastern edge for Fauldhouse.	Not agreed, both the site in part EOI-0124 and site HFh7, can provide for a satisfactory edge through the introduction of structural planting around the edge of the sites. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The proposer is in discussion with Affordable Housing developers and has a JV agreement proposal in place which requires a larger development areas than would be possible from within the "preferred site" EOI-0124 in the Main Issues Report. The boundaries of the allocations and preferred site do not provide Fauldhouse with a robust and logical eastern boundary and would result in the non-allocated areas in the Company ownership remaining as unused brownfield land.	Noted, the council however considers that the allocation that has been made is sufficient, given other sites have been allocated within the town. The eastern edge of the town can be softened with woodland.
			3		With Fauldhouse being within the West Lothian Strategic Development Area as identified in the Strategic Development Plan, having very good accessibility and having existing infrastructure	Noted, the council however considers it has allocated enough sites in Fauldhouse

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					which can accommodate and would benefit from an increased population, Fauldhouse is a suitable "sustainable location" for additional residential development. Furthermore, the Plan advises that LDPs should give priority to brownfield sites, such as Victoria Park. Development of the site is supported by SPP. The site meets the terms of effectiveness as set out in Planning Advice Note 2/2010.	for the LDP plan period. The council notes the terms of effectiveness.
			3		Calls on the Council to increase the size of the "preferred" housing allocation EOI-0124 at Victoria Park, Fauldhouse to the extent indicated on the concept Masterplan submitted with the representation. This would amend the settlement map which is contained in the MIR and removes from the boundary the area within the Concept Masterplan which is not proposed to be developed, and also removes the already-developed portions of nearby allocations HFh7 and HFh15.	Not agreed, the council however considers that the allocation that has been made is sufficient, given other sites have been allocated within the town. The eastern edge of the town can be softened with woodland.
MIRQ0168	EWP Investments Ltd	Holder Planning	3		There do not appear to be a sufficient number of 'Preferred Sites' for housing identified within the Main Issues Report to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024. Furthermore, the plan will fail to maintain a five years' effective land supply at any time.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Accordingly, a substantial number of additional effective housing sites need to be allocated to reflect the terms and requirements of SESplan and Scottish Planning Policy.	Not agreed.
			3		The land South of Armadale's is suitable for development. The proposed site is effective, offering capacity for around of 815 new homes and 7.68 ha of business/employment land set within an appropriate location offering good landscape fit and the potential to create robust and defensible boundaries. The site is accessible by a range of transport modes and located within walking distance of local services. Overall, Development of the site would represent a sustainable and natural extension to the existing settlement.	Not agreed, the council considers that Armadale has sufficient sites allocated for development for housing and employment. The future expansion of Armadale on the site proposed may lead to allocations in a future LDP, but the council has allocated enough land already in Armadale. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Do not agree with the Preferred Strategy for Housing Growth in West Lothian. Whilst the broad intention of providing circa 15% additional houses over and above the base supply is noted, for the reasons presented within our Housing Land and Supply Paper the Preferred Strategy fails to address the requirements of SESplan and Scottish Planning Policy both in terms of meeting the partitioned Housing Supply Target and ensuring the maintenance of an effective five years' housing land supply. As a result, there is a pressing need to revisit and increase the number of 'new' housing sites for which allocations are required.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	Do not propose an alternative strategy to that proposed by the Main Issues Report. Rather, the existing preferred strategy needs to be reconsidered and amended to include a substantial number of additional effective housing sites to ensure the requirements of SESplan and Scottish Planning Policy are appropriately addressed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	In order to maintain an effective five year housing land supply the Council needs to review its current over-reliance on the delivery of housing from known 'constrained' sites. Additional, effective, housing sites will be required if an effective five year housing land supply is to be maintained. In light of the above, there is a clear justification and context for the identification of land South of Armadale as a 'Preferred New' development site within the Proposed Local Development Plan,	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					suitable for mixed use development including 815 homes and 7.68 ha of business/employment land.	
			3		The Main Issues Report identifies the land as being "not preferred" for residential/mixed use development. Proposed master plan is submitted to support the inclusion of the site into the emerging LDP, and to propose that the extent of the site be adjusted to better reflect defensible boundaries which are evident in the landscape setting of the site.	Note the masterplan that has been submitted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Seek the southern extension of Southdale, Armadale for further residential-led mixed use development. The site extends to approximately 69 hectares and has a development capacity of 815 new homes and 7.68 ha of business/employment land EOI-0023 refers.	Not agreed, the council considers that Armadale has sufficient sites allocated for development for housing and employment. The future expansion of Armadale on the site proposed may lead to allocations in a future LDP, but the council has allocated enough land already in Armadale.
MIRQ0169	Gordon Clarke	N/A	3, 4, & 6	1 of 5	Objects to the development of sites EOI-0038 and EOI-0040	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0170	Scottish Natural Heritage	Niall Corbett	Vision	1	West Lothian's position within the SESplan Strategic Development Plan (SDP) area offers an opportunity to take the higher level vision set out for the SDP area and add local context. While the vision for the LDP is fairly lengthy, it sets an aspiration for how growth in the area will take place. Reference to a 'network of green spaces' and the aspiration to protect and improve the natural heritage is welcomed. However, suggest that the vision perhaps needs to be updated to better reflect the National Planning Framework (NPF3) and Scottish Planning Policy (SPP) content, in particular the vision these documents set out for green infrastructure.	Support noted for protection and improvement of the natural heritage. Vision statement has been updated. NPF3 and SPP vision for green networks is considered in the Supplementary Guidance for Green Networks.
			Vision	3	Agree in general with the Aims of the LDP but suggest some minor changes as follows: <ul style="list-style-type: none"> In reference to SPP's principal place-making policy, recommend that the aims of Main Issue 3 (Housing Growth, Delivery and Sustainable Housing Locations) are expanded to include quality of place. The statement in paragraph 2.15 of the MIR that "Development must be harnessed to enhance the sense of place in communities through high quality, low carbon design." highlights the importance of place-making to the LDP and delivery of sustainable growth in West Lothian. The MIR sets out a robust approach to sustainable and active travel throughout, which aligns well with the SPP and Designing Streets. Support for modal shift appears to be a key aim of the MIR (for example paragraph 2.14 of the spatial strategy) and it is therefore surprising that it is not included more explicitly in the Aims. References could be strengthened under Main Issue 4 (Infrastructure Requirements and Delivery) and Main Issue 7 (Climate Change and Renewable Energy). 	Support noted for place-making policy. This general principle is woven throughout the local development plan. The Main Issues Report now moves on to create the new LDP and this will reflect support for sustainable and active travel.
			1	5	Do not believe we have the relevant range of expertise to comment on the broader range of uses proposed but note that a flexible approach must nevertheless seek to work with existing resources on site and enhance/restore these as far as possible.	Point noted.

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			1	5	Recognise that in continuing to support existing employment allocations, the LDP is bringing forward sites which have already been through consultation and which have been tested at Inquiry. However, the LDP must also consider sites in relation to the new SPP. For example, in relation to economic allocation EOI-0013 (CDA-AN) and consider that it might be difficult to achieve development which meets the requirement set out in SPP paragraph 93. Currently this is a greenfield site, with strong rural character, offering panoramic views to the Pentland Hills and Five Sisters from the A705. It part forms Livingston's landscape setting, which largely hidden in views on approach from the west. The site has a relatively detached relationship to the existing urban area.	As stated "the LDP is bringing forward sites which have already been through consultation and which have been tested at Inquiry". The councils view remains that employment use rather than housing use is the best use of this site as an extension to Kirkton Campus.
			1	5	Note that the former Vion site in Broxburn (PJ-008) is to be allocated for mixed use development rather than continuing its previous single use as an economic site. This preferred use appears more likely to support opportunities to improve the setting of this part of Broxburn along the A89 road; plan for development which retains the vista to the Pentland Hills; and establish more direct links between the footpath/cyclepath along the A89, Broxburn Main Street and the Union Canal by making connections through the site. Given the Vion site's status as an Enterprise Area in NPF3, consider that quality of place should be a key determinant of development and recommend that the site brief is based on a design-led approach which encompasses the above requirements.	Mixed use in this area of Broxburn, to the east of the town centre and outwith the main employment area at East Mains Industrial Estate, is considered the best re-use of this cleared site. A planning application for development of the site is now being considered by the council.
			1	6	Note the stated likelihood that the alternative approach would lead to large employment estates located in non-sustainable, greenfield locations (see comments on EOI-0013).	Acknowledged.
			1	9	The Linhouse site (ELV54/EOI-0099) appears well-contained, largely due to the existing woodland around the site. It sits within close proximity to both existing housing in the east of Murieston and to existing business/industrial development at Oakbank. If the site is to be sub-divided recommend that the balance of uses reflects this existing situation, with housing sited to benefit from proximity of existing green infrastructure, such as the surrounding woodland, as well as the extensive path network which runs around this site. Regardless of use, the existing woodland around the site should be retained, with appropriate development stand-off and links to the woodland paths included in site requirements. This information could usefully be captured in a site brief.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Do not believe we have the relevant range of expertise to comment on the appropriateness of a broader range of uses but note that a flexible approach must nevertheless seek to work with existing resources on site and enhance/restore these as far as possible.	Acknowledged.
			1	11	The site at Balgornie Farm is largely flat, rising to a ridge which separates Whitburn from Armadale. The site's position adjacent to the M8 and other development at the Heartlands Industrial Estate appears to accord well with the general principles of accessibility to strategic networks set out in the MIR.. If allocated, recommend that similar principles should be set out in the site requirements. Alongside the generally low-lying nature of the site, maintaining a setback and screening the site through appropriate new planting will likely help to mitigate the change in character of what is currently a rural area.	Noted. The site was selected due to the large area of flat ground adjacent to the new M8J4a. The site requirements, such as set back and structural woodland planting for landscaping and screening purposes can be reflected in the updated employment land schedule.
			3	15	Appreciate the opportunity to comment, however, area of expertise is more relevant to other stages of plan preparation outwith technical assessment of the housing market, when we expect to work collaboratively on the details and issues of 'where' and 'how' housing should be delivered in the Plan area rather than how the amount of housing that is required is calculated. We will provide advice on these points under the relevant MIR questions.	Noted and acknowledged.

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			3	20	<p>As noted above under Question 15, area of expertise is limited to particular aspects of delivery of housing. Therefore, in considering the preferred and alternative approaches set out in the MIR have referred to the criteria set out in paragraph 55 of PAN 2/2010 and have focused on the 'physical' and 'infrastructure' criteria of housing land audits. In this respect we note the following:</p> <ul style="list-style-type: none"> Paragraph 110 of SPP sets out policy principles for enabling delivery of new homes. These include contributing to the creation of successful and sustainable places. As noted at paragraph 3.68 of the MIR, past developments have been criticised for their failure to respond satisfactorily to the context of the site. Your Supplementary Guidance on Residential Development (2013) should be a key document in influencing how a development should respond to place. We would suggest that, despite only recently having been adopted, it seems likely that this Supplementary Guidance should be reviewed to ensure good alignment to any relevant the changes in the new SPP, such as the greater emphasis on placemaking and the need for a design-led approach at all stages (paragraph 38 and 39). The natural heritage has a clear role to play in informing both carried forward and new allocations in the development plan. In particular, we would expect the site proposals to be influenced by landscape character and place-specific green infrastructure opportunities. 	<p>While the Supplementary Guidance on Residential Development was relatively recently reviewed and updated in 2013, it will be refreshed to accord with the new SPP. Acknowledging place-making and the design-led approach will be an integral part in the revision of the Supplementary Guidance.</p> <p>Supplementary Guidance on Green Networks is proposed. Where possible the Proposed Plan will seek to reflect landscape character and seek to identify place-specific green infrastructure opportunities.</p>
			3	20	<p>Have provided comments on sites with such issues and opportunities in mind. Please note that comments at this point are restricted to sites which either have questions associated with them in the MIR or which we consider offer the most significant opportunities for the natural heritage. However, due to time constraints comments are not made with the benefit of a full site visit and we would not wish them to prejudice any further representation that we may make.</p>	Noted and acknowledged.
			3	20	<p>Comments previously provided in the 'call for sites' consultations should be referred to for all other sites.</p>	Noted.
			3	20	<p>Wish to continue to work closely with the council if considering changing preferred, alternative and unsupported sites. Experience so far suggests that meeting with relevant stakeholders is the most productive way to explore changes and refine content as the plan emerges.</p>	Acknowledged.
			3	21	<p>See response to Question 20.</p>	Noted.
			3	23	<p>Agree with the intention to continue supporting delivery within the Core Development Areas (CDAs). Note a number of preferred sites or extensions to sites located, not just at Winchburgh (as stated in the preferred approach), but also at East Broxburn. Specific comments in relation to these areas are:.</p>	<p>Noted.</p> <p>EOI-0193 to the west of Winchburgh was identified as a "Preferred Site" in the</p>

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					<p>Winchburgh: Presume the preferred approach to allocate further land at Winchburgh refers to EOI-0193. Concerned that if allocation EOI-0193 is included in this local development plan it may lead to earlier development of an area which is currently perceptually, visually and physically detached from Winchburgh. It isn't clear from the MIR content how this site would be integrated into the overall masterplan for the Winchburgh CDA; Issues to address in an updated master plan are :</p> <ul style="list-style-type: none"> • Landscape setting, in particular the site's relationship to the unclassified road immediately to the south, and the need to maintain distinct settlement identities for Winchburgh and Faucheldean (MIR paragraph 3.65). • Phasing - Delivery of the phases at Glendevon prior to development of EOI-0193 would reduce the detachment of EOI-0193. • Without inclusion in an updated master plan for Winchburgh, we consider it unlikely that conditions could reasonably be imposed on any permission for this site which would restrict it to this sequence, in the event that an earlier application was to be made. 	Main Issues Report as it was associated with the development already underway at Glendevon. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	23	<p>East Broxburn and its relationship to Uphall and Faucheldean: Recognise some of the preferred sites to the north of Broxburn are currently allocated as part of the existing CDA. However, also note that EOI-01386c, d, e and f are preferred extensions to the CDA, but 'no increase in site capacity' has been set out (MIR page 135); unclear what is meant by this. Also note a number of preferred sites immediately north of Broxburn and Uphall: Kirkhill North (EOI-0086, 0087, 0143, 0144, preferred in part), plus reasonable alternatives: EOI-0138a and Forkneuk East EOI-0017 (east).</p>	<p>The extension of CDA GW and CDA –GE by EOI-0138 c, d is intended to reflect the field and road boundaries along the north of these CDA sites. Whereas the current boundaries in the WLLP cut through fields along undefined boundaries. The overall housing numbers related the schools infrastructure requirements remains the same, hence "no increase in site capacity". The extension give scope for either lower density on the margins of the settlement at the rural interface or more extensive green network and structural shelter belt planting.</p> <p>Sites immediately north of Broxburn and Uphall at Kirkhill North (EOI-0086, 0087, 0144-part) have recently received planning permission for residential use.</p>
			3	23	<p>Concerned about the pressure for development creep to the north of Uphall and Broxburn into an area that defines the landscape setting for Uphall and Broxburn and provides an important role in preventing coalescence with Ecclesmachan and Faucheldean and maintaining distinct settlement identities (MIR paragraph 3.37 and and 3.65). Consider that capacity, including the type and scale of development, would best be explored in more detail through the preparation of a development framework covering north Uphall and Broxburn, clearly establishing their relationship within their wider landscape setting. Would welcome involvement in this process and highlight initial views of what should be considered.</p>	The geomorphological feature of Newbigging Craig scarp and the schedule ancient monument complex at Kirkhill North along the north side of Broxburn indicates that development will not be able to expand into this area.
			3	24	Refer to response under Question 23.	As above
			3	26	Casework for this area (EOI-0001) suggests that the southern part of this allocation (open space) at least in part hosts deep peat. In addition, the landscape is high, open and exposed, which we	Noted that southern part of EOI-0001 i.e., Heartlands has deep peat and this is

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					<p>consider will limit what is acceptable and achievable with respect to the objectives you have set out in the MIR. The need for the following should be taken into account:</p> <ul style="list-style-type: none"> • A site survey to establish/confirm peat resource and inform management. • The site's wider landscape and recreational role: as accessible countryside, including existing dismantled railways and forest tracks. • Water voles were present at Heartlands; therefore development/habitat creation along watercourses should be managed appropriately. Principles for watercourse management established during Heartlands reclamation and formation of existing golf course likely to be appropriate here also. 	<p>one reason why it is not allocated for development.</p> <p>Past of the southern areas has been planted up by Central Scotland Green network Trust on behalf of the landowner.</p> <p>The developer has provided a recreational path along the south boundary to link Longridge and Fauldhouse. The council recently secured a grant from Sustrans which it has match funded to upgrade and improve the surface of the 1.1km route. This scheme should be completed by end of 2015.</p> <p>The opportunity for green network integration of the Heartlands site came out in the recent Charrette process for the town.</p>
			3	29	<p>Part 1- There are a number of factors influencing the 'area of restraint' which are outwith our remit and we can therefore only offer comment in relation to the first principle of restraint at paragraph 3.82 of the MIR: 'the desire to preserve Linlithgow's small scale character and to safeguard its attractive landscape setting.'</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p>

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						The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3		Note that preferred sites EOI-0210, EOI-0045 and EOI-0168 are located within the boundary of the Bathgate Hills candidate Special Landscape Area (cSLA). This designation reflects the sensitivity of Linlithgow's landscape setting and the need for careful scrutiny of these sites. Whilst there might be some capacity for development in this area, this is likely to be limited and would need to be carefully masterplanned in relation to management recommendations in the Bathgate Hills Statement of Importance.	Not agreed, the council considers that there is scope for some limited greenfield development on the edge of Linlithgow. CSLA boundaries will be reviewed to reflect this. It must be borne in mind that not every part of a CSLA is sacrosanct in nature and some development opportunities may arise that it is considered are acceptable.
			3		Consider that capacity, including the type and scale of development, would best be explored in more detail through the preparation of a development framework for Linlithgow, which should also consider EOI-0114. We would welcome involvement in this process. We highlight below our initial views of what should be considered: Topography – the need to respond to local topography, in particular the Linlithgow's setting within a 'bowl'. Views to the southern ridgeline from Linlithgow and the Bathgate Hills should be carefully considered to maintain character of the area and create a defensible boundary to Linlithgow. Consider retaining open space, for example on the ridgeline and at Pilgrim's Hill, to maintain their important role in Linlithgow's setting. <ul style="list-style-type: none"> • Gateways – retain the strong rural character on approach to Linlithgow from the east along the B9080 and south along the unclassified road. • Views – retain vistas to key landmarks such as St Michael's Kirk and Airngarth Hill. • Existing landscape features and the opportunities to integrate these into development proposals and develop a multi-functional green network. • Canal – appropriate requirements (informed by the canal's Scheduled Monument status) to retain/create publicly accessible open space along the canal, including an active development frontage. • Access – the need for pedestrian and cycle-friendly canal, railway and road crossings; walkable links to the town centre, including along the canal towpath; and access to the Bathgate Hills. • Roads – further consideration of road access in particular the need to respond to the sensitivity of Linlithgow's landscape setting, taking account of the SEA conclusion that access could be problematic for some sites, in particular EOI-0210. Access to EOI-0114 also appears constrained. 	Detailed comments relating to Linlithgow's topography gateways, views, canal, access and roads, are all noted. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.
			3		Comments above relate to the issues and opportunities these sites present to landscape setting and character. Our other interest in changes to development in Linlithgow relates to Linlithgow Loch Site of Special Scientific Interest (SSSI), which is designated as the largest example of a eutrophic loch in the Lothians. With a relatively small but intensely used catchment, this site is vulnerable to further changes and pressures and it is essential that the effect of development, and opportunities to mitigate, are considered at time of allocating sites for the LDP. Our main concern in this respect is that additions to combined sewer overflows (CSOs) will exacerbate the effects of	A Catchment Management for Linlithgow Loch has been prepared by the council with a number of partners including Historic Scotland and Scottish Natural Heritage, SEPA, Scottish Agricultural College, Centre for Ecology & Hydrology and other local organisations.

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					eutrophication in the SSSI. As you will be aware, there is a well-documented history of increasing eutrophication and algal blooms on the loch which are associated with nutrient inputs from the catchment. We understand that a joint research project is underway which will look at using the Union Canal to attenuate discharge from developments around Linlithgow. If viable, this may address the potential impact of these developments.	Supplementary Guidance will be prepared that will look at the options to improve the loch water quality and the associated costs that would require developers contributions if any additional development in Linlithgow. Scottish Canals are indeed looking at accommodating surface water run off via the canal.
			3		Part 2 - When considered in relation to landscape and active travel, the sequential approach proposed at paragraph 3.93 of the MIR accords with paragraphs 40 (sustainable patterns of development), 110 (successful, sustainable places) and 287 (sustainable transport) of SPP.	Acknowledged.
					A development framework for Linlithgow (as suggested in part 1 of this question) would offer the best means to capture decisions on the sequential approach and phasing of delivery.	The local development plan is the best vehicle to plan the forward development of Linlithgow.
			3	32	The Deans South comprehensive re-development area benefits from existing paths within and through the site, as well as proximity to the Livingston North rail station. In these respects, the site's location and existing infrastructure accord well with the MIR's strong sustainability principle and provide a strong basis for a design-led and place-based approach in the redevelopment area.	Reuse of this large brownfield area within an established urban area will be beneficial.
			4	42	The preferred approach proposes what would be a balanced shift towards more sustainable transport – addressing existing and potential road constraints while promoting and securing alternatives to travel by private car. Our main interest in access is active travel and recreation and the role that multi-functional green networks can have in supporting both of these activities. In this respect, we welcome the preferred approach of development in locations that support active travel and safe walking and cycling routes (paragraphs 3.142 – 3.144 of the MIR).	We are pleased to note SNH's support for our preferred approach. The Council will continue to work with SNH and partners to develop infrastructure to support functional and multi-use active travel infrastructure. The Council is developing an Active Travel Plan to help promote more sustainable active travel choices.
			4	43	Paragraph 3.135 of the MIR discusses provision of a 'safe and convenient environment for walking and cycling'. This reflects the policy principles set out in paragraph 270 of SPP and Designing Streets. We believe that an additional aspect of providing a successful active travel network is embedded in the principles of the design-led approach which emphasises development that is safe and pleasant, welcoming and easy to move around and beyond (paragraphs 42, 43 and 46 of SPP), which could perhaps be more strongly reflected. These aspects can be delivered via a multi-functional green network based on securing multiple benefits which respond to the site's existing landscape features and situation.	The Council notes these comments on the need to embed the design principles stated in the design of active travel infrastructure, and will ensure this is reflected in the relevant Council documents and policies.
			4	43	Paragraphs 3.137 and 3.138 of the MIR prioritise efficiency and sustainability, an approach which the provision of a new rail station at Winchburgh would seem to support. The existing Winchburgh master plan includes a green network based active travel network which would support cycling and walking to a new station.	Comments on sustainability of Winchburgh CDA noted.
			5	45	Welcome the recognition of the role green networks play in West Lothian's network of town centres, as discussed at paragraph 3.164 of the MIR. While it is not specifically mentioned in this section, there is clearly a strong relationship between the approach to town centres and the preferred strategy of local transport routes and hubs for walking and cycling.	The LDP addresses urban green network issues such as temporary greening.

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					Picking up on the vision set out in NPF3, also highlight the potential benefits of retrofitting green infrastructure elements in town centres might also help in improving future resilience and quality of place.	
			6	48	The emerging approach in the MIR appears to be a hybrid of both the preferred and reasonable alternative approaches. The allocation of sites EOI-0045, EOI-0210 and EOI-0168 at Linlithgow and PJ-0006 at Dechmont will require parts of the Bathgate Hills cSLA to be released for housing.	The impact on the candidate Special Landscape Area for the Bathgate Hills has been considered in the allocation of these sites.
			6	49	See response to Question 48.	Noted.
			6	51	Support the preferred approach to simplify and consolidate existing landscape designations as informed by the West Lothian Local Landscape Designation Review (LLDR) (LUC, 2013). However, note that the emerging approach in the MIR includes preferred sites which lie within the boundary identified through the LLDR for the Bathgate Hills cSLA. Happy to discuss this issue in further detail, also see response to Question 29.	Support for simplifying and consolidating existing landscape designations is noted. There will inevitably be issues at the boundaries of urban areas and candidate Special Landscape Areas. The LLDR is one of only a number of matters which will inform the site selection that emerges as part of the Proposed Plan for the West Lothian LDP.
			6	52	See our answer to Question 51.	Noted.
			6	60	Welcome the commitment to identify and define the existing multi-functional green network resource and to map and safeguard this resource in the LDP, along with identifying opportunities for future priorities and key proposals for enhancement. Agree that 'All development sites, as part of the preferred development strategy, could allow opportunities for the integration of new green infrastructure' and that 'linking with the council's Open Space Strategy and Core Paths Plan' (paragraph 3.187).	Support for a multi-functional green network and linkages with core paths and open space acknowledged.
			6	60	Support 'the inclusion of SUDS, swales, wetlands, rivers and canals and their banks and other water courses as part of green networks' (paragraph 3.187).	Support for "blue network" integration with the green network noted.
			6	60	Difficult to give more specific comments as maps of the existing green network and the green network opportunities (identified in the background paper) are not available. Paragraph 3.187 of the MIR notes that more detailed work on the green network will be completed for the LDP – happy to input to this work and share experience gained through our work with other authorities on green networks and green infrastructure issues.	These detailed maps require digitisation. It is anticipated that they will be reflected in Supplementary Guidance related to green networks. As a minimum, the green network opportunities listed in the schedule at the rear of the Technical Background report will be shown on plan.
			6	61	Difficult to comment on whether strategic opportunities have been captured in the absence of the green network maps. Further comment on strategic opportunities will be provided when further information is available.	Noted.
			6	62	See response to Question 60.	Noted.
			6	63	As noted in the MIR, the alternative approach is not supported as it would not help West Lothian deliver on the wider focus of CSGN.	Acknowledged.
			6	65	Response to the consultation on the proposed extension of the Pentland Hills Regional Park has been provided and sets out support for the proposal.	The current Regional Park boundaries do not completely follow administrative

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					In terms of the extent of the extension, the natural heritage could inform the objectives for the extension, including definition of detailed boundaries. This includes landscape character types and relative wildness. Overall, the proposed extension provides an opportunity to review the current boundary which reflects administrative boundaries rather than landscape and geological integrity. See our response to Scottish Parliament of 23 May 2014.	boundaries. This MSP proposal is currently proceeding via a Private Members Bill. The council remain concerned at the lack of a business case and identified strategic need to extend the current Regional Park boundaries. It is the council's view that Scottish Natural Heritage are best placed to undertake this strategic feasibility assessment to identify resource, access and nature conservation issues over the proposed area that includes South Lanarkshire Council and Scottish Borders Council areas, but where West Lothian Council have no locus.
			6	66	As a partner in the review group opportunity has been had over the last few years to input to the selection of Local Biodiversity and Geodiversity Sites. Any general or specific issues were raised through that process.	Support for West Lothian Local Biodiversity Sites Steering Group acknowledged.
			6	67	Support the preferred approach.	Noted.
			6	70	The Open Space Strategy will be important in identifying existing open space assets to be protected, as well as future open space needs and opportunities. As set out in paragraph 222 of the SPP, and recognised in the preferred approach to green networks as set out in the MIR, the Open Space Strategy will be important in identifying existing green networks, particularly at the settlement level. The green network opportunities listed in the background paper should be explored further through the process to update the Open Space Strategy and reflected as appropriate in the final Open Space Strategy as a key evidence base. The Open Space Strategy should provide a basis to identify open space standards covering accessibility, quality and quantity, providing an important basis to identify appropriate developer requirements for open space (and green infrastructure) both on- and off-site, thus helping deliver the intention set out in paragraph 3.187 of the MIR that 'All development sites, as part of the preferred development strategy, could allow opportunities for the integration of new green infrastructure'. Our recent e-resource on open space strategies might be helpful: http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/greenspace-and-outdoor-access/open-space-audit-and-strategies/eresource/	The interim West Lothian Open Space Strategy (2010) is under review and due for release in Winter 2015. There will be integration between the Green Network study and the Open Space Strategy. The forthcoming Open Space Strategy will further refine previously identified open space standards including accessibility, quality and quantity.
			6	74	The is an Support the proposed preparation of a detailed master plan for the site at Bangour Village Hospital (HBn1/EOI-0034) and suggest that, if the adjacent proposed site PJ-0006 is allocated, site briefs covering both sites and their relationship to one another, should be prepared.	A Planning Application has been submitted for the Bangour Village Hospital site.
			6		Note that preferred site PJ-0006 is located within the boundary of the Bathgate Hills candidate Special Landscape Area (cSLA). This designation reflects the sensitivity of the landscape setting and the need for careful scrutiny of these sites. Whilst there might be some capacity for development in PJ-0006, this is likely to be limited and would need to be carefully master planned in relation to management recommendations in the Bathgate Hills Statement of Importance. Welcome involvement in this process	The sensitivity of the relatively large allocation on the north side of Dechmont (PJ-0006) and its impact on the Bathgate Hills candidate Special Landscape Area and vice versa is recognised. The approach to housing land and housing allocations will be reviewed as the LDP

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						progresses to Proposed Plan stage.
			6	80	Agree that sections of the Union Canal which are 'quiet' at present should be protected, particularly for their role in the wider setting of the canal and adjacent settlements and the experience of users. The Reporters comments from examination of the current Local Plan suggest that the canal forms an important defensible boundary to Winchburgh and Broxburn. The scale of change around both of these settlements in the respective Core Development Areas reinforces the importance of this role and we recommend that this section is retained as such. Comments in relation to the Canal and preferred sites under Questions 23 for Broxburn and 29 for Linlithgow also refer.	The Union Canal remains a core path that links settlements such as Linlithgow, Winchburgh and Broxburn. It also functions as a green network and biodiversity corridor. There is a proposal of create a "heritage park" in the area between Winchburgh and Broxburn and while focused on the bings, it will also include the canal thread through the area. A policy approach for the Union Canal will be set out in the Proposed Plan.
			6	81	Consider it important that the rural section of the Union Canal between Winchburgh and Broxburn is retained, however, do not support a general approach of no development along the canal. This approach seems unlikely to be beneficial to either the canal or adjacent settlements. This can be seen through the effects of the Millennium project, which helped restore some purpose to the canal and brought users back to it. Balanced development as set out in preferred approach seems likely to continue/secure this purpose. Comments in relation to the Canal and preferred sites under Questions 23 for Broxburn and 29 for Linlithgow should also be noted.	The section of the canal south of Broxburn is in a rural area where large scale development adjacent to the canal is not supported. A policy approach for the Union Canal will be set out in the Proposed Plan.
			7	86	Paragraphs 3.223 and 3.224 of the MIR set out the requirements of SPP for spatial frameworks at the same time as noting that potential for wind farms in excess of 20MW is likely to be very limited. Recommend that a spatial framework for West Lothian, as set out in Table 1 of SPP, is prepared prior to reviewing the policy framework for wind energy.	The spatial framework for West Lothian has been prepared as Supplementary Guidance for Wind Energy Development that has recently been consulted upon. This will be further developed as the LDP moves forward.
			7	87	The 'Alternative' approach does not accord with SPP and therefore is not supported.	Acknowledged and the alternative approach is not to be pursued.
			8	94	The areas identified as areas of search for coal extraction in paragraph 3.236 of the MIR are likely to lead to impacts on peat and priority peatland habitats and may have landscape and visual impacts that would arise both during working and upon proposed restoration.	The council are required to broadly identify areas of search for coal extraction and it is recognised that there may be environmental issues related to peat and associated habitats as well as landscape impact. These issues can be explored at the scoping stage should any coal extraction proposals come forward.
			8	94	In relation to the proposed strategy for open cast coal suggest that there may be challenging issues for protection and enhancement of the natural heritage in these locations. Advise that if they are taken forward in the LDP, policy wording should ensure that suitable protection and restoration of peatland and landscape assets is delivered through development management processes.	The policy relating to open casting is considered to be robust in relation to protection and enhancement of the natural heritage.
			8	94	Given the potential natural heritage impacts of unconventional gas exploration, as discussed at paragraph 3.242 of the MIR, strongly recommend that a clear policy framework is established in the LDP, should developer interest become more firmly established in the area at a future date.	Comments noted. The council has a policy which it is considered is fair to operators as well as third parties and the

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						council is also developing supplementary planning guidance on minerals where fracking is referred to. The council may also develop an SPG on fracking, although it is noted there is a moratorium in place on determining applications set by the Scottish Government
					Suggest that any new or future onshore gas policy should address landscape and visual impacts, including cumulative and night-time assessment; and ecological impacts, particularly groundwater dependent terrestrial ecosystems (GWDTE).	These environmental issues would be included in any policy relating to onshore gas.
			8	95	See response to Questions 94	Noted.
MIRQ0171	Persimmon Homes (East Scotland)	Oliver Munden	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No	Noted.
			Aims	3	Welcome the realisation by WLC that there is a requirement to allocate both sufficient Housing and sufficient Economic land throughout the region, however question if there is a significant oversupply of economic land.	Support noted. The preferred approach has been taken forward to the Proposed Plan. Within the Plan there is a wide range of employment land available catering for a range of uses classes 2, 4, 5 and 6.
			Aims	3	Paragraph 2.4 relating to developer contributions is of some concern. There are significant developer contributions required for the majority of all developments within WL. Keen that this does not negatively impact upon the deliverability and viability of development schemes. All developer contributions need to be carefully considered as being directly relevant to the proposed development, and if a viability argument proves otherwise, there needs to be a realisation from WLC that certain developer contributions may be required to be removed or decreased. This should be carried out on a case by case basis. This same principle should be applied to affordable housing. Agree there is a requirement however, it cannot be at the detriment to deliverability and viability of individual development opportunities. The delivery mechanism and alternative affordable housing delivery methods should also be considered, or there is a danger that otherwise effective sites may not come forward.	Noted, the council is only progressing with SPGs and developer contributions where it considers these to be necessary and appropriate in line with policy PAN1/2010 on planning agreements. It should also be noted that the council is reviewing its affordable housing policy and the council will continue to be flexible in affordable housing delivery by seeking housing on site or commuted sums as two of the possible options for complying with the policy.
			Aims	3	Does not support the third aim of supporting the current council housing programme as this aim emphasis a means of delivering affordable housing, rather than the outcome of increasing the supply of affordable housing. The aim should be reworded so it does not imply the exclusion of other providers from the affordable housing supply chain.	Noted, the council will support provision of affordable housing beyond council house build by seeking agreements with private housebuilders where possible.
			Aims	3	Further to the adoption of SPP earlier this year, and its requirement to consider Brownfield sites before Greenfield release, accept the intentions of WLC in their preference for appropriate development of brownfield land. However concerns that some of the preferred sites have not been indicated as available by the landowner. Therefore, it is recommended that the plan provides assurances whereby if brownfield sites do not come forward, there may be alternative Greenfield	Noted, the council will continue to support brownfield housing land over greenfield land and if some sites are not delivering housing then such sites could be de-allocated from the next LDP.

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					sites that should be released to help meet the shortfall in deliveries. Similarly, Main Issue 3 discusses providing a generous supply of housing land and, as per SPP, there needs to be provision to allow alternative sites to come forward in areas where sites fail to deliver within a reasonable length of time. To this end, suggest that if sites do not come forward or can demonstrate significant progress within 2 years from adoption of the LDP, these sites can be challenged and provision for removal of such sites should be included into the principles of the LDP.	
			Aims	3	The wording of paragraph 2.12 is too vague. Given the comments in the above paragraph, if there is a proven housing need in an area with an allocation that is not delivering, an alternative site must be allowed to come forward to allow housing deliveries to take place.	Noted and agreed, such sites may be able to come forward if planning applications are made and such sites may be considered appropriate windfall development.
			Vision	4	No	Noted.
			1	5	<p>Yes, providing flexibility is viewed as important across all types of sites and land uses. However, as per housing sites that have failed to be delivered, economic sites which are failing to deliver should also be removed or reallocated. This is as per the requirement within SPP Paragraphs 102 and 103 which state:-</p> <p>Business land audits should be undertaken regularly by local authorities to inform reviews of development plans, and updated more frequently if relevant. Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply.</p> <p>New sites should be identified where existing sites no longer meet current needs and market expectations. Where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site.</p>	<p>Noted, the council is looking to remove allocated employment sites that are not being developed and could readily be allocated for other uses.</p> <p>The council agrees that business land audits be regularly undertaken by the council where circumstances and resources allow.</p> <p>The council will allocate new sites for employment development where development is expected to take place in terms of demand.</p> <p>The council will support the allocation of employment sites for other land uses where it considers it prudent to do so and is in fact allowing for non-class 4, 5 and 6 uses to take place on certain industrial estates in West Lothian.</p>
			1	6	No as it does not allow for flexibility	Noted, the council is to pursue its preferred employment strategy.
			1	7	No	Noted
			1	8	There has not been enough evidence provided to fully and properly answer this question, but there is a distinct concern that the MIR is promoting an oversupply of economic land. The MIR should state the uptake of economic land over the past ten years to justify the correct amount has been provided.	The council has undertaken to provide additional allocations to accord with historic uptake of land and to accord with supply targets provided by SESplan particularly for strategic employment land requirements.
			1	8	As it currently stands, the Economy Background paper does not indicate an exact requirement for economic land.	Not agreed, this is contained within the Appendices to the rear of the document.

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						Uptake is based on SESplan requirements
			1	8	The spread of economic land is within those areas which already have a high concentration, and is spread throughout the region; therefore they are in the right place, with exception of site at Linhouse (ELV54) which is deemed not to be suitable as per answer to Question 9.	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage
			1	9	No. The allocation is believed to be located too distant to existing business uses and to the town centre. The existing access would not suit the traffic patterns to which economic development would bring. As such, it is believed this site would be more appropriately allocated for residential use. It is recommended more than 250 houses should be allowed upon the site, and the site should be reallocated as a residential led mixed use site. (To include at least 500 houses but likely to be significantly more).	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	No. The site is highly visible from all directions and breaches the urban boundary of Whitburn/Heartlands. Should it is determined there is a shortfall in economic land within WL, and then an allocation here would be acceptable.	Not agreed, it is considered that the site in question here has been wrongly interpreted by the party making the representation and this relates to Balgornie Farm. The council considers this to be a more medium to long term employment site that the council is duty bound in the adopted West Lothian Local Plan to allocate a strategic site between Whitburn and Armadale.
			1	11	No comment	Noted
			2	12	Paragraph 3.34 states 'achieving a different housing mix by allocating sites for private sector investment'. Whilst we agree with this approach, the site locations need to be carefully considered to ensure they are within locations considered to be marketable, and that land owners are willing and able to sell for development purposes. If sites are allocated in this way but fail to be delivered, there needs to be a suitable provision for sites to be removed if no interest from developers, within the agreed timescale as set out within the answer to Question 3.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			2	12	The council's alternative to community regeneration is to not pursue regeneration objectives through the development plan and to rely solely on other council led regeneration initiatives.	Noted.
			2	13	No, as public funding is currently limited and this trend is likely to remain for the foreseeable future, there will be limitations to council development.	Noted, the council is pursuing its preferred option.
			2	14	No comment	Noted.
			3	15	The requirement from SESplan is for WLC to allocate 20,140 units between 2009 and 2024. The SPP requires an increase by a margin of 20% to allow a generous supply, which gives a new requirement of 24,168 units. As it currently stands, there are 27,155 units proposed within the MIR, which equates to a 112% above the 20% level as per SPP. As such scenario 3, and hence the preferred strategy, is supported as it allows a significant housing land supply to be produced, which is much more likely to yield an effective 5 year land supply. We are however pleased to see a number of sites which have been identified as not delivering or unlikely to deliver, have been removed from the development strategy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3	15	Although SESplan policy 5 indicated that Local Authorities may indicate the phasing and mix of uses to be permitted on any site that is allocated, if this technique is employed by WLC, it needs to be consulted upon with developers to ensure the mix is developable, and phasing does not negatively impact on deliverability.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Paragraph 3.43 discusses the poor delivery rates within WL over the past number of years due to the economic climate; however it is important to consider that the WLLP had a limited number of smaller sites, with the large CDA's accounting for a significant number of units. Given the CDA's are now starting to come forward and deliver housing, in order to improve deliverability a number of smaller sites are required, which is what WLC has tried to do with its current housing strategy. Other CDA's which have come forward and are now delivering (e.g. Calderwood) showing that even sites with large issues can be overcome. Given Gavieside Farm has no planning permission pending or approved, consideration needs to be given to either its removal, or delaying its deliveries it not be second part of the plan. Bringing forward other smaller sites within the area would help to combat this potential loss of units.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Concern over the contents of Paragraph 3.44 which talks about accelerating CDA development by addressing infrastructure. Given that the MIR in Paragraph 3.112 indicates a lack of central funding and a requirement for Developer Contributions to fund the infrastructure, there is no methodology included to indicate how WLC can therefore assist with the infrastructure deliverability, and hence speed up CDA delivery. Linked with 3.53, a requirement for the developer to address any infrastructure constraint, especially if large, is likely to stop any development upon a specific site from taking place. It would therefore be prudent of WLC to assist in deliverability by front funding or making other concessions when it comes to other developer contributions. To allow developers to complete the required infrastructure works.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Furthermore, 3.44 says that the delivery of the new school at Winchburgh holds the key to implementing the development strategy; this raises great concerns that should this new school not proceed, then the education solution for WL fails and that there is no contingency plan in place to consider such an eventuality. The reliance on a single piece of infrastructure provision by a third party cannot form the basis for the majority of development framework and a significant proportion of growth within not only the extent of WL, but within specific settlements such as Linlithgow.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Paragraph 3.57 indicates the need to provide future proofing of the plan beyond the period to 2024. This has already been taken care of by the CDA's, as they are likely to have significant build periods, with development running considerably past 2032.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No as it does not provide a significant enough generous housing supply as required by SPP.	Noted and agreed, the council is pursuing the preferred option for development.
			3	17	No as it does not provide a significant enough generous housing supply as required by SPP.	Noted and agreed, the council is pursuing the preferred option for development.
			3	18	No	Noted.
			3	19	Sites should be reconsidered every two years via SPG. We feel that two years is a sufficient period to allow sites to move forward. After two years, evidence needs to be presented that a developer is making significant progress with regards to delivery of the site, whether that be through submission of a planning application etc, evidence should be provided for any site to allow it to remain allocated. Should this evidence not be provided, it should be de-allocated and new sites	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					promoted to take their place. The process should be carried out in a fixed time period (we suggest no longer than 6 months) to allow for an effective five year land supply to be maintained.	
			3	20	Yes. Please see the answer to Questions 15 and 19 for further details.	Noted and agreed.
			3	21	No, as it does not allow for a flexible or effective 5 year land supply	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	22	No comment	Noted.
			3	23	Yes, the CDA's should be allowed to deliver as many units as they are able to providing they meet with any Masterplan or development aims in terms of design. That being said, we have some concerns over some of the text which backs up the preferred approach which raises some questions.	Support noted.
			3	23	It is obvious from the MIR that the large CDA's are required in order to deliver the housing targets, however there are concerns that if these developments do not progress beyond a certain stage, then the deliverability fails. Given the council have acknowledged this, there is no evidence or solution to resolve should this happen. There needs to be significant consideration of developer contributions and timings for payments as this may cause viability problems. As per the answer to Questions 3 and 15, the ability for WLC to front fund or assist with funding of the infrastructure is the only way to ensure that the larger sites constrained by infrastructure or with large costs associated with it can be delivered, in order to assist housing completions as required by SESplan	The council has specific dates and times when monies are to be received relevant to providing the additional infrastructure to support the CDAs. The council is able to forward fund some developments also.
			3	24	No. sites should be allowed to deliver whatever they are capable of delivering on the ground, and not be constrained by a figure in a Masterplan	Agreed, the council is taking forward its preferred approach to development.
			3	25	No comment	No
			3	26	Yes, as per the answer to Questions 23 and 24, sites should be allowed to deliver whatever they are capable of delivering on the ground, and not be constrained by a figure in a Masterplan	Noted, the council however has to allocate figures against each housing site and CDA in order that the overall numbers are sufficiently controlled.
			3	27	No, please see answer to Questions 23, 24 and 26	Noted and agreed.
			3	28	No comment	Noted.
			3	29	Supports the release of sites in Linlithgow but does not support the sequential approach.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of

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						any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	29	In order to deliver the number of units site in SESplan is, every settlement will need to take some of these units in order to a) allocate sufficient sites and b) enable developers the opportunities for locations across the region, and therefore to allow the required housing deliveries. Therefore the area of restraint needs to be removed, along with the acceptance of limited development until the Secondary School at Winchburgh is delivered. Although there is a planned release of sites, the opportunity for many sites to come forward at once needs to be considered, given the substantial demand for units and developer interest within Linlithgow.	Noted and agreed in terms of the approach to the area of restraint in Linlithgow. Development will be limited to what capacity is available at Linlithgow Academy, prior to the new secondary school being built to at least a first phase at Winchburgh.
			3	29	It is appreciated there are education issues, but there needs to be consideration taken into when sites will be delivered, and what the school rolls are likely to be at that time. As it currently stands, with very limited new house building within Linlithgow, there will be a gradual decline in school rolls due to families reaching the largest size (average of 2.4 children). As such there is a strong likelihood that there will be capacity for some house building within the next 2-3 years, before the completion of the new school at Winchburgh.	Noted and agreed in terms of the approach to the area of restraint in Linlithgow. As stated previously, development will be limited to what capacity is available at Linlithgow Academy, prior to the new secondary school being built to at least a first phase at Winchburgh.
			3	29	It is also noted that within Paragraph 3.88, there has been significant improvements to community facilities. It is therefore assumed that this which means that there will be no developer contributions required towards this for any future development within Linlithgow. As such, Paragraph 3.88 should read that there will not be additional S75 payments required towards community infrastructure.	Noted.
			3	29	Affordable housing appears to be a recurrent issue within the MIR, despite the large council building project that is currently being undertaken. SPP indicates that 25% affordable housing should be delivered across each Local Authority, and we would be keen to see this replicated within Linlithgow. The viability impact of an increase in AH above 25% across a site must also be considered, as this may be to the determined of other requirements i.e. infrastructure improvements. It is likely that too high a percentage requirement may limit developer interests due to the increased costs this brings.	Noted, the council is reviewing the policy on affordable housing, that it is proposed will be statutory supplementary policy guidance.
			3	29	However, we do not agree with the sequential approach as the LDP would require developers of Greenfield sites to demonstrate that development of their site would not prohibit development of a brownfield site. This is considered inflexible as essentially still acts as a restraint and may place risk on significant housing units being delivered on Greenfield sites for the sake of a small brownfield site which will not provide a significant number of units	Not agreed, the council is seeking the most sustainable form of development for Linlithgow, hence it is prioritising brownfield land in settlements over greenfield land being released. The allocation of sites in Linlithgow will

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						require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3	29	Finally, there needs to be an alternative plan should the proposed Secondary school at Winchburgh not be delivered. Should this happen, how will growth be achieved at Linlithgow given the need for all settlements to contribute to the deliverability of housing across the region.	Comments noted, if the secondary school is not constructed at Winchburgh it will require housebuilding there to cease.
			3	30	No comment	Noted
			3	31	Yes land should be continued to be safeguarded, but developer contributions for this need to be realistic to ensure the cumulative impact with any other developer contributions does not compromise the viability of a site. It is our opinion that only a very significant Greenfield release would be able to provide contributions to the provision of such a major piece of infrastructure.	Comments noted, developer contributions will be commensurate with number of houses proposed. Lifting the area of restraint in Linlithgow is likely to lead to some greenfield release.
			3	31	Deans South The council's 'Preferred' approach to the Deans South estate, Livingston, is that the area be identified for comprehensive redevelopment for approximately 300 new houses.	Noted
			3	32	No	Noted, the council is taking forward its preferred approach to housing at Deans South.
			3	33	No	Noted, the council is taking forward its preferred approach to housing at Deans South.
			3	34	The principal of redevelopment is agreed upon the site, given its history and current state. However there needs to be further consideration as to the type of housing that is preferred. 300 units on the site would give a very high density, and it is not clear if this is what is required on the site or within Livingston. It is also not clear how will deliver the housing which will impact on the number of units that can be achieved.	Deans South previously has a high density so it is considered that a medium to high density is acceptable in this instance.
			3	35	No. Whilst we are aware of the requirement for affordable housing within West Lothian, increasing affordable housing across the region, most likely to the 25% requirement set out within SPP, will have a detrimental impact on the viability of residential development sites. It also needs to be considered alongside the other significant financial contributions that WLC are requesting on many sites, including education and road infrastructure payments. Keeping the affordable housing requirement at 15% (and 25% in CDA's) will allow sites to be delivered in a financially viable way, rather than prejudicing development viability with ever increasing developer contributions.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No. Although the current policy of 15 % affordable housing, increasing to 25% in CDA's remains to be supported, the delivery of the AH needs to be reconsidered as per the answer to Question 37.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	There is no merit in excluding supply of affordable housing from other willing and able providers, including commercial home builders. The council should focus on delivering as many units as	The affordable housing policy has been reviewed and a revised policy is to be

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					possible from the most efficient and appropriate sources.	included in the Proposed Plan.
			3	37	The deliverability of the additional 10% affordable housing required in CDA's should be chosen by the developer. As it currently stands there is a requirement for the developer to give WLC 15% of fully serviced land for their own AH programme. This creates a number of issues and results in missed opportunities for WLC. If the developer delivers all the affordable, this can often be integrated with the other private development housing and assists in providing 'tenure blind' affordable housing. This also ensures that the AH is delivered at the same time as the private which limits the time that development is being undertaken on site. This is especially true if WLC do not deliver the AH at the same time the developer is delivering their private housing.	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	37	There also needs to be a consideration of the costs. Given a developer is already on site and is setup for construction, they are in a much better place to deliver the housing than another party coming in and carrying out the same, which will also incur additional costs which Local Authorities are keen to reduce given the limitations on government funding given the current financial situation.	Comments noted.
			4	38	Yes. However a balance needs to be achieved between allowing development and ensuring that such contributions do not render developments completely unviable. There is a danger that if levels of developer contributions are not limited in their total, and taking into account costs of provision of affordable housing will have a detrimental effect on development viability. It also needs to be ensured that developer contributions are only required for specific additional facilities, rather than unjustified improvements to existing facilities. However we resist the implementation of further supplementary guidance as this should realistically be dealt with within the LDP to create greater clarity.	Comments noted. It is highly unlikely that developer contributions being asked for will render a development unviable, particularly if that cost has been passed onto the landowner originally, which it is appreciated may not always be the case.
			4	39	No	Noted, the council is taking forward its preferred approach.
			4	40	No comment	Noted.
			4	41	No comment	Noted.
			4	42-44	No comments	Noted.
			5	45-47	No comments	Noted.
			6	48	No	Noted.
			6	49	No	Noted.
			6	50	A combination of both the preferred and alternative options needs to be considered. It is obvious that WLC have accepted the requirement to release Greenfield sites across the region in order to allocate sufficient sites across the region to meet the requirements of SESplan. It is also accepted that the terms of SPP indicates that the development of brownfield sites needs to be carried out as a priority as well. Persimmon accepts both these situations and would suggest that an approach somewhere down the middle is taken. Brownfield sites often carry significant issues with them including land assembly issues, contamination alongside restricted capacity to deliver the numbers. In this respect, some sites will have limited developer interest and may never be delivered. Owing to the above facts any Brownfield sites that are preferred for development need to have confirmed developer involvement, or a mechanism for them to be de-allocated if no developer interest is shown within 2 years, as per our answer to Question 3.	Comments noted. Brownfield site release is preferable to greenfield site release, but given the number of houses required by SESplan, that there will be some greenfield release. The council will review in the next plan whether any allocations in this plan should be de-allocated. Some sites from the previous plan have been de-allocated.
			6	51	Yes	Noted
			6	52	No	Noted, the council is taking forward the

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						preferred approach to housing.
			6	53	No comment	Noted.
			6	54	No	Noted
			6	55	The first alternative is preferred as it will allow potentially derelict and vacant Brownfield land to be developed and potentially remove or improve visually intrusive and potentially contaminated sites within the countryside. Any development here would need to be sensitively developed with good boundary planting to minimise its impact on the environment	Comments noted, the council may be able to support such brownfield sites in the countryside for redevelopment, should such sites be sensitively developed and if there is enough infrastructure to support the development.. The starting point for any new development in the countryside however is there is a presumption against development.
			6	56	No comment	Noted.
			6	60-70	No comments	Noted.
			6	82-98	No comments	Noted.
			6	83	No	Noted
			6	84	Yes as developer contributions are currently excessive and better spent on essential requirements such as education etc.	Noted, the council is taking forward the preferred approach to public art.
			6	85-98	No comments	Noted.
MIRQ0172	Taylor Wimpey	Holder Planning	3		The representations relate to land at Eastoun Farm, Bathgate and seek the site's allocation for housing development within the Proposed Local Development Plan. Eastoun Farm was not previously brought to the attention of the Council during the 'Expression of Interest' exercise undertaken in 2011.	Noted
			3		There do not appear to be a sufficient number of 'Preferred Sites' for housing identified within the Main Issues Report to meet the Housing Supply Target in the two periods identified by SESplan i.e. 2009 – 2019 and 2019 – 2024. Furthermore, the plan will fail to maintain a five years' effective land supply at any time. Accordingly, a substantial number of additional effective housing sites need to be allocated to reflect the terms and requirements of SESplan and Scottish Planning Policy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Development Framework and Transport & Access Appraisal, demonstrate Eastoun Farm's suitability for housing development. The proposed site is effective, offering capacity for around 140 new homes set within an attractive location and offering good landscape fit and potential to create robust and defensible boundaries. The site is accessible by a range of transport modes and located within walking distance of local services. Overall, Development of the site would represent a sustainable and natural extension to the existing settlement.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The terms of the questions posed by the Main Issues Report are noted.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Do not agree with the Preferred Strategy for Housing Growth in West Lothian. Whilst the broad intention of providing circa 15% additional houses over and above the base supply is noted, for the reasons presented within our Housing Land and Supply Paper the Preferred Strategy fails to address the requirements of SESplan and Scottish Planning Policy both in terms of meeting the	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					partitioned Housing Supply Target and ensuring the maintenance of an effective five years' housing land supply. As a result, there is a pressing need to revisit and increase the number of 'new' housing sites for which allocations are required.	
			3	18	Do not propose an alternative strategy to that proposed by the Main Issues Report. Rather, the existing preferred strategy needs to be reconsidered and amended to include a substantial number of additional effective housing sites to ensure the requirements of SESplan and Scottish Planning Policy are appropriately addressed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	In order to maintain an effective five year housing land supply the Council needs to review its current over-reliance on the delivery of housing from known 'constrained' sites. Additional, effective, housing sites will be required if an effective five year housing land supply is to be maintained.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0173	Davidson and Robertson Rural	Rick Finc Associates Ltd	3 & 4		EOI-0111 LAND AT BALGREEN FARM, LIVINGSTON Disagrees with the approach being taken and wishes to submit a formal objection to the LDP MIR. Does not accept the Council's logic or reasons for excluding this site and should the site not be progressed in the Proposed LDP would wish to be represented at the LDP Examination/Hearings.	Noted
			3		The site meets the terms of PAN 2/2010 in terms of effectiveness, could come forward in the short-medium term and form part of the 5 year land supply. Infrastructure and services are available to support the development of this land during the plan period. The site forms a logical extension to Murieston.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Draws the Council's attention to the provisions of Planning Circular 6/2013 on Development Planning and believe that the Council's decision is not compliant with due processes. The land has been brought forward at this stage in response to mounting development pressures in Livingston and the West Lothian corridor, a perceived shortage of housing land, and the status of the site in the emerging LDP. It is considered that this site is a most sustainable location within this area and has the potential to meet key planning objectives within both SESPlan and the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 4		Land at Balgreen does not have any overarching infrastructure constraints and can be serviced to allow development. It is well located for local services.	Whilst comments noted, the site is in a less sustainable location than that of other sites proposed to be allocated in the plan in terms of access to services, public transport and the general road network.
			3		The local plan is significantly out of date and does not comply with SESplan or Scottish Planning Policy.	Noted, the council is aware that the present local plan is now more than 5 years old i.e. since it was adopted. Nevertheless it still has primacy in the decision making process.
			3		SESPlan recognises the importance of the West Lothian Corridor as an important area for employment and economic growth. As of 31 March 2013 the effective land supply in West Lothian was 14,470 units out of an established Land Supply of 22,533. The SPG identifies an overall requirement of 11,420 houses for the period 2009-19 and 6,590 houses for the period 2019-24. Based on the information within the 2013 Housing Land Audit it is estimated that there is a shortfall in the 5 year land supply of approximately 45% or 4,371 units.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The preferred strategy appears to focus on increasing numbers within the Core Development Areas and much of this earmarked for phased development beyond 2019 and indeed beyond	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan

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					2024. This approach is considered to be flawed in so far that it is over reliant on large allocations, constrained sites and windfalls which will not deliver effective sites and could constrain the level of house building.	stage.
			3		Paragraph 110 of SPP states that 'The planning system should: identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times'. This clearly is not the case and there is a possibility that the LDP will result in under supply without additional allocations.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Notwithstanding the housing figures, there is a need to take a more realistic and pragmatic view in formulating a more ambitious vision for West Lothian that is more in line with SPP and SESplan. Housing supply in Livingston should therefore be given the status commensurate with a key strategic location. In relation to sites that have not been developed or are constrained, there is a need to consider how the feasibility and viability of such allocations can be improved through the planning system in order to attract development. Muireston is a prime marketable site situated in a sustainable location and meets the tests for housing allocations being unconstrained. Land at Muireston is effective, capable of being delivered in the short to medium term and will help to meet housing need in West Lothian. The landowner therefore believes that it should be allocated for housing development in the emerging Proposed Local Development Plan. An allocation at Balgreen Farm for housing development will accord with the housing and economic development priorities of West Lothian Council. It will increase the provision of new market and affordable housing and will create a range of choice of housing type and tenure.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 4		Education capacity constraints are cited as a reason for exclusion in the short term but not over the plan period. However it is not clear that there is an educational constraint and the landowner would wish to challenge this assertion in the absence of detailed figures. As an aside we are unaware of any infrastructure that would inhibit the development being proposed.	Noted, the council considers there is an education constraint that would inhibit development of the site. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		The physical expansion of Muireston has not been fully tested and there is no evidence that an alteration to the urban boundary envelope would constitute an intrusive physical expansion. Landscape, topographical and visual assessment of site conditions indicate that there is the environmental capacity to accommodate development. Furthermore, there is no cognisance of the associated socio-economic and community benefits that this development could deliver including affordable housing	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0174	Folio Developments	Rick Finc Associates	3		LATE-0010 LAND AT HOUSTON HOLDINGS, UPHALL Disagrees with the approach being taken to this location along the A89 and wishes to submit a formal objection to the LDP. D not accepts the Council's logic or reasons for excluding this site and should the site not be progressed in the Proposed LDP would wish to be represented at the LDP Examination / Hearings. The site should be included for mixed use developments (commercial and leisure).	Noted, the council considers that there are better more sustainable sites for development than that proposed. Noted that there will be an opportunity to dispute the councils position through the examination process.
					Requests that the existing "Countryside Belt" designation is fully and properly reviewed as part of the emerging LDP and in the light of shortages in the supply of effective, marketable, mixed use sites.	Noted, the council will review landscape designations as part of the Local Landscape Designation Review. Countryside Belts will be reviewed and a policy approach set out in the proposed plan.

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			3		The proposed LDP has an emphasis on brown field land within Core Development Areas. However not all land can be found within these areas and this approach is actually constraining development opportunities in West Lothian. Furthermore the approach taken will leave West Lothian with a gross undersupply of mixed use commercial and leisure opportunities in order to support housing development and re-generation. Previous studies to determine such uses are now out of date and unreliable as a basis for underpinning the new LDP.	Comments noted but not agreed, the council's approach is to support brownfield development and CDAs, but the council is also allowing for limited greenfield release in appropriate locations. It is also contended that there will be and in fact there is sufficient commercial and leisure development to support the development that is available in West Lothian.
			3		Proposed development would be maintained within defensible boundaries and accommodate mixed use buildings on the core site at Dechmont Roundabout which is now a major nodal point at this accessible location. This makes it highly marketable for a range of uses and will attract investment and economic development into the West Lothian area.	The council does not support allocation at this location of mixed uses development, however the council may be able to support limited commercial development if appropriate planning applications were submitted.
			3		Development in this area would not result in urban sprawl or coalescence; indeed the overall corridor would be greener through enhanced structure planting. The land would be retained for leisure and commercial uses in recognition that there is already a major user (Dobbies) on site.	Noted that there is a Dobbies in place close to this site, this was granted contrary to recommendations of the council at appeal. The introduction of structural planting with new developments does not justify allowing development, even if it softens visual impact.
			3 & 4		The site is in a highly sustainable location, given its proximity to Uphall Railway Station and accessibility to key public transport routes between Livingston and Edinburgh.	It is noted that the site is in close proximity to Uphall Station railway station in sustainability terms.
			3 & 6		The proposed development would have minimal effect on the landscape and the visual impact would be beneficial in terms of integrating development. Sustainability and economical development benefits significantly outweigh any environmental issues on this land.	Not agreed, as stated already, the council considers that there are better sites for development than that being proposed. Commercial and mixed uses are more prone to be supported in settlements and this site is outwith settlement envelopes and is in the countryside.
			3		In terms of effectiveness we are not aware of any ownership, physical, financial or marketing constraints that would preclude this site from coming forward in the short-medium term and form part of the 5 year land supply. Infrastructure and services are available to support the development of the land.	Noted regarding constraints.
MIRQ0175	Davidson and Robertson Rural	Rick Finc Associates	3		LATE-0002 LAND AT STATION ROAD, KIRKNEWTON Does not accept the Council's reasons for the non inclusion of this land and wishes to challenge the decision through a formal objection as part of the Proposed LDP.	Noted.
			3		We would also draw the Council's attention to the provisions of Planning Circular 6/2013 on Development Planning and believe that the Council's decision is not compliant with due processes.	Not agreed, the council considers that it has been fully compliant with the provisions of Planning Circular 6/2013 on

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						Development Planning.
			3		The Proposed LDP in conformity with SESplan SPG on Housing Land and Scottish Planning Policy needs to make provision for a 5 year supply of effective housing land at all times as part of a generous supply. The site could contribute to this as there is a shortfall in the current five year effective land supply. The existing housing allocations do not fully comply with PAN 2 /2010.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The local plan is significantly out of date and does not comply with SESplan; other material planning conditions including the emerging LDP are therefore relevant. The site forms a natural logical extension to Kirknewton.	It is acknowledged that the local plan is out of date, but nevertheless still has primacy in the decision making process in terms of section 25 of the 1997 Act. The council considers that the site proposed would be visually intrusive when viewed from the south and west on approaches to the town.
			3		The preferred strategy appears to focus on increasing numbers within the Core Development Areas and much of this earmarked for phased development beyond 2019 and indeed beyond 2024. This approach is considered to be flawed in so far that it is over reliant on large allocations, constrained sites, and windfalls which will not deliver effective sites and could constrain the level of house building.	Whilst it is acknowledged that CDAs have longer term allocations, the council has sought to provide allocations of smaller sites to enable house building to take place in the short term.
MIRQ0176	Davidson & Robertson Rural	Rick Finc Associates Ltd	3		EOI-0052 LAND AT HARTWOOD ROAD, WEST CALDER Does not accept the Council's reasons for the non-inclusion of this land and wishes to challenge the decision through a formal objection as part of the Proposed LDP. Also draws the Council's attention to the provisions of Planning Circular 6/2013 on Development Planning and believe that the Council's decision is not compliant with due processes.	Noted.
			3		Argues that the development proposal for housing / care and community uses is a logical, natural extension of West Calder. Asserts that West Calder is a marketable location.	It is agreed that this development could be seen as a natural extension to West Calder, however the council is promoting other sites, including the CA at Mossend, that it considers to be better than this site. It is noted that the site could be seen as being in a marketable location.
			3		Based on the information within the 2013 Housing Land Audit it is estimated that there is a shortfall in the 5 year land supply of approximately 45% or 4,371 units.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Hartwood site is effective, capable of being delivered in the short to medium term and will help to meet housing need including housing need for the elderly in West Lothian. The landowner therefore believes that it should be allocated for housing development in the emerging Proposed Local Development Plan.	If a proposal were to come forward for an elderly housing need, the council would assess that development site on its own merits.
			3		The land at Hartwood Road, West Lothian can assist the Council in meeting the strategic housing land requirements within the Housing Market Area (HMA), and provide an enhanced range and mix of housing to suit all needs including those of the elderly in West Calder in accordance with SESplan and Scottish Planning Policy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1 & 3		The Councils preferred strategy for West Lothian is largely dependent on the performance of Core	Comments noted, whilst the CDAs have

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					Development Areas. It is clear that the performance of these and in other strategic locations has been variable and not in accordance with strategic targets. There is an over reliance on these areas at the expense of equally sustainable and more marketable locations.	been slow to deliver due to complex nature of these proposals, they are now starting to deliver throughout West Lothian. The council is promoting smaller sites in this plan that should be able to come forward quicker than some of the CDAs.
			3		In any case West Calder is an important strategic location and there is no good planning reason why development in the town should be exclusively restricted to the CDA.	Noted and agreed, the council is supporting several other sites other than the CDA allocation including HWC5 adjacent to the cemetery and the site of the former West Calder High School.
			3		The assertion that there are other more suitable sites available for development is not fully justified in the MIR, contrary to SPP and Planning Circular 6 / 2013. This presumably is a reference to the CDA at West Calder and we do not agree with this assertion.	Not agreed, several other sites other than the CDA allocation including HWC5 adjacent to the cemetery and the site of the former West Calder High School.
			3 & 6		The physical expansion of West Calder has not been fully tested and there is no evidence that an alteration to the village envelope would constitute an intrusive physical expansion to the village. Landscape, topographical and visual assessment of site conditions would indicate otherwise in terms of environmental capacity.	The site in question could be accommodated within the landscape, but the site may have challenges in transportation terms in terms of Hartwood Road and junction capacities.
			3		It is not considered that the site is of 'rural character' however it does provide an opportunity for infill and rounding of this part of the town as a windfall site.	Noted, the site could be accommodated in the landscape but there are other better sites as already indicated that can be accommodated within West Calder.
			3		There is no cognisance of the socio-economic and community benefits that this development could deliver in conjunction with Housing Associations and NHS Lothian. This not only includes private investment for community facilities but also the employment spin offs for local residents.	The benefits of the development mentioned are noted and agreed.
			3		WLC appear to wish to protect the continued commitment to the West Calder CDA despite the requirement for additional housing and community facilities. This reason to be non-compliant with Planning Circular 6 /2013.	Noted, the council is taking forward support of the CDA, but in terms of assessing this site in line with Circular 6/2013, the council considers it has fulfilled its requirements.
MIRQ0177	Davidson & Robertson Rural	Rick Finc Associates Ltd	3		EOI-0113, LAND AT LANGTON ROAD, EAST CALDER Does not accept the Councils reasons for the non inclusion of this land and wishes to challenge the decision through a formal objection as part of the Proposed LDP.	Noted.
			3		Draws the Councils attention to the provisions of Planning Circular 6/2013 on Development Planning and believe that the Council's decision is not compliant with due processes.	Not agreed, the council considers it has complied fully with the Circular 6/2013.
			3		It is anticipated that subject to an agreed layout and design that the site could accommodate approximately 120 predominantly residential units on the 5.3Ha. The land is well contained by physical boundaries and its landform has the capacity to accommodate built development. In addition it has been demonstrated that the site.	Noted, the landscape containment argument is agreed, but the council considers that East Calder has enough housing development allocated through the mixed use CDAs.

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			3		The WLLP is significantly out of date and does not comply with SESplan, other material planning conditions including Scottish Planning Policy are therefore relevant.	It is noted that the adopted Local Plan is more than 5 years old, but still has primacy in the decision making process for proposals. The council has also had regard to SPP when drafting both the MIR and the proposed plan.
			3		Development proposed for housing is a logical, natural extension and rounding off of East Calder.	Whilst this is agreed, the council considers that East Calder has enough housing development allocated through the mixed use CDAs.
			3		The Proposed LDP must be prepared in accordance with the approved SESplan (as modified by Supplementary Planning Guidance on Housing and the requirements of new Scottish Planning Policy (June 2014).	Noted, the council has prepared this plan in accordance with SESplan and the proposed plan.
			3		Based on the information within the 2013 Housing Land Audit it is estimated that there is a shortfall in the 5 year land supply of approximately 45% or 4371 units.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1 & 3		The preferred strategy appears to focus on increasing numbers within the Core Development Areas and much of this earmarked for phased development beyond 2019 and indeed beyond 2024. This approach is considered to be flawed in so far that it is over reliant on large allocations, constrained sites and windfalls which will not deliver effective sites and could constrain the level of house building.	Noted, however the council has allocated some sites beyond CDAs, such as at Raw Holdings, Langton Gardens, Millbank Depot.
			3		A greater degree of flexibility is therefore required in the range a type of allocations both within and outwith CDAs. The Calderwood CDA is not performing and protecting this area is not compliant with SPP or PAN 2 /2010.	Not agreed, the Calderwood CDA is now delivering housing land on the ground. It has taken time for the site to develop due to complexities of pulling together the CDAs.
			3		In relation to sites that have not been developed or are constrained, there is a need to consider how the feasibility and viability of such allocations can be improved through the planning system in order to attract development.	Noted and agreed.
			3		Langton Road East Calder is situated in a sustainable location and meets the tests for housing allocations. Unlike the wider CDA it can be developed independently of other sites and integrated areas within West Calder. Its allocation would assist and facilitate the delivery of infrastructure and services required for other sites in the CDA. The site is effective, capable of being delivered in the short to medium term and will help to meet housing need in West Lothian.	Noted, the council considers the site could be developed as specified, but the council is continuing to support the CDAs and other sites in East Calder.
			1 & 3		The Councils preferred strategy for West Lothian is largely dependent on the performance of Core Development Areas. It is clear that the performance these and in other strategic locations has been variable and not in accordance with strategic targets. There is an over reliance on these areas at the expense of equally sustainable and more marketable locations such as East Calder. The assertion that there are other more suitable sites available for development is not fully justified in the MIR contrary to SPP and Planning Circular 6 / 2013.	Noted, the council still considers that its approach to supporting the CDAs and other sites is acceptable in terms of Circular 6/2013.
MIRQ0178	Davidson & Robertson Rural	Rick Finc Associates Ltd	3		LAND AT WILCOXHOLM FARM, EDINBURGH ROAD, LINLITHGOW EOI 0114 The landowner endorses and agrees with the approach being taken by WLC in respect of the LDP. However wishes to see the designation of preferred (in part) converted to a housing allocation	Noted, the council considers that the site should be preferred in part in terms of accommodating the site in the landscape.

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					within the Proposed LDP. The site is the most sustainable option for the expansion of Linlithgow and is best placed to accommodate strategic housing land. It is considered that this site is a most sustainable location within this area and has the potential to meet key planning objectives within both SESPlan and the LDP. There is capacity and development potential for 400-450 houses. Wilcoxholm is a prime marketable site situated in a sustainable location and meets the tests for housing allocations being unconstrained. The site would contribute to the five year effective land supply.	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3		Based on the information within the 2013 Housing Land Audit it is estimated that there is a shortfall in the 5 year land supply of approximately 45% or 4,371 units.	Noted.
			1 & 3		The preferred strategy appears to focus on increasing numbers within the Core Development Areas and much of this earmarked for phased development beyond 2019 and indeed beyond 2024. This approach is considered to be flawed in so far that it is over reliant on large allocations, constrained sites and windfalls which will not deliver effective sites and could constrain the level of house building.	Not agreed, the council continues to support CDAs which are now delivering substantial housing completions.
			3		In relation to sites that have not been developed or are constrained, there is a need to consider how the feasibility and viability of such allocations can be improved through the planning system in order to attract development. Wilcoxholm is a prime marketable site situated in a sustainable location and meets the tests for housing allocations being unconstrained.	Noted. It is agreed that this site is marketable, given its location in Linlithgow.
			3		The land at Linlithgow is effective, capable of being delivered in the short to medium term and will help to meet housing need in West Lothian. The landowner therefore believes that it should be allocated for housing development in the emerging Proposed Local Development Plan.	Noted and agreed, this site that is preferred in part will be able to contribute to housing completions, thereby helping to deal with housing

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						<p>need.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3		An allocation at Wilcoxholm Farm for housing development will accord with the housing and economic development priorities of West Lothian Council It will increase the provision of new market and affordable housing and will create a range of choice of housing type and tenure.	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require</p>

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						<p>these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3 & 4		The site is well located and can be fully integrated into the urban structure. It is free from constraints and is capable of being effectively developed. Wilcoxholm provides an outstanding development opportunity that should be promoted through the emerging West Lothian LDP.	Noted and agreed.
			3		Some of the existing allocations within West Lothian are not performing in accordance with PAN 2/2010 and are precluding more effective and marketable sites such as this one from being progressed. There is an over reliance on these areas at the expense of equally sustainable and more marketable locations such as Linlithgow which should be a major focus for housing and economic development.	Noted, the council is seeking to maximise housing completions by allocating a variety of allocations in marketable locations throughout the district.
			3 & 6		The physical expansion of Linlithgow has not been fully tested but there is no evidence that an alteration to the urban boundary envelope would constitute an intrusive physical expansion. Landscape, topographical and visual assessment of the prevailing site conditions indicate that there is the environmental capacity to accommodate development.	<p>Noted, but the council considers that the part of the site allocated is the limit to physical accommodation for this development site.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>
MIRQ0179					SUBMISSION WITHDRAWN AT REQUEST OF RESPONDENT	Site withdrawn by agent as per letter dated 3 June 2015 2015
MIRQ0180	Scottish Government (Planning Division)		All		Scottish Government's policy on nationally important land use matters is contained in Scottish Planning Policy 2014 (SPP) and the national strategy for Scotland's development is contained within National Planning Framework 3 (NPF 3). Role at this stage is to ensure that the Main Issues Report and the Proposed Plan (PP), which will follow, fit with Scottish Government policy and reflect Minister's priorities, which are contained within these documents. We also want to ensure	Noted and agreed.

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					front loading of the process and emphasise the importance of resolving issues at the earliest opportunity.	
			All		Overall, we found the MIR to be easy to follow and in particular we found the Policy Review and Supplementary Guidance tables to be very useful in terms of highlighting which policies / Supplementary Guidance are to be reviewed / retained or which are coming forward.	Noted and agreed.
			All		Welcome the opportunity as a key stakeholder for continued engagement in the West Lothian Local Development Plan (LDP) process. Welcome the opportunity to comment on a working draft of the Proposed Plan and/or individual policies if the Council would find that of assistance.	Noted and agreed, communication will remain open for the proposed plan.
			All		Main Issues Note the main issues which have been identified within the MIR and are content that these represent key areas of change and big ideas for future development within West Lothian. We can provide the following comments in relation to certain of the main issues.	Noted and agreed.
			3		Main Issue 3: Housing Growth, Delivery and Sustainable Housing Locations The housing land requirement is set out in the SESplan Supplementary Guidance (18,010) and is derived from the HNDA, which is reflected in the MIR. There would appear to be a commitment to increasing housing supply. The preferred option, Scenario 3, aims to provide greater flexibility in land supply and acknowledges that a better range of site options, beyond the Core Development Areas (CDAs) already allocated is required to support an increase in the supply of housing over the plan period. The preferred option allocates additional sites capable of delivering more than the Housing Land Requirement identified through SESplan. The LDP should seek to ensure that there is enough effective land for at least five year housing land particularly as the MIR notes that over one third (37%) of the established land supply in West Lothian is constrained.	Noted and agreed. The council will seek to minimise allocation of constrained sites, but many of these sites are constrained due to the infrastructure challenges that are being faced in West Lothian.
			3		The MIR appears to refer to both the draft SESplan Supplementary Guidance and SPP 2010. While the up-to-date policy requirements are generally met and there is reference to elements of SPP 2014, this is not consistent – for example, paragraph 3.52 does not include the reference to “in the plan period”.	Noted and agreed, this issue will be addressed in the proposed plan.
			3		Paragraph 3.45 refers to the SESplan Supplementary Guidance being submitted to Ministers; however, we would note that Scottish Ministers responded to this in mid-June 2014.	Noted and agreed.
			3		Within paragraph 3.55, the baseline referred to does not include reference to the additional allowance required by the Supplementary Guidance (though this is mentioned in Figure 11 and in the Preferred Strategy on p30), which is confusing. Also the reference to the percentage of the established land supply which is constrained is in paragraph 3.55, representing some 37% of supply, but there is no further discussion.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Note that affordable housing policy is set at 15% in general, with an additional 10% within CDAs. Paragraph 3.105 refers to the ‘benchmark’ of 25% in SPP, however, this is from SPP 2010 and should be updated.	Noted. The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3		SPP 2014 states that development plans should address the need for sites for Gypsy/Travellers and Travelling Show people with LDPs identifying suitable sites for these communities. It is unclear from the MIR whether there are any issues of need in West Lothian as no mention is made of these groups.	Noted, there is to be a policy regarding Gypsy and travellers within the proposed plan.
			4		Main Issue 4: Infrastructure Requirements and Delivery	Noted and agreed.

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					Note that infrastructure delivery is a main issue for West Lothian and acknowledge that the Council is seeking innovative ways to address this, for example, through setting up a Local Infrastructure Fund and looking at methods such as TIF.	
			4		Paragraph 3.130 makes reference to the promotion of a 'mixture of generic policies' relating to developer contributions. We would highlight that Circular 6/2013 (Development Planning) sets out the topics which should be included in the Plan and those which are suitable for Supplementary Guidance (para 139). Reference is made to this on page 84 of the MIR. Consideration should be given to this when preparing the Proposed Plan policies relating to developer contributions.	Noted and agreed, the council has regard to the issue of developer contributions in the proposed plan.
			4		In addition, if developer contributions are to be sought through S75 planning obligations, reference should be made to Circular 3/2012 (Planning Obligations and Good Neighbour Agreements), which sets out the relevant policy tests. We would recommend that the Proposed Plan, be explicit about the need for a clear link between the impact of developments and the infrastructure to which those developments might contribute.	Noted and agreed, this information is being included in the proposed plan.
			5		Main Issue 5: Town Centres and Retailing Support that the MIR has identified the network of centres and their function, including emerging centres as required by SPP.	Noted and agreed.
			5		Circular 6/2013 sets out that evidence is required to inform plan-making, justify the plan's content, and provide a baseline for later monitoring, and that this information gathering and analysis should serve efficient high quality plan-making. SPP states (paragraph 64) that local authorities, working with community planning partners, businesses and community groups as appropriate, should prepare a town centre health check, and that one of the roles of the health check is to inform the development plan. Accordingly, the Scottish Government would encourage the Council to carry out town centre health checks if it has not already done so. The findings of the health checks should also be used to develop a strategy to deliver improvements to the town centre. SPP expects the spatial elements of town centre strategies to be included in the development plan or Supplementary Guidance.	The council will consider town centre health checks being carried out should resources allow for this. The council will have relevant policies in place to protect the vitality and viability of town centres.
			5		The key recommendation from the National Review of Town Centres External Advisory Group Report (EAG) (July 2013) was for a 'town centre first principle'. Both the preferred and alternative approaches in the MIR refer to applying a sequential approach but only in relation to retail and commercial leisure. These were the uses the previous SPP (2010) sequential approach applied to, however, highlight that the town centres first sequential approach has been widened out to cover the wider range of uses. One of the new SPP's Policy Principles (paragraph 60) is a broadening out of the established sequential test so that "the planning system should apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities". Paragraph 68 of SPP sets out which uses the sequential approach applies to, and the order of preference in which locations for these uses are to be considered in. The Proposed Plan should include a town centres first policy approach which covers the full range of uses set out in SPP.	The council mentions in the proposed plan it will have the commitment to the principle of 'town centre first'.
			5		Moving forward the Proposed Plan should include policies to support an appropriate mix of uses in town centres, local centres and high streets (as required by SPP paragraphs 60 and 67). The Council's preferred approach is to remove the policy restrictions on changes of use from Class 1 (Retail) to Class 2 (Financial and Professional Uses) in Bathgate and Linlithgow town centres. SPP notes that in some town and local centres there are concerns about the number and clustering of	Noted and agreed, such decisions on class 2 premises will require to be taken on individual planning applications. The council is committed to having premises that are filled, rather than having vacant

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					some non-retail uses, such as betting offices and high interest money lending premises. The Council should be aware of the potential implications a relaxation of its policy restriction could have in terms of increasing the number of pay day loan shops and betting shops. We have committed to looking at changes to remove the existing exemptions from planning control for betting offices and certain financial services and laying amending legislation in Parliament at the end of the year. Further details are available from the News Release and the Tackling Pay Day Lending and Gambling in Scottish Town Centres and neighbourhoods Action Plan which are available online at http://news.scotland.gov.uk/News/Taking-action-on-payday-lending-f82.aspx . If the Council has concerns about the number and clustering of particular non-retail uses, such as betting offices and high interest money lending premises in town centres, and the town centre strategy indicates that further provision of particular activities would undermine the character and amenity of centres or the well-being of communities, we would highlight that the SPP now expressly states that the development plan should include policies to prevent such over-provision and clustering.	premises, but will be mindful of a proliferation of pay day lending and betting shop uses when it assesses such proposals.
			6		Main Issue 6: The Natural and Historic Environment	-
			6	51	Landscape designations - The preferred approach to landscape designations in West Lothian accords with policy outlined in paragraph 197 of the SPP. It would be useful to explain what is meant by candidate Special Landscape Areas (cSLA) and what the process is for a cSLA to become a SLA. We note the Local Landscape Designations Review (LLDR) referred to in paragraph 3.175 of the MIR. It will be important for the output of the review to reflect paragraph 197 of the SPP on areas of local landscape value and to consider the role of local landscapes in West Lothian in contributing to the purposes outlined in the SPP. It is important to ensure that landscapes are protected to support these purposes.	The council will ensure it provides background to the landscape designations in the proposed plan text and also in the supporting LLDR documents that the plan will refer to.
			6	54	Housing Development in the countryside - Paragraph 76 of the SPP states that in pressurised rural areas it is important to protect against an unsustainable growth in car-based commuting and the suburbanisation of the countryside. In pressurised areas, where there is a danger of unsustainable growth in car based commuting or suburbanisation of the countryside, paragraph 81 of SPP states that a more restrictive approach to new housing development is appropriate. It is unclear whether West Lothian Council consider their rural area and in particular the west area, where lowland crofting is to be promoted, to be a pressurised rural area. If these rural areas are considered to be pressurised, it would be appropriate to reconsider the lowland crofting policy in the context of paragraph 81 of the SPP.	Noted, the council considers there is still a place for lowland crofting in the west of the district. Outwith compliance with this policy, the council adopts a precautionary approach to development in the countryside, whether it be for houses or businesses as the countryside under pressure elsewhere in West Lothian.
			6		Paragraph 3.180 of the MIR recognises that isolated development in the countryside tends to be more car dependent, implying a negative association with car based commuting. Paragraph 3.181 of the MIR recognises that the proliferation of lowland crofting sites and increased demand generally for development in the countryside may be leading to a creeping and unacceptable suburbanisation of the countryside remaining in the west of West Lothian. The Council's recognition that housing in the countryside can result in car based commuting and suburbanisation of the countryside, and the concern the Council have expressed in relation to this, reinforces the need for the lowland crofting policy to be considered in light of paragraph 81 of the SPP. We note from paragraph 3.181 of the MIR that a full assessment of the terms of the lowland crofting policy will be undertaken to inform the Proposed Plan. It will be important to take the above comments into account as part of that assessment.	The comments rare noted. The council assessed the Lowland Crofting policy and determined that it still has benefits and therefore it remains in the plan, despite the negative aspect of car borne commuting. This is taking account of paragraph 3.181.
			6	57	Business, tourism and recreational uses in the countryside - NPF3 sets out a vision for vibrant rural areas supported by new opportunities for employment. Paragraph 75 of the SPP encourages rural development that supports prosperous and sustainable	Noted, the council will be able to deal with the issue of huts through its normal development in the countryside policies

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					communities and businesses. This position would support the preferred approach outlined in the MIR. However such an approach should be considered within the context of paragraph 76 of the SPP which seeks to protect against unsustainable car based commuting and suburbanisation of the countryside in pressurised rural areas. This policy position is likely to be relevant to some of the rural area in West Lothian and the approach to business, tourism and recreational development should recognised the potential need to manage such development on the basis of the impact that it could have on suburbanisation and unsustainable car based commuting. It would be useful to include reference, in relation to this policy, to new policy provision included in the SPP to hutting development. Paragraph 79 of the SPP states that development plans should, where appropriate, set out policies and proposals for leisure accommodation, including for huts. Huts are defined in the glossary of the SPP. Please note that a very precise definition is used and which should continue in any potential policy approach developed.	and our associated SPG relating to New Development in the Countryside.
			6	67	Biodiversity - It will be important to ensure protection of trees and woodlands as part of West Lothian's approach to biodiversity, in accordance with paragraphs 210 and 216-8 of the SPP.	The council seeks to protect biodiversity and woodland by having relevant policies in the proposed plan.
			6		Green Network We welcome that the Council intends an aim of the LDP is to provide an improved network of linked green spaces incorporating active travel routes. NPF3 identifies three priorities for the CSGN, and we would encourage the Council to actively consider how the green network in its area can contribute to these priorities: <ul style="list-style-type: none"> • greening vacant and derelict land • development of active travel networks; and • delivering environmental improvements in our most disadvantaged communities. 	The council is promoting the green network by having relevant policies in the proposed plan and also having relevant SPG. The opportunity to use green networks to deal with derelict land is also referred to.
			6		The Council may wish to consider including a graphic to show the extent of the green network and its key components, and where there are particular priorities for action, for example, to any key connections /missing links to the green network.	The council is using its Proposal Maps to show the extent of the Green Network. Opportunities are to be shown in the supplementary planning guidance associated with the Green Network.
			6		Development plans should be based on a holistic, integrated and cross-sectoral approach to green infrastructure, linked to placemaking. Moving forward to the proposed plan, it should comply with the SPP's expectations of development plans in relation to green infrastructure as set out in paragraphs 219 -229 of the SPP.	The council is promoting the green network by having relevant policies in the proposed plan and also having relevant Supplementary Guidance. The opportunity to use green networks to deal with derelict land is also referred to. The council therefore considers it complies with the relevant paragraphs 219 -229 of the SPP.
			6	70	Open Space Strategy- Welcome that the Council is updating its Open Space Strategy to inform the LDP. We would encourage the Council to take a holistic, integrated and cross-sectoral approach when planning for green infrastructure. SPP says that development plans should be informed by relevant, up-to-date audits, strategies and action plans covering green infrastructure's multiple functions, for example open space, playing fields, pitches, outdoor access, core paths, active travel strategies, the historic environment, biodiversity, forestry and woodland, river basins, flood management, coastal zones and the marine environment. The Council should consider taking a multifunctional greenspace approach to its next strategy.	The council notes and welcomes the comments made and will seek to ensure that these are referred to in the proposed plan. The Council will consider taking a multifunctional greenspace approach to its next strategy.
			6		The Council may wish to refer to the Open space audits and strategies e-resource developed	In developing the proposed plan and

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					following research commissioned by SNH http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/greenspace-and-outdoor-access/open-space-audit-and-strategies/ . It directs practitioners to the best of the existing material about open space audits and strategies along with case studies. In terms of developing priorities or actions in the strategy, NPF3 identifies three priorities for the CSGN, and we would encourage the Council to actively consider how the green network in its area can contribute to these priorities: <ul style="list-style-type: none"> • greening vacant and derelict land • development of active travel networks; and • delivering environmental improvements in our most disadvantaged communities. 	associated green network SPG, the council has ensured that it takes the following into account as priorities: <ul style="list-style-type: none"> • greening vacant and derelict land • development of active travel networks; and • delivering environmental improvements in our most disadvantaged communities.
			7		Main Issue 7 – Climate Change and Renewable Energy Renewable Technologies: In September 2013, the Scottish Government announced that further improvements to energy standards would be introduced to deliver an aggregate reduction in emissions of 21% for new homes and 43% for new non-domestic buildings. Revised standards would be published in October 2014, to come into force in October 2015. The Council should provide scope within their policy approach to accommodate a revised set of building standards.	Noted, the council will ensure that this is taken into account in policy considerations and relevant SPGs.
			7		The section on woodland control is a paraphrasing of SPP paragraph 218 but while the MIR highlights the woodland protection policy and text, it does not acknowledge SPP on compensatory planting. SPP is clear that there are criteria for determining the acceptability of woodland removal. That criterion and further information contained within the policy should be accounted for in the preparation of development plans and determining planning applications.	Noted, the council will endeavour to ensure that it acknowledges the requirement for compensatory planting.
			7	86	We support the preferred approach, however, noting paragraph 3.225 in the MIR, the Landscape Capacity Study (LCS) should only supplement the spatial strategy, not “set it” as is being suggested. To assist in developing policy to complement the spatial framework the landscape capacity study conclusions can be accounted for in the development management process. In so doing a clear description of how the spatial framework interacts with the supplementary landscape capacity study should be open for public debate in the proposed plan. If the LCS is to inform policy considerations, then it should be subjected to appropriate scrutiny through public consultation. Whilst we support the use of a LCS in assisting with wind energy planning considerations, they should only provide a steer on development management considerations. There is a role for landscape capacity studies which can: <ul style="list-style-type: none"> • be useful tools in identifying cumulative impact issues, • help identify strategic and local area capacity • assist in developing cumulative impact objectives or scenarios, and • assist in setting landscape change thresholds to manage change and future impacts. 	Support Noted, the council will ensure that the Landscape Capacity Study (LCS) should only supplement the spatial strategy, not “set it” as is being suggested. The LCS will be a landscape capacity study which can: <ul style="list-style-type: none"> • be useful tools in identifying cumulative impact issues, • help identify strategic and local area capacity • assist in developing cumulative impact objectives or scenarios, and • assist in setting landscape change thresholds to manage change and future impacts.
			7	87	We do not consider this to be a reasonable alternative, as SPP requires a spatial framework to be developed to guide wind energy development to appropriate locations.	Noted, the council is to pursue the preferred option and set out a policy approach in the Proposed Plan.
			7	89	Flood risk and management- It will be important for policy in this area to accord with the approach outlined in the SPP. The planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Local Development Plans should use the flood risk framework as set out in paragraph 263 of the SPP to guide development. The flood risk framework should be applied within the context of the points highlighted in paragraph 264.	The LDP proposed plan set out a policy approach that prevents development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. The Local Development Plan will use the flood risk

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						framework as set out in paragraph 263 of the SPP to guide development and will be applied within the context of the points highlighted in paragraph 264.
			7	90	Flood risk and management- It is not clear that to identify and protect areas of land for natural flood management is to go beyond requirements, as is suggested by the preferred approach. Paragraph 262 of the SPP states that local development plans should protect land with the potential to contribute to managing flood risk, for instance through natural flood management. In addition, paragraph 255 of the SPP highlights the importance of safeguarding flood storage and locating development away from functional flood plains. The protection of functional flood plains can also form an element of natural flood management. Accordance with paragraph 262 of the SPP would be within the parameters of the preferred approach outlined in the MIR to update existing policies and guidance taking into account Scottish Government guidance.	The LDP proposed plan will reflect the requirements of SPP2014. The council notes the need for the protection of functional flood plains that can also form an element of natural flood management. Accordance with paragraph 262 of the SPP would be within the parameters of the preferred approach outlined in the MIR to update existing policies and guidance taking into account Scottish Government guidance.
			8		Main Issue 8 – Minerals and Waste Minerals - Recommend that certain references be updated and amended under Main Issue 8. For example, paragraph 3.233 makes reference to NPF2. Paragraph 4.2 of NPF3 states that “Our mineral resources support the construction and energy sectors”. In addition, paragraph 3.235 of the MIR refers to paragraph 227 of SPP (2010), which should now be updated to paragraph 238 of SPP (2014). Within paragraph 3.239 the waste hierarchy diagram seems to be in the wrong position and not under the ‘Waste’ heading. Note that not all coal bed methane resources will need or require to be hydraulically fractured (paragraph 3.241 of the MIR).	The council notes these comments and the issues of minerals and waste will be updated to reflect the requirements of NPF3 and SPP2014. The reference to coal bed methane and fracturing is also noted.
			8		Waste- Overall, we are content that the Main Issuers Report makes appropriate reference to the relevant plans and polices for waste management. There are references to national waste management targets, Zero Waste Plan, Waste Hierarchy, SEPA’s Thermal Treatment Guidelines, European Waste Framework Directive 2012, and to contributing to the preparation of a Heat Map. Note that there appear to be no area targets, though there are numerous references to national targets. The planning authority should now have access to revised waste capacity data published recently at http://www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy/annexb	Comments noted and in particular access to the waste capacity data.
			6 & 7		Policy Areas Marine Planning and Marine Renewable Energy- It is a requirement of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 as amended by the Town and Country Planning (Miscellaneous Amendments) (Scotland) Regulations 2011 for planning authorities to have regard to adopted national marine plan and regional marine plans in preparing strategic development plans, main issues report and local development plans.	The council will have regard to the Marine Planning Regulations when collating the proposed plan.
			6 & 7		It is also a requirement of the Marine (Scotland) Act 2010 for public bodies to have regard to the appropriate marine plans in making any decision which affects the Scottish marine area, and which	Noted, the council will have regard to Marine Plans when producing the

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					is not an authorisation or enforcement decision. Authorisation or enforcement decisions must be taken in accordance with appropriate marine plans, unless relevant considerations indicate otherwise.	proposed plan.
			6 & 7		As part of West Lothian Council borders the Scottish marine area, it would be appropriate for Paragraph 1.27 of the MIR (page 7) to note that local development plans should have regard to forthcoming national and regional marine plans once they are adopted.	Noted, the council will have regard to Marine Plans when producing the proposed plan.
			4		Education Provision In relation to education provision, references to the need to provide new schools and address school catchment / capacity issues must be dealt with in line with the requirements of the Schools (Consultation) (Scotland) Act 2010.	In producing the proposed plan, the council will ensure that references to the need to provide new schools and address school catchment / capacity issues are dealt with in line with the requirements of the Schools (Consultation) (Scotland) Act 2010.
			4		Delivering Infrastructure in West Lothian: Background Paper Paragraph 3.3 of the Background Paper makes reference to TIF and also to the use of Stamp Duty Land Tax to help fund borrowing for infrastructure delivery.	Noted, these are alternatives to the present funding regime in West Lothian.
			4		The Scottish Government remains interested in exploring innovative options for financing infrastructure investment, including the work it is doing on Tax Incremental Financing. In relation specifically to Land and Buildings Transaction Tax, we would highlight the position set out in the Scottish Government's Draft Budget 2015-16 on 9 October 2014.	Comments noted.
			SPG		Supplementary Planning Guidance As indicated earlier, we welcome the tables in Section 4 which identify existing supplementary guidance to be carried forward or amended and proposed supplementary guidance. In preparing the Proposed Plan and considering the content of statutory Supplementary Guidance, we would emphasise the importance of compliance with section 27 (2) of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008. In terms of volume of statutory Supplementary Guidance it is important that this is proportionate, as the Plan as a whole (policy and guidance) needs to be accessible to the reader.	Noted, the council will ensure that SPG is proportionate, as the Plan as a whole (policy and guidance) needs to be accessible to the reader.
			All		Concluding Comments Overall, we consider the MIR strikes a good balance between identifying the big ideas for the future development and also being site specific, setting out the detailed proposals for development.	Comments noted.
			All		These and subsequent comments provided by the Scottish Government are given without prejudice to the Scottish Minister's future consideration of the plan. Scottish Government and its agencies are happy to discuss any matter arising.	Noted.
			4		ANNEX 1 Transport Scotland Transport Scotland welcomes the opportunity to comment on the West Lothian Local Development Plan Main Issues Report (MIR). Although Transport Scotland has had limited	Comments noted, the council will ensure that that the assessment of transport impacts informs the plan and are compliant with Transport Scotland's Development Planning and Management Transport Appraisal Guidance (DPMTAG)

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					involvement in the preparation of the plan, we look forward to forging a relationship with the Council as the plan moves forward. Scottish Planning Policy should be referred to throughout the forthcoming stages of producing the Local Development Plan. This was published on 23 June 2014 and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system, and for the development and use of land. It is also a requirement that the assessment of transport impacts required to inform the plan are compliant with Transport Scotland's Development Planning and Management Transport Appraisal Guidance (DPMTAG) which clarifies how transport appraisal should be aligned with the planning process.	which clarifies how transport appraisal should be aligned with the planning process.
			3		It is noted that as a result of the SESplan Strategic Development Plan (SDP) Supplementary Guidance allocating an additional 2,130 houses for the West Lothian area for the period 2009 – 2024, the MIR details 3 scenarios with differing levels of housing to provide greater flexibility. The MIR's preferred strategy is Scenario 3 which allocates 1,370 houses in addition to the 2,130 from the SDP, which results in a combined total of 3,500 additional units. The MIR details that the additional 1,370 units will be provided between 2024 – 2032.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 4		The MIR preferred strategy includes housing allocations in the areas of Broxburn (475 units), Linlithgow (550), Livingston (400+), Winchburgh (288) and Heartlands, Whitburn (250). Transport Scotland understands the reasoning for the additional allocations within these areas due to the presence of existing Core Development Areas, however there is the potential for a significant impact to the M8 and M9 trunk roads.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. Potential impacts on the road network from allocations are noted and will be subject to Transport Appraisals.
			3 & 4		Transport Scotland is aware of the modelling undertaken by SYSTRA of the 3 MIR housing scenarios which is detailed within the Transport Appraisal and Modelling Background Paper published alongside the MIR. To date Transport Scotland has had discussions with West Lothian Council on the content of the modelling and we are currently working with West Lothian to resolve our concerns. Currently, these relate specifically to the housing allocation figures used in the model which do not align with those set out in the MIR preferred housing strategy Scenario 3. Furthermore, the model does not include the proposed M9 junction at Winchburgh or include any reference to cross boundary issues, including a potential impact at Newbridge on the M9 which is detailed within the MIR as a significant constraint.	Noted, the council will continue to work with Transport Scotland on the modelling.
			3 & 4		It has been agreed with West Lothian Council that the modelling will be revised, as Transport Scotland requires to understand the nature and scale of any potential impact to the trunk road network and what, if any, mitigation measures are required to deliver the spatial strategy. It is understood that the results of this will be known as the Plan moves forward and we anticipate that the modelling will inform the strategy within the Proposed Plan. Transport Scotland has intimated to the Council that regular and continued engagement on this would be beneficial.	Noted, the council will continue to work with Transport Scotland on the modelling.
			3 & 4		We are aware that more detailed modelling has been undertaken of Linlithgow and the potential impact to the M9 specifically at Junction 3A, and that this exercise has also included consideration of potential impacts at Newbridge. Transport Scotland has not been involved in this exercise to date and has not yet been made aware of the results.	Noted, the council will continue to work with Transport Scotland on the modelling. Specific modelling has been undertaken on Linlithgow and results will be made aware to Transport Scotland.
			3 & 4		In addition to the above, it is considered that the LDP and modelling exercise should specifically mention and address cross boundary issues, which will include the need to detail any potential impact at Newbridge. The issue of cross boundary effects is one which Transport Scotland is seeking to address with all Local Authorities in the SESplan area and a consistent message is being delivered to all Authorities that cross boundary impacts require to be determined and addressed	Noted, the council will continue to work with Transport Scotland on the modelling and makes reference to cross boundary problems and issues.

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					within their respective LDP's. West Lothian Council has stated to Transport Scotland that it will consider cross boundary issues within the model and the forthcoming Proposed Plan. It is anticipated that working alongside the Council that our concerns on the aforementioned matters will be addressed in due course.	
			1, 3 & 4		In light of the above, Transport Scotland cannot at this time provide a fully informed view on the MIR preferred spatial strategy as the nature and scale of any potential impacts to the strategic road network has yet to be quantified. Transport Scotland looks forward to continuing a dialogue with West Lothian Council as the Plan progresses in order to resolve the outstanding issues and has indicated availability to be consulted upon modelling methodologies going forward and to provide support/advice as required.	Comments noted, the council will continue to work with Transport Scotland.
			6		Historic Scotland This letter contains comments from Historic Scotland, on the West Lothian Local Development Plan. There are both general and specific comments on the MIR and development allocations and, there are also detailed comments on individual allocations. Finally, West Lothian Council has posed 98 questions throughout the MIR and only a small number of these relate to Historic Scotland's remit. Where relevant, answers to these questions are set out.	Noted
			6		Overview Historic Scotland is grateful for the early and on-going sight of report drafts and the development allocations as they have come forward. The report itself is clear in format and content and Historic Scotland welcomes the prominence given to the natural and historic environment, as one of eight main issues. In addition, the accompanying monitoring statement provides a good overview of the performance of the current plan and the key issues for the historic environment.	Noted
			6		Vision and Aims In general terms, Historic Scotland looks to the LDP, not just to 'protect and improve the area's built heritage' as identified in the LDP vision statement but to recognise that the historic environment has a part to play in delivering sustainable economic growth, highlighting the benefits and opportunities it can bring. It is therefore encouraging to see linkages created between historic environment priorities and other council priorities, such as 'well-being', 'waste education' and support for 'older people'. There is of course scope for further connections to be made and benefits to be realised and we would encourage West Lothian Council to look for these, across all of the main issues identified in the MIR.	The council notes and agrees that that the historic environment has a part to play in delivering sustainable economic growth, highlighting the benefits and opportunities it can bring. It is therefore encouraging to see linkages created between historic environment priorities and other council priorities, such as 'well-being', 'waste education' and support for 'older people'.
			6		Policy Framework The Main Issues Report and Monitoring Statement consider that the historic environment policies contained in the previous plan remain relevant and therefore intend to carry these forward into the LDP. Historic Scotland agrees that, with minor updates to reflect the recently published Scottish Planning Policy, these will continue to ensure the on-going protection and enhancement of the historic environment. There may be scope to streamline some of these policies and Historic Scotland would be happy to work with the council on these as they are updated. Historic Scotland also welcomes the aspiration in the Monitoring Report to develop supplementary guidance in support of these policies.	The council notes the support on carrying forward WLLP policies with only minor amendments to reflect updated national planning policy guidance.
			6		The monitoring report also identifies much of the landscape character of West Lothian as comprising remnants of its industrial heritage (highlighting the bings and mining spoil, industrial infrastructure and buildings as well as the area's canal heritage). This character and the intrinsic	The council recognises its historic buildings legacy and the cultural assets and will ensure these remain protected

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					cultural significance of individual historic assets are important elements in understanding the area's overall historic environment. Historic Scotland would therefore support an approach that gives due consideration to these in the development management process.	through the plan period.
			6		Historic Battlefields Historic Scotland also welcomes the intention to produce a policy on historic battlefields and will be happy to assist with this.	A policy approach to protect the Historic Battlefield of Linlithgow Bridge will be prepared for the proposed plan.
			6		Gardens and Designed Landscapes The policy relating to Gardens and Designed Landscapes is covered by existing policies HER22-23. The MIR proposes that these two policies should be combined into a single policy and Historic Scotland would support this approach. It is unclear however, whether this policy would only relate to sites included in the Inventory of gardens and designed landscapes (of national importance), or all designed landscapes (of regional or local importance). National policy does encourage planning authorities to develop policies within their development plans for the identification and future management of designed landscapes of local and regional importance in their areas.	Comments noted, a policy approach will be set out in the Proposed Plan.
			6 & 7		Micro-renewables As part of its advisory series 'managing change in the historic environment' Historic Scotland has produced advice on micro-renewables. It may therefore be helpful to reference this in the Council's planning guidance on micro-renewables. The guidance can be found at www.historic-scotland.gov.uk/microrenewables.pdf	Supplementary Guidance may be prepared on sustainable design/planning for climate change including small/micro-renewable proposals.
			6		Consultation questions Regarding the questions directly relating to the historic environment (questions 71-73), Historic Scotland would support the Council's preferred strategy of reviewing the current development management policies and the preparation of supplementary guidance to assist with their application. While noting that the decision to designate additional Conservation Areas is a matter for the Council to determine, Historic Scotland would support the updating and preparation of Conservation Area Appraisals of existing Conservation Areas to assist with their future management.	Support noted for the council approach, the council will undertake conservation area appraisals of existing conservation areas should resources allow.
			1 & 6		Spatial Strategy In general terms, it is important that any spatial strategy takes into account the need to protect and enhance where appropriate, the historic environment. Historic Scotland would support any spatial strategy which seeks to sensitively capitalise on the historic environment and use historic assets in the creation of new places (or in the development of existing spatial strategies). They therefore support your preferred approach towards housing in the countryside. The measures outlined under this approach will aid in delivering development that is sensitive to the historic environment while creating better places to live and work. Historic Scotland also supports the measures outlined regarding better place-making and the use of masterplanning for selected sites. The comments provided within the site assessments will provide a helpful starting point in identifying which sites may require masterplanning and the types of issues they would need to address.	The council notes the support for the spatial strategy approach to the Historic Environment and in particular the approach to housing in the countryside, particularly relevant to conversion of historic buildings. The council supports the approach to masterplanning where relevant.
			6		Historic Scotland is generally content with the site assessments that have been undertaken. They found it particularly helpful to have had the opportunity to review and comment on many of these sites prior to the current consultation. In terms of the specific locations, Overall Historic Scotland agree with the findings of the site assessments and have provided some specific comments on certain development locations which they hope will assist you in reaching a view. There are however, six proposals which we are unlikely to support if included in the Proposed Plan and these	The council notes these comments and the sites which Historic Scotland are unlikely to support.

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					are include in section 1 below. We also have some further comments on specific allocations which are set out in section 2 below.	
			3 & 6		Historic Scotland comments on specific land allocations 1. Proposals which Historic Scotland are unlikely to support if included in the Proposed Plan:	
			3 & 6		Uphall EOI-0017 & East Calder EOI-0018 The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within these proposed development sites. Development of these sites may potentially have significant adverse impacts on the scheduled monument itself, and upon its setting. Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. Adverse direct and indirect impacts could potentially be mitigated through modification of the development site boundaries, and/or the use of site specific development brief. The future management of the archaeological site should also be taken into consideration if this allocation is to be taken forward.	Noted, the council does not support the allocation of these sites. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		West Calder EOI-0161 This proposed development site is adjacent to the scheduled monument Five Sisters, shale bing (SM 6254). We are content that the impacts of redevelopment of the current Outlet Centre could be accommodated, with any adverse impacts on the setting of the monument mitigated through policy. However, we consider that development of the fields which currently separate Freeport Outlet Centre from the bing could have a significant adverse impact on the setting of the monument and as such Historic Scotland would not support the inclusion of this part of the site. We would welcome the opportunity to discuss this allocation prior to the Council reaching its settled view.	Noted the council agrees with Historic Scotland that it does not consider that development of the fields which currently separate Freeport Outlet Centre from the bing could have a significant adverse impact on the setting of the monument and as such Historic Scotland would not support the inclusion of this part of the site.
			3 & 6		Winchburgh EOI-0205 A large central section of this development site covers the scheduled monument Faucheldean Bing (SM5692). We would highlight that Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. As such, Historic Scotland would not support the inclusion of this allocation and agree with its identification in the MIR as non-preferred.	Noted. The council does not support allocation of this site. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		Uphall EOI-0217 The scale and nature of the proposed development would have a direct impact on the scheduled monument Union Canal, River Almond to River Avon (SM8954), altering its character and nature at this location. The provision of slipway, pumping out stations, a marina for up to 80 canal boats would constitute a major intervention into the scheduled monument. Whilst we consider that there is scope to accommodate some canal related retail/leisure development in the area indicated, we have significant concerns about the scale of development proposed. We would not support such adverse alteration of the canal at this location.	Comments noted, the council would have to carefully assess any proposals for their impact on the Scheduled Ancient Monument.
			3 & 6		Linlithgow EOI-0054 This proposed development site is located within the Battle of Linlithgow Bridge Inventory Battlefield; the Inventory entry for this battlefield can be seen at http://data.historic-scotland.gov.uk/pls/htmlbf/f?p=2500:15:0:::BATTLEFIELD:linlithgowbridge . This entry describes our current understanding of the battlefield and how it relates to the landscape and surrounding area. We assume that any development of this site is likely to begin adjacent to existing housing and infrastructure, at the east end of the site. As noted in the Inventory description, we currently believe that much of this area played a significant role in the battle and this should be considered	Comments noted, the support for the councils approach to not develop this site is noted. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					when evaluating the deliverability of this allocation. Indeed, whilst we consider that there is capacity for some limited development of the site, in view of potential effects on the battlefield, it may not be possible to achieve the densities proposed. As such we agree with your view of this allocation as being non-preferred.	
			6		2. Historic Scotland Comments on specific allocations:	
			3 & 6		East Philipstoun EOI-0067 The proposed development site is on the periphery of House of Binns Inventory Designed Landscape and is on a key approach to the GDL. We are content that with robust application of national and local policy, development with a low visual impact could be accommodated without significant adverse impacts.	Comments noted, the council is however not inclined to support development on this site and therefore its allocation.
			3 & 6		Newton EOI-0071 The proposed development site is partially within the boundary of Hopetoun House Inventory Designed Landscape (GDL), and has the potential to have adverse impacts on the Designed Landscape, particularly in terms of affecting the existing policy woodland. This could be mitigated through amendment of the site boundaries to omit the area within the GDL, or restriction of development to the previously developed sites within the proposed site boundary.	Comments noted, the council is however inclined not to support development of this site.
			3 & 6		Livingston EOI-0110 Development within this site boundary could potentially impact upon the setting of scheduled monument Murieston Castle, Wester Murieston, West Calder (SM1207). We are content that application of national and appropriate local policies should be able to mitigate any potential adverse impacts. We also consider that there may be the potential to achieve some conservation gain to the monument from development in this location. Linlithgow allocations – You may wish to refer to work of the Scottish Burgh Survey for Linlithgow (Dennison EP & Coleman R, 2000, Historic Linlithgow, The Scottish Burgh Survey) for information about the historic and archaeological significance and potential of the burgh.	EOI-0110 – comments noted and agreed. Linlithgow allocations – comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		Linlithgow EOI-0016 Development within this site boundary could have a potential impact on the setting of a property in the care of Scottish Ministers (the scheduled monument known as Linlithgow Palace, Peel and Royal Park, SM 13099). Adverse visual impacts could potentially be mitigated through modification of the development site boundaries, and/or the use of site specific development brief.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses

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						<p>infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3 & 6		<p>Linlithgow EOI-0168 This potential development site could impact upon the site and setting of the scheduled monument Union Canal, River Almond to River Avon (SM8954). If development of the site did not involve direct impacts upon the scheduled monument we are content that application of national and appropriate local policies should be able to mitigate any other potential adverse impacts. We would note that any direct impact upon the monument would be subject to the Scheduled Monument Consent process Linlithgow EOI-0114 This potential development site could impact upon the setting of the scheduled monument Union Canal, River Almond to River Avon (SM8954). We also note that access to the northern part of the site appears to be constrained, and consequently have concerns that access requirements (for instance, a new access bridge) may have an adverse impact on the canal and its setting. We would not favour new crossings which may affect the site and setting of the canal at this point. If development of the site did not require a new crossing, we are content that application of national and appropriate local policies should be able to mitigate any other potential adverse impacts.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
			3 & 6		<p>Linlithgow EOI-0210 This potential development site could impact upon the site and setting of the scheduled monument Union Canal, River Almond to River Avon (SM8954). If development of the site did not involve direct impacts upon the scheduled monument we are content that application of national and appropriate local policies should be able to mitigate any other potential adverse impacts. We would note that any direct impact upon the monument would be subject to the Scheduled</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being</p>

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					Monument Consent process.	<p>afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p> <p>Should the site come forward in the Proposed Plan, the council would take account of any adverse impacts on scheduled ancient monuments.</p>
			3 & 6		<p>Broxburn EOI-0086</p> <p>The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located close to this proposed development site. Development of this site may potentially have significant adverse impacts upon the setting of the scheduled monument. Adverse indirect impacts could potentially be mitigated through the use of site specific development brief. The future management of the archaeological site should also be taken into consideration if this allocation is to be taken forward.</p>	<p>Comments noted, the council supports the development of this site in part and would take account of any adverse impacts on scheduled ancient monuments. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p>
			3 & 6		<p>Broxburn EOI-0087</p> <p>The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located close to this proposed development site. Development of this site may potentially have significant adverse impacts upon the setting of the scheduled monument. Adverse indirect impacts could potentially be mitigated through the use of site specific development brief. The future management of the archaeological site should also be taken into consideration if this allocation is to be taken forward.</p>	<p>Comments noted, the council supports the development of this site and would take account of any adverse impacts on scheduled ancient monuments. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p>
			3 & 6		<p>Broxburn EOI-0115</p>	<p>Comments noted, the council does not</p>

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					Development of this site may potentially have adverse impacts on the setting of the A-listed Almond Valley Viaduct. We consider that whilst development can be accommodated, this would need to be subject to a robust mitigation strategy.	support the development of this site and would take account of any adverse impacts on scheduled ancient monuments. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		<p>Broxburn EOI-0116 This potential development site could impact upon the site and setting of the scheduled monument Union Canal, River Almond to River Avon (SM8954). If development of the site did not involve direct impacts upon the scheduled monument we are content that application of national and appropriate local policies should be able to mitigate any other potential adverse impacts. We would note that any direct impact upon the monument would be subject to the Scheduled Monument Consent process.</p> <p>Broxburn EOI-0138d, f, h (three separate sites) We note that the majority of these proposed sites are already within the core development area masterplan in the current Local Plan. Development on these sites could potentially adversely affect the settings of scheduled monument Greendykes Bing (SM6186). Whilst we are content that application of national and appropriate local policies should be able to mitigate potential adverse impacts, we would expect that allocation of this site would be supported by a management plan for the bing, similar to those outlines within the current local plan paragraphs 7.75-77.</p>	<p>EOI-0116 - Comments noted, the council does not support the development of this site and would take account of any adverse impacts on scheduled ancient monuments.</p> <p>EOI0138d, f and h – the council supports sites d) and f) but not site h) and will take account of the comments made by Historic Scotland in any Planning applications submitted.</p> <p>However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p>
			3 & 6		<p>Broxburn EOI-0144 The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located within this proposed development site. Development of this site may potentially have significant adverse impacts on the scheduled monument itself, and upon its setting. Scheduled Monument Consent would be required for development directly affecting the monument, and it is unlikely that this would be granted. Adverse direct and indirect impacts could potentially be mitigated through modification of the development site boundaries, and/or the use of site specific development brief. The future management of the archaeological site should also be taken into consideration if this allocation is to be taken forward.</p>	Comments noted, the council supports the development of this site and would take account of any adverse impacts on scheduled ancient monuments. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		<p>Blackburn EOI-0136 Development to the north may potentially impact on the setting of the A-listed Blackburn House. Any adverse impacts could potentially be mitigated through the application of national and local policies, and/or the use of a site specific development brief.</p>	Noted, the council does not support the allocation of this site for housing development. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		<p>Wilkieston EOI-170A Development may potentially impact on the setting of the A-listed Bonnington House. Any adverse impacts could potentially be mitigated through the application of national and local policies, and/or the use of a site specific development brief.</p>	Noted, the council does not support the allocation of this site for development. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		<p>Uphall EOI-0175</p>	Comments noted, the council supports

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					The scheduled monument Newbigging Craig, settlement 350m SSW of (SM6201) is located close to this proposed development site. Development of this site may potentially have significant adverse impacts upon the setting of the scheduled monument. Adverse indirect impacts could potentially be mitigated through the use of site specific development brief. The future management of the archaeological site should also be taken into consideration if this allocation is to be taken forward.	the development of this site and would take account of any adverse impacts on scheduled ancient monuments. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		Winchburgh EOI-0196, This potential development site could impact upon the site and setting of the scheduled monuments Union Canal, River Almond to River Avon (SM8954) and Auldathie Church (SM5610). We suggest that in addition to application of national and local policy, a site specific development brief would be effective in mitigating potential adverse impacts. We note that access to the northern part of the site appears to be constrained, and consequently have concerns that access requirements (for instance, a new access bridge) may have an adverse impact on the canal and its setting. We would not favour new crossings which may affect the site and setting of the canal at this point. There appears to be potential for development on this site to produce conservation gain for Auldathie Church, perhaps through a management plan for the long term conservation of the monument.	Noted, the council does not support the allocation of this site for development. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 6		Winchburgh EOI-0199, 200, 201 The development of these sites has the potential for adverse impacts on the A listed Niddrie Castle (HB7437) and is also close to Newliston Inventory Designed Landscape. We consider that whilst some development could be accommodated, this would need to be subject to a robust mitigation strategy.	Noted, the council does not support the allocation of sites 200 and 201 for development. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. For site 199 Comments noted, the council supports the development of this site and would take account of any adverse impacts on scheduled ancient monuments
			3 & 6		Winchburgh EOI-0204 Development within this site boundary could potentially impact upon the setting of scheduled monument Greendykes, Oil Shale Bing (SM6186). Whilst we are content that application of national and appropriate local policies should be able to mitigate potential adverse impacts, we would expect that allocation of this site would be supported by a management plan for the bing, as is laid out within the current local plan paragraphs 7.75-77.	Noted, the council does not support the allocation of this site for development. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			6		Forestry Commission Scotland We have run a constraints check on the areas of land identified for potential future development. This has highlighted to us that there are a number of woodland sites within the proposed development allocation. The majority of sites containing woodland are either committed or alternative sites. As far as we can establish, few are preferred. Some of the woodlands included within the committed or alternative sites feature on the Ancient Woodland Inventory and or Native Woodland Survey of Scotland. Ancient Semi-Natural Woodland are of significant ecological value. Scottish Planning Policy paragraph 194 states; " The planning system should protect and enhance ancient semi-natural woodland as an	Comments noted, the council agrees with the statement that "The planning system should protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value."

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					important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value.”	
			6		FCS therefore advises that the development allocations containing Ancient Semi-Natural, Native and or Woodland with high conservation interest are not desirable for development and should be modified so to remove the woodland component from the development area.	Comments noted and agreed, the council would ensure that any development sites where there is woodland of importance, that woodland would be protected as an important component of the landscape.
			6		With regard to the other woodland types that feature within the proposed development allocations, it will be important to consider these against the Woodland Removal Policy. Paragraph 218 of the SPP states that; “The Scottish Government’s Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting. The criteria for determining the acceptability of woodland removal and further information on the implementation of the policy is explained in the Control of Woodland Removal Policy, and this should be taken into account when preparing development plans and determining planning applications.”	Comments noted and agreed, the council would ensure that any development sites where there is woodland of importance, that woodland would be protected as an important component of the landscape.
			6		This would suggest that the MIR should inform the PP to ensure that woodland allocated for development has been considered against the woodland removal policy. In situations where it is deemed that woodland removal is acceptable, it will be important for the MIR to highlight that the proposed plan builds in policies to ensure that compensatory planting is secured and conditioned via the planning approval process.	Comments noted and agreed, the council would ensure that any development sites where there is woodland of importance, that woodland would be protected as an important component of the landscape. The council would also seek to ensure that where woodland is lost, that there would be some compensatory planting introduced to deal with the loss.
			6		To ensure that woodlands are planted and managed appropriately, paragraph 201 of the SPP states’Planning authorities should consider preparing forestry and woodland strategies as supplementary guidance to inform the development of forestry and woodland in their area, including the expansion of woodland of a range of types to provide multiple benefits.....’ The Edinburgh and Lothians Forest and Woodland Strategy was developed in 2012, in partnership with West Lothian Council. The strategy spans the whole of West Lothian. We therefore suggest that it should be referred to within the MIR as an important strategic document for guiding woodland planting and management within West Lothian. Consideration should also be given to adopting the Edinburgh and Lothians Forest and Woodland Strategy as supplementary planning guidance in support of the Proposed Plan.	The Edinburgh and Lothians Forest and Woodland Strategy was developed in 2012 and the council refers to this in the LDP text and policy supporting text.
			6		We support the Main Issue 6 which in summary aims to protect and enhance the natural environment and provide an improved network of green spaces. We feel that this could be further strengthened by specifically recognising the important contribution that woodland can make in helping to achieve this aim. This would also better reflect the SDP stated aim in relation to this issue which is to “promote green networks including through increasing woodland planting to increase competitiveness, enhance biodiversity and create more attractive, healthier places to live.”	Support noted for Main Issues 6.
			6		We accept the MIR proposals to review and combine the three (ENV10-13) woodlands and forestry policies into one, however, it will be important to ensure that the new policy covers the	Noted, the council takes account of the three requirements listed in the local

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					<p>following key issues:</p> <ul style="list-style-type: none"> - To protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value. - A presumption in favour of protecting woodland, only allowing woodland removal where it would achieve significant and clearly defined additional public benefits. Securing compensatory planting is likely to form part of the balance. - Edinburgh and Lothians Forest and Woodland Strategy highlighted as an important strategic document for guiding woodland planting and management within West Lothian. - Recognise the important contribution that new woodland planting can have in achieving green networks. 	plan text and in the policies.
MIRQ0181	Anne-Marie Gilfillan	N/A	3		<p>NOT PREFERRED SITE, SEAFIELD FARM EOI-0040</p> <p>Objects to the proposed development of the agricultural land at Easter Breich Farm to build residential houses.</p>	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0182	Transition Linlithgow	Alan Brown	7		The Local Development Plan needs to have a clear strategy on renewable energy supply, energy conservation, active and sustainable travel, a vision for a more localised food supply-chain, a low-carbon employment capacity, waste minimisation and carbon sequestration.	Noted, the council will seek to ensure that it deals with all the issues listed in the plan.
			All		<p>The MIR appears to be locked to the SDP which prioritises Economic Growth, housing capacity, environmental conservation, green networks, development of brownfield land, infrastructure and lastly climate change adaptation and mitigation. This is re-enforced by the council's own priorities which place climate change and protecting the environment as No.s 7 and 8.</p> <p>Primary concern is that this reads as 'business as usual' and contrary to the advice of global scientific community who are advocating a major shift over the next 10-20 years. "Climate Action" comes across as an afterthought in the whole document. A bolt-on to validate a biased focus on economic growth through development. The Main Issues Report fails to properly define or prioritise the 'real' main issues that we face on earth today. Climate Change must NOT be an afterthought, but at the core of our very intentions to manage development across West Lothian region.</p>	The council is making sure that accords with the SDP and in terms of the main chapter headings. The MIR and proposed plan does however accord with its requirements under the Climate Change Scotland Act 2009.
			7		The final LDP should focus on producing a West Lothian Energy Strategy for the whole region as well as a strategy on major energy conservation opportunities.	The council has a West Lothian Energy Strategy that it seeks to implement.
			7		Creation of a clear partnership and action plan between WLC, Mill Road Industrial Estate BIDS, Linlithgow High St. BIDS and the newly formed Linlithgow Natural Grid Ltd. To take Linlithgow towards energy independence through a series of projects and policies which learn from best practices across Europe and in particular Denmark/Norway etc.	The council would support joint working with all the stakeholders involved.
			7		<p>* A West Lothian Heat Map report and identification of new development sites which optimise natural heat sources or where new district heating and other shared energy solutions work most efficiently and cost effectively.</p> <p>* A Solar Strategy to harness this renewable energy source and to design new developments to make the most of the solar gain. This should include protection to avoid new development which might overshadow these existing solar thermal and solar PV Installations.</p>	<p>The council will have a heat map and will refer to this in the proposed plan.</p> <p>It should be borne in mind that as a lands use plan, the council cannot solve every issues such as solar energy harnessing etc, however the council will support such energy strategies and developments such as solar farms.</p>

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					<p>* A Hydro strategy for the region, working in partnership with other local authorities to maximise the energy potential from rivers, lochs, canals and other water resources.</p> <p>* An assessment of deep hot and wet rocks and provision to drill and explore the potential for deep geothermal heating solutions. This would be extended to assess the opportunities of extracting heat from old coal mine workings and lime caves, etc.</p> <p>* Provision for an increase in forestry land and specifically in coppiced crops which can be used for wood fuel or other timber products.</p> <p>* A policy rejecting ALL coal bed methane extraction or similar Fracking practices in the WL region.</p>	<p>The council will support hydro developments in appropriate locations. Geothermal developments will also be supported in appropriate locations.</p> <p>The council will also support biomass fuel developments in appropriate locations subject to meetings any specific policy requirements.</p> <p>There is a moratorium at present on fracking proposals being approved by the Scottish Government and the council will maintain that position.</p>
			1		<p>Economy:</p> <p>* A plan which enables the delivery of a low-carbon & resilient local economy. Maximising the potential of renewable energy, improving existing built environment to be energy efficient, formation of co-working hubs and improvement in Broadband in town centres to reduce commuting, protecting and restoration our natural environment, increasing the sharing economy, minimising waste and maximising capacity to recycle and re-use goods, increasing local food production and consumption, etc.</p>	<p>Comments noted. A policy approach will be set out in the Proposed Plan.</p>
			6		<p>Food and Land:</p> <p>* A West Lothian Food Production policy, which defines land suitable for food production by class and adjusted for climate change weather variances, thus protecting prime agricultural soils.</p> <p>* A linked green-space strategy that defines and protects communities from in-fill development and encourages the restoration of contaminated and damaged land.</p> <p>* Identification of Land for community allotments, orchards, market gardens, glasshouses, poly-tunnels, to enable the increase of locally produced food and the associated economic and employment opportunities in the food sector.</p>	<p>Comments noted, a policy approach for allotments and temporary greening of vacant land will be taken forward in the Proposed Plan.</p>
			4		<p>Transport:</p> <p>* By 2020 at least 10% (ideally more) of all journeys are made by bicycle. To achieve that we improved infrastructure particularly need more safe cycle routes designed and delivered within all towns in West Lothian.</p> <p>* EGIP needs implemented in full including the new Winchburgh train station.</p> <p>* Air quality matters resolved and a block on any further development until a detailed action plan is in place along with a detailed assessment of the negative impact of any future development within the town. This assessment needs to consider PM2.5's as well as PM10's and NOx. It may be relevant to other towns which also have AQM issues.</p>	<p>The council is supportive of sustainable travel patterns and use, i.e. use of the train and bus and also cycling whenever possible.</p> <p>The council will look to support and provide improvements to the town centre and canal towpath where possible and where resources allow.</p> <p>Linlithgow may be promoted as an Air Quality Management area.</p>

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					<p>* Paths, pavements and bus services should be improved (quality and quantity) for Linlithgow/Linlithgow Bridge. L1 service is insufficient and does not serve the south of the high street where the gradient is more challenging for cyclists and pedestrians.</p> <p>* Linlithgow High St needs re-designed to remove on-pavement parking and incorporate proper parking bays as per the Halcrow Fox design document, and also to narrow the main carriageway or shift the central road markings. The present 2xCar width highway on each side encourages double parking and with no traffic warden, the town is suffering and becoming a 5 car wide congestion zone. Policing is not enough and proper road and pavement design techniques need employed to make the High St safe for pedestrians, cyclists and finally car users. More space is also required for business delivery zones and car parking charges should be changed so that the High St has a cost, but the Cross Car Park is free. The reverse of the present design. This reverse would encourage cars to park away from the high st!</p> <p>* A detailed assessment of parking needs should be completed prior to decisions on any new development. For cars, buses, short and long term stay, etc.</p> <p>* No new roads should be constructed. M9 slip roads at Burghmuir should only be considered after a detailed traffic and air quality assessment is done.</p> <p>* Formation of new segregated safe cycle lanes/routes for inter-town connections (in particular north-south connections from Linlithgow).</p> <p>* Canal towpath widened and ramped connections upgraded for it's entire length within WL region and beyond in partnership with other local authorities.</p>	<p>Transport modelling work for Linlithgow will inform the approach to development in Linlithgow.</p> <p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>Housing:</p> <p>* A housing & land resource policy which favours more compact living arrangements such as co-housing and low-level flats, terraced houses ideally designed with shared infrastructure and minimal land use for development. Current development tends to favour detached properties and large gardens.</p> <p>* A new policy to re-purpose empty buildings and support their conversion into housing (e.g. Stuart House, Linlithgow), with a focus on reducing the amount of empty accommodation above</p>	<p>It is anticipated that the Proposed Plan will provide support for a wide range of tenures in the local development plan, including flats and denser development in town centres.</p>

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					retail shops on our high streets. * All new housing should be located as close as possible to existing town centres but balancing the need for quality green-space too.	
			8		Waste: * Additional land and facilities to enable new social and environmental enterprises to form with a focus on: re-use & repair, resale prior to recycling. Sites should be adjacent to existing council recycling centres. In addition we would like a more detailed focus on the following local issues: * Linlithgow Loch Water Quality – to define the development/infrastructure related actions required. * Linlithgow High Street Air Quality – a full study on the changes to air quality for any proposed developments in the MIR and expansion of the study to include PM2.5 particulates. * Flood Risks (as per SEPA mapping) – a documented strategy mitigate any risks associated with flood risk zones.	The council supports the Zero Waste Plan. The council is working with other stakeholders, including SEPA and Scottish Water to seek improvements to water quality in Linlithgow. Flood risks are to be avoided and the council has assessed all sites for flood risk, as have SEPA.
			7		The MIR and forthcoming LDP fails to properly prioritise the challenges and opportunities that come with Climate Change. A focus on creating a low carbon future would place West Lothian firmly on the map with ambitions and strategies to create one of the best resilient and sustainable regions of Scotland. In this context, economic rewards would be an outcome rather than the primary aim and all forms of life on earth will all benefit from that shift in focus.	The council has taken account of the Climate Change Scotland Act 2009 when collating the LDP.
MIRQ0183	Homes for Scotland	Tammy Adams	Vision	1	Homes for Scotland supports the reference to providing a greater range of housing, but the Vision Statement should be strengthened by emphasising the Council's commitment to increasing the supply of housing and meeting the area's needs.	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	By 2024 West Lothian's population will have grown and an improved employment position within a more diversified local economy will have been established. It will be better connected by road and public transport and will have a greater supply and choice of housing and an appropriate range of education, community, health, retail, recreation and leisure facilities and a network of green spaces to meet the needs of its growing population. Development will take place to meet needs in a sustainable way that protects and improves the area's built and natural heritage assets, meets the challenges of climate change and renewable energy and helps regenerate deprived areas and improves the quality of life for people living in West Lothian.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	3	Homes for Scotland can support the first two aims relating to Main Issue 3: <ul style="list-style-type: none"> • Provide a generous supply of housing land and provide for an effective five year housing land supply at all times • Continue to promote development within core development areas 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	3	Homes for Scotland does not support the third aim, that being: <ul style="list-style-type: none"> • Support the council's new build housing programme and the council's approach to the provision of affordable. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	3	This aim emphasises a means of delivering affordable housing, rather than the outcome of	The approach to housing land and

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					increasing the supply of affordable housing. This aim should be reframed using wording which does not imply the exclusion of other providers from the affordable housing supply chain.	housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	3	Homes for Scotland supports the aim relating to Main Issue 4: <ul style="list-style-type: none"> • Ensure that infrastructure and facilities are provided to support population and economic growth and where appropriate, secure developer contributions towards such provision. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			Vision	4	Yes 4 Yes Amend Main Issue 3 Aims as follows: <ul style="list-style-type: none"> • Provide a generous supply of housing land and provide for an effective five year housing land supply at all times • Continue to promote development within core development areas (CDAs) • <u>Increase the supply of affordable housing from all available sources, including through the Council's new build housing programme.</u> and the council's approach to the provision of affordable housing. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	No Homes for Scotland support the spirit in which the preferred strategy has been crafted. However, because the strategy is based on housing supply calculations which have not been tested or agreed with the home building industry, we cannot endorse the strategy in full, as currently written. In particular we cannot at this stage endorse the figure of 3,500 as the number of new homes for which new site allocations are needed.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	It is essential that the calculations used to inform the forthcoming proposed plan are tested with the industry before being finalised. The Housing Land Audit 2014, which is currently the subject of consultation with Homes for Scotland, will provide a beneficial starting point for the Council's calculations. But it is imperative the Council does not at this stage tie itself to un-agreed draft figures which could result in a significant undersupply of housing.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	The proposed plan must present distinct housing supply targets for the period to 2019 from 2019 to 2024 – reflecting the two distinct housing requirement figures set out in SESplan. If the proposed plan is based only on an averaged target for the entire period to 2024 it will not be consistent with the Strategic Development Plan or with Scottish Planning Policy, and will create an acute housing land shortage for the first of the two periods.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	Homes for Scotland does though support the following detailed aspects of the preferred strategy. These should all be carried forward into the draft plan: <ul style="list-style-type: none"> •The intention to provide for more housing that the minimum required by the Supplementary Guidance to the SPD •Recognition of the benefits of allocating a range of smaller housing sites in various locations across West Lothian •Recognition of the need to maintain investor confidence and make sure that developments in existing large housing growth areas remain viable going forward (and of the benefits of making additional allocations in these areas). •The underpinning aspiration for growth aimed at delivering sustainable economic prosperity and quality of life for communities in West Lothian...and [providing] a broader range of houses. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3	16	No. The Council should pursue its preferred strategy for housing growth, but should revisit its calculation of housing supply, in consultation with the home building industry.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	17	No. The Council should pursue its preferred strategy for housing growth, but should revisit its calculation of housing supply, in consultation with the home building industry.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	No. The Council should pursue its preferred strategy for housing growth, but should revisit its calculation of housing supply, in consultation with the home building industry.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	Maintain open and honest dialogue with the home building industry to ensure programming assumptions are up to date and realistic. Ensure the proposed plan has sufficient policy flexibility to enable the Council to respond quickly to unexpected issues both positive (e.g. unexpected windfall sites coming forward which can deliver homes when they are needed) or negative (e.g. delays to or cancellation of essential infrastructure projects). Take a coordinating, project-management approach to ensuring all relevant agencies are actively involved in planning infrastructure investment.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	Yes, in principle. It is appropriate for sites which are constrained to be excluded from any calculation of the effective supply of housing land, and to be de-allocated if there is no realistic prospect of them contributing to housing supply during the lifetime of the plan. The criteria used for selecting sites to be de-allocated should be more clearly explained, to enable interested landowners or developers to provide their comments.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	21	No. The alternative option does not appear to be based on any active approach to spatial planning or to a clear evidence base.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	22	No	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	23	The wording of the preferred approach is acceptable within itself, but the supporting narrative does provide a clear description as to how the Council will work with the development industry and others to enable sites in the CDAs to deliver. The Council rightly acknowledges that there is a significant infrastructure burden on large developments in the large scale housing growth areas, and the consequential risk that these large developments may not progress beyond a certain stage. Winchburgh is highlighted as an example of an area where development is restricted pending the provision of a new non-denominational secondary school, as well as a new motorway junction. Disappointingly, at the end of paragraph 3.74, the Council simply states that the onus will be on the development industry to develop a solution to address and remove these infrastructure constraints.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	24	No. The alternative approach is very defeatist.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan

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						stage.
			3	25	N/A	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	29	(a) Yes The council should be careful to ensure its cumulative expectations on developer funded infrastructure do not render development in Linlithgow unviable before new sites have even been allocated. The narrative refers to the need for a new secondary school at Winchburgh, new primary school places, west facing slip roads onto the M9 at Junction3, higher rates of affordable housing contributions and community facilities including enhanced health facilities. Additional education provision in Linlithgow will need to be actively programmed by the Council if the removal of the 'area of restraint' policy is to be successful.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
					(b) Yes, but be flexible Considering the re-use or re-development of brownfield land before new development takes place on greenfield sites is a reasonable starting point, and is in line with SPP advice. It is important though that this is undertaken at the development planning stage and not left to consideration of individual greenfield sites. Allocation of a generous supply of land across a number of sites is the approach most likely to result in timely delivery. Greenfield allocations should not be unduly withheld from release if brownfield sites cannot, at the time of allocation, be demonstrated to be effective. The council should liaise closely with developers and landowners on this. The proposed plan should provide a clear guide on the level of contribution developers can expect to be asked for. This is vital information that will affect the heart of the spatial strategy. It should not be left to supplementary guidance, as seems to be the implication of paragraph 3.97.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	35	Homes for Scotland does not support the current policy (which is unjustifiably biased towards council house building to the exclusion of other willing and able providers), and strongly supports the proposed policy review. Affordable housing provision is, though, too fundamental an issue to be wholly set aside for supplementary guidance. It is vital that the proposed plan includes clear policies on affordable housing. The narrative text in this section of the Main Issues Report makes various references to SPP, but does not mention or fully address the requirements of SPP paragraphs 115, 120, 128, 129 or 130 (which relate to addressing the supply of land for affordable housing, scale and distribution of affordable housing, role that planning will taking in addressing needs, developer contribution expectations, nature of affordable housing needed and meeting needs over the plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	35	As advised by SPP paragraph 131, detailed policies can be set out in supplementary guidance. But the plan itself cannot be silent on the approach that will be taken to the provision of affordable housing and to developer contributions.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	36	No The council's current approach to affordable housing does not strike the right balance between sound planning and political ambition. The Council's commitment to delivering affordable housing is to be commended, as is the leadership it shows in directly delivering some of that housing through its programme of council house building. However, there is no merit or glory to be found in excluding supply from other willing and able providers, including commercial home builders. The council must turn its focus to providing the maximum possible number of affordable homes, from	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					the most efficient and appropriate sources. Decisions should always be based on how a particular development can best contribute to increasing the stock of affordable homes in West Lothian, not how many houses it can add to the Council's tally of new council houses built. The two are not the same	
			3	37	Whatever the overall approach, the council should seek the most appropriate (in planning terms) means of securing affordable housing in each case. This will mean allowing home builders working with RSLs to deliver affordable units, in many cases.	Noted. The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			4	38	No, in so far as it will result in a proposed or adopted plan which does not provide enough certainty on how development on allocated and windfall sites across the plan area are expected to create planning impacts which will need to be addressed through developer contributions. Homes for Scotland could not support a proposed approach which fully consigned the approach to developer contributions to supplementary guidance. The proposed plan must clearly indicate how education provision will be made in a timely way which supports and does not hinder development.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	39	No. As the alternative approach very candidly states, it is unrealistic and contrary to national planning policy. It is not, therefore, a valid or credible alternative.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	40	The council could consider front-funding education to unlock development, and back-filling the expenditure through reasonable developer contributions. Reference is made in paragraph 3.122 to reviewing and reducing contributions to help stimulate recovery in the house building sector. This flexibility is essential and should be retained as the proposed plan and supplementary guidance is drafted, as well as when considering individual schemes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	41	The scale of social infrastructure of all types that the Main Issues Report suggests is needed to support the required level of housing development merits a systematic and partnership approach being taken to master-planning and project-managing the future development of the area. This could follow the type of model used by urban development corporations and in relation to other major regeneration projects. Greater certainty is needed by all parties: developers need to know what is to be expected of them and how the delivery of infrastructure to which they make contributions will affect their programming. The education and health authorities, for example, need to know when they need to be planning for the extension or creation of facilities. Where facilities are to be combined, for example where healthcare facilities are to form part of a new community centre, the healthcare provider will need to be geared up well in advance of all key stages, including specifying the detailed requirements for a facility and preparing to occupy and run services from it. Processing agreements should be used, and consideration should be given to coordinating these across a range of development sites in order to provide a synchronized and clear framework for project management across the public and private sectors. Public service bodies should be prepared to play a fully engaged role to better support developments which will be providing them with new, extended and improved facilities. Leaving negotiations until the application stage is too late.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	42	Yes	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan

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						stage.
			4	43	Yes	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	44	No	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRW0184	Jason Wallace	Wallace Land Investment and Management	Vision	1	West Lothian Council needs to demonstrate that its development strategy, working in partnership with the house building sector, can meet the housing land requirement set out by SESplan Policy 5 and Policy 6 as well as the requirement of Scottish Ministers as defined in NPF3, SPP and PAN 2/2010.	Noted, the council has taken account of SESplan as well as NPF3, SPP and PAN 2/2010.
			Vision	1	The Council has been concerned with the need to augment its infrastructure requirement to 2019 and 2024. This LDP should encourage partnership working promoting incremental augmentations the delivery of these infrastructure requirements.	Noted and agreed.
			Vision	2	In responding to question 1, there should be no need for an alternative vision if the council allocates sufficient effective sites which can be delivered cost effectively in sustainable locations. This applies to land for housing, economic development and leisure. Effective sites will be able to meet infrastructure demand	Noted and agreed.
			Vision	3	Yes. Underpinning the housing and economic growth in the future is the need to ensure the promotion of new sites for future development are effective. The LDP needs to ensure that a 5 year effective land supply can be maintained at all times.	Noted and agreed.
			Vision	4	No response	Noted
			1	5	Yes – Wallace Land supports the council's preferred approach and its proposed review of the range of uses which could be accommodated on employment land in order to accommodate a more flexible approach.	Noted and agreed.
			1	5	Wallace Land supports removing the single user status of two large sites at Linhouse and Eliburn in Livingston.	Noted and agreed.
			1	6	No – No additional comments.	Noted
			1	7	No comment	Noted
			1	8	Yes	Noted and agreed.
			1	9	Yes – Wallace Land supports the sub-division of the site at Linhouse, Livingston (ELV54) for employment and mixed uses, including residential use The main issues report identifies the change in status of Linhouse, Livingston (ELV54) from a proven site of national importance to a more compact site. Wallace Land notes that Linhouse, Livingston (ELV54) is proposed to be allocated for residential development on the north west boundary and this is supported. Given the need to meet the economic land supply target set by SESplan, Wallace Land supports the on the loss of 8.3ha of land from site ELV54 for residential use. If further land is lost to residential development, this would have an adverse impact on the targets see by SESplan.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Yes- No additional comments	Noted
			1	11	Yes- No additional comments	Noted

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			2	12	Yes – In promoting community regeneration, the Council appreciates that the location of these settlements are in areas of low demand for market housing. In areas of low demand marketability is restricted and the cross financing of development in these locations is a challenge. Sites in these locations, if combined with high development costs (abnormal costs associated with mining) as well as the high cost of planning obligations to deliver infrastructure, then the likelihood is that these sites will be non-effective. This is evidenced by the Westfield allocation for 550 homes. Refer to the supporting statement Non-effectiveness of Westfield.	Noted, the council still considers that allocating the housing site in Westfield is the best way for this brownfield site to be redeveloped. The site has a valid planning approval. The council also considers it is appropriate to allocate more housing land in the west of the district to help regenerate these areas.
			2	12	If the preferred approach is to succeed, the council's community regeneration strategy needs to secure significant funds from the public sector to take the lead role in the process. Market housing in these tertiary locations cannot sustain a housing led regeneration strategy.	Not agreed, the council considers that housing land which is market led can be developed in the west of West Lothian.
			2	13	No – No additional comments	Noted.
			2	14	No comment	Noted
			3	15	No – Wallace Land supports a development strategy in West Lothian which complies with SESplan and the requirements of the Scottish Ministers. As it stands, the preferred strategy does not comply with SESplan and the requirements of the Scottish Ministers for the following reasons. 1. The council has adopted a housing land requirement which includes a generosity allowance set out in SPP. 2. The council has not yet demonstrated that the updated housing land requirement will be met in full to 2019 and to 2024 as required by SESplan. 3. The council has not demonstrated that a 5 year effective housing land supply will be maintained at all times at the date of adoption of the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	The council must liaise with homes for Scotland to establish the completions expected from proposed allocations as well as the effective housing land supply from 2014 to 2024. Refer to the supporting statement assessment of the Housing Land Supply explaining the steps to comply with SESplan and SPP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No – See question 15 and supporting statement Assessment of the Housing Land Supply for clarification.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	17	No – See question 15 and supporting statement Assessment of the Housing Land Supply for clarification.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	Wallace Land proposes modifications to the preferred strategy in order to ensure that it complies with the requirements of SESplan and Scottish Ministers. Evidence supporting these modifications is set out in the supporting statement Assessment of the Housing Land Supply produced by Geddes Consulting.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	Wallace Land proposes that the Council takes the following actions: 1. Engage with the house building sector through Homes for Scotland in order to clarify the rate of house building from sites in the established housing land supply ; 2. Engage with the house building sector to agree and identify flexible operational solutions to provide necessary infrastructure, especially for education; 3. Ensure that the emerging policy framework for the LDP supports the requirements of SESplan	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					Policy 7 and the requirements of Scottish Ministers; 4. Ensure proposed allocations are effective, meeting the expectations of SESplan and the Scottish Ministers.	
			3	20	Yes – It is the responsibility of those promoting any development interest in existing allocations to demonstrate that their proposal remains effective. If effectiveness, in accord with Scottish Ministers' requirements as set out in PAN 2/2010, cannot be demonstrated then it is the Council's responsibility to determine whether these sites can remain part of the Council's development strategy. As an example, refer to the supporting statement Non-Effectiveness of Westfield.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	The council should continue to adopt the most recent housing land audit agreed with Homes for Scotland as confirmation of the effective housing land supply.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	21	No – No additional comments	Noted
			3	22	No – No additional comments	Noted
			3	23	No – The council has not demonstrated that the existing Core Development Areas can deliver the increased scale of house building proposed in the MIR to 2024. The council needs to engage with the house building sector through Homes for Scotland to reach agreement on the scale and rate of house completions likely to be delivered over the plan period. In accord with para. 56 of PAN 2/2010, it is only the output from the portion of site that can deliver within the plan period that is considered to be effective.	Not agreed, the council considers its overall strategy to be sound in terms of CDA allocations that are now delivering as well as allocating the smaller sites. The council will be happy to continue to engage with the housebuilding industry.
			3	23	Allocating more land at Winchburgh doesn't help to increase the rate of house building or viability of the development. It only increases the length of the development period and is contrary to SESplan para. 91. Further allocations in the CDAs cannot contribute towards the housing land requirement up to 2024. Refer to the supporting paper Proposed Development Strategy of Core Development Areas.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	24	Yes – The Council has not demonstrated that the existing allocations at the CDAs can deliver the required number of homes in the period to 2024 as set out in the MIR. Therefore, the Council should focus on identifying a range of sites effective in the short term that can deliver completions within the plan period, rather than allocating more land to CDAs and extending the development programme of the CDAs beyond 2032.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	24	Wallace Land is promoting effective housing land at Burghmuir, Linlithgow (EOI-0103), Pumpherston Farm (EOI-0035) and Wellhead Farm, Livingston (EOI-0051/EOI-0055). These sites will contribute the effective housing land supply in the short term if allocated. Development Framework Reports and Statements of Site Effectiveness have been prepared in support of the allocation of these sites in the proposed plan.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	25	No – No additional comments	Noted
			3	26	No – The Council needs to engage with the house building sector through Homes for Scotland to reach agreement on the scale and rate of house completions likely to be delivered over the plan period. In accord with para. 56 of PAN 2/2010, it is only the output from the portion of site that can deliver within the plan period that is considered to be effective within that period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	26	Allocating more land at Heartlands doesn't help to increase the rate of house building or viability of the development in the period 2024. It only increase the length of the development period. Refer to the supporting paper Proposed Development Strategy for Core Development Areas.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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						stage.
			3	27	Yes – The Council has not demonstrated that the existing allocation of Heartlands can deliver the required number of homes in the period to 2024 as set out in the MIR. Therefore, the Council should focus on identifying a range of sites effective in the short term that can deliver completions within the plan period, rather than allocating more land at Heartlands and extending the development programme beyond 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	27	Wallace Land is promoting effective housing land at Burghmuir Linlithgow (EOI-0103), Pumpherston Farm (EOI-0035) and Wellhead Farm, Livingston (EOI-0051/EOI-0055). These sites will contribute the effective housing land supply in the short term if allocated. Development Framework Reports and Statements of site effectiveness have been prepared in support of the allocation of these sites in the proposed plans.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	28	No- No additional comments	Noted
			3	29	Yes – Wallace Land supports the removal of the 'area of restraint' from Linlithgow. This is required to allow the LDP to comply with SESplan. Wallace Land has undertaken a comprehensive assessment of the environmental, infrastructure and transport capacity of Linlithgow. The overwhelming conclusion reached on this evidence is that substantial expansion needs to be on the eastern edge of the town. Refer to supporting statement Development Strategy for Linlithgow.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	29	No – Then preferred approach to land releases should be related to available infrastructure	It is proposed to continue with the

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					capacity. The Council's preferred approach identifies preferred sites within the catchment areas of Low Port, Linlithgow and Linlithgow Bridge primary schools where there is no education infrastructure capacity available to support these allocations. Furthermore, these locations are also likely to increase vehicle trips into the town centre, exacerbating congestion and worsening town centre air quality. The preferred approach should firstly focus on areas where there is available education capacity and road network capacity. This is in accord with SESplan para. 90. The only primary school with capacity is Springfield Primary School as confirmed in MIR para. 3.88.	sequential approach to development.
			3	30	Wallace Land is promoting 600 homes in a sustainable location at Burghmuir. This is within the catchment area of Springfield Primary and only this proposal can deliver the M9 slips needed to relieve High Street congestion.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3	30	Wallace Land has set out an alternative development strategy which delivers an effective housing land supply and the necessary infrastructure improvements to accommodate the scale of development proposed in the MIR	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance</p>

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						(SG) will be prepared to help deliver the necessary infrastructure to support development. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	31	Refer to supporting statement Development strategy for Linlithgow as well as the Development Framework Reports for Burghmuir and Burghmuir A together with respective Statements of Site Effectiveness.	The proposed plan continues to safeguard land for the slip roads to assist in addressing infrastructure and environmental issues in the town. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3	31	Yes – Wallace Land agrees that land should continue to be safeguarded for the west facing slip roads onto the M9 at Junction 3, Linlithgow. This is in accord with SESplan Action Programme and SESplan policy 9a. The provision of these slip roads is important in relieving town centre congestion and improving air quality. Wallace Land is promoting the allocation of around 600 homes in a sustainable location at Burghmuir. Allocation of this proposal enables the delivery of the west facing slips onto the M9 at Junction 3.	The proposed plan continues to safeguard land for the slip roads to assist in addressing infrastructure and environmental issues in the town. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3	32	Refer to the supporting statement Delivery of M9 slip roads.	The proposed plan continues to safeguard land for the slip roads to assist in addressing infrastructure and environmental issues in the town.
			3	33	Don't know – No comment	Noted.
			3	34	Don't know – No additional comments	Noted.

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			3	35	No – No additional comment.	Noted.
			3	36	MIR para. 108 states that there... is a particular problem in Linlithgow with a lack of affordable housing. Demand in Livingston is also high. To assist in addressing this, the Council is considering increasing the affordable housing contributions for developments within Linlithgow and Livingston.	The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is proposed.
			3	36	Delivery of affordable housing in Linlithgow has been restricted because of the Council's areas of restraint policy. This has artificially constrained the delivery of new market and consequently affordable homes. Removal of the area of restraint policy in Linlithgow will enable the delivery of new market housing which is essential for the delivery of affordable homes. This is in accord with the Council's Local Housing Strategy 2012-2017 which identifies Linlithgow as a priority 1 location for the delivery of affordable homes	The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance is proposed.
			3	36	Yes – The continuing implementation of the existing policy framework is in accord with the requirements of SESplan and the Scottish Ministers. Wallace Land is promoting effective housing land at Burghmuir Linlithgow (EOI-0103), Pumpherston Farm (EOI-0035) and Wellhead Farm, Livingston (EOI-0051/EOI-0055). These sites will contribute to the effective housing land supply. Allocation of these effective sites in sustainable locations will assist the Council in meeting affordable housing target in the short term.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	37	No- No additional comment	Noted
			4	38	Yes – Wallace Land agrees that the Council should promote growth which can utilise existing infrastructure capacity, and minimise additional significant new infrastructure requirements over and above existing planned upgrades and requirements. Wallace Land supports a development strategy that allocates effective housing land in area where there is existing infrastructure capacity or can be augmented. The Council should work in partnership with the house building sector to remove any identified constraints in accord with the requirements of Scottish Ministers set out in NPF3 (para. 2.19)	The council agrees with working in partnership with the housebuilding industry. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	38	Wallace Land is promoting land at Burghmuir, Linlithgow; Wellhead Farm Livingston; and Pumpherston. In all of these locations there is infrastructure capacity available or can be augmented to support the scale of growth being promoted. Refer to supporting Development Framework Reports for details of these proposals.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	39	No –No additional comment	Noted
			4	40	No- No additional comment	Noted
			4	41	Wallace Land is willing to support provision of necessary infrastructure through financial payments secured through planning obligations that accord with the provisions of Circular 3/2012.	Support noted. Developer contributions will be required to support development proposals. These will be secured through appropriate legislation.
			4	41	Wallace Land is promoting land at Burghmuir, Linlithgow; Wellhead Farm Livingston; and Pumpherston. In all of these locations there is infrastructure capacity available or can be augmented to support the scale of growth being promoted. Refer to supporting Development Framework Reports for details of these proposals and the delivery of infrastructure.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	42	Yes – Wallace Land supports the preferred approach which addresses outstanding constraints in the strategic and local road network. Infrastructure improvements are essential to accommodate community growth and in particular economic and housing growth. Wallace Land agrees that resolving existing traffic issues whilst promoting new development is the way forward.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			4	42	For example, Wallace Land is promoting effective housing land at Burghmuir, Linlithgow (EOI-0103) for 600 homes. This proposal will deliver the urgently needed west facing slip roads at Junction 3 of the M9. This will provide an alternative east-west route relieving congestion from Linlithgow town centre, and subsequently improving air quality. The delivery of these slip roads is an action required in SESplan's approved Action Programme and in accord with SESplan Policy 9a. Refer to supporting statement Delivery of M9 Slip Roads.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			4	43	Yes- No additional comments	Support noted.
			4	44	No- No additional comments	Noted
			5	45	Yes - No comment	Support noted
			5	46	No- No comment	Noted
			5	47	No – No comment	Noted
			6	48	Wallace Land agrees with the principle of directing development to appropriate brownfield sites within settlements in the first instance. Given the scale of the housing shortfall it is necessary to release greenfield sites in sustainable locations - refer to Assessment of the Housing Land Supply. Wallace Land does not support the proposal... to extend countryside and landscape designations to protect the purposes for which the land was designated be it landscape value, landscape character and landscape enhancement, buffers to coalescence of settlements, protection of prime quality agricultural land and historic gardens and designed landscapes in West Lothian. The designations in their own right are sufficient to protect to the specific purpose of the designation. Extension of these designations as set out in the preferred option is not in accord with the requirements of SPP para. 196... Buffer zones should not be established around areas designated for their natural heritage importance.	Support noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. A policy approach will be set out in the Proposed Plan to protect areas outwith settlement boundaries.
			6	49	Yes – No additional comment	Not agreed, the council is taking forward the preferred option.
			6	50	No – No additional comment	Noted.
			6	51	Yes – Wallace land agrees with this approach which is in accord with best practice guidance prepared by Scottish Natural Heritage and Scottish Government.	Support noted and agreed.
			6	52	No – No additional comment	Noted
			6	53	No – No additional comment	Noted
			6	54	Yes – Wallace Land agrees with the preferred approach to housing in the countryside. Wallace Land recommends that further flexibility is provided within the policy to allow for the release of greenfield land adjacent to settlements in instances where the council is failing to maintain a 5 year effective housing supply at all times in accord with SESplan Policy 7and the requirements of Scottish Ministers.	Whilst this support is noted and agreed, the council does not support the greenfield release as mentioned

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			6	55	No – No additional comments	noted
			6	56	Yes – Wallace Land recommends that further flexibility is provided within the policy to allow for the release of greenfield land adjacent to settlements in instances where the council is failing to maintain a 5 year effective housing land supply at all times.	Not agreed, this policy relates mostly to single houses in the countryside as opposed to greenfield release of larger sites which is more development plan led as opposed to ad hoc developments and individual greenfield release.
			6	57	No – No additional comments	Noted
			6	58	No – No additional comments	Noted
			6	59	Yes – The council should adopt an approach that accords with the requirements of Scottish Ministers set out in SPP and the Tourism Development Framework for Scotland	The council does have an approach to tourism that conforms to SPP and the Tourism Development Framework for Scotland
			6	60	Yes – Wallace Land supports the preferred approach to the green network	Support noted.
			6	61	No - No additional comment	Noted.
			6	62	No - No additional comment	Noted.
			6	63	No - No additional comment	Noted.
			6	64	No - No additional comment	Noted.
			6	65	Don't know - No additional comment	Noted.
			6	66	No - No additional comment	Noted.
			6	67	Yes – No comments	Noted.
			6	68	No – No comments	Noted.
			6	69	No - No additional comment	Noted.
			6	70	No - No additional comment	Noted.
			6	71	Yes - No additional comment	Noted.
			6	72	No - No additional comment	Noted.
			6	73	No - No additional comment	Noted.
			6	74	Yes - No additional comment	Noted.
			6	75	No - No additional comment	Noted.
			6	76	No - No additional comment	Noted.
			6	77	No - No additional comment	Noted.
			6	78	Yes - No additional comment	Noted.
			6	79	No - No additional comment	Noted.
			6	80	Yes - No additional comment	Noted.
			6	81	No - No additional comment	Noted.
			6	82	No - No additional comment	Noted.
			6	83	No – The Council's preferred approach continues to require developer contributions for public art. These requirements place additional financial burdens on the cost of development and do not comply with all the tests set out in Circular 3/2012. For example, the requirement is not necessary	Not agreed, the council considers that public art is a necessary benefit for developments to provide for and the

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					to make a development acceptable in land use planning terms.	requirement is not necessary to make a development acceptable in land use planning terms strictly speaking, public art does add a cultural benefit to housing developments.
			6	84	Yes – Wallace Land supports the 'Alternative' approach which is to cease requiring developer contributions for public art for the reasons set out in response to Question 84.	Not agreed, the council is continuing with its preferred approach.
			6	85	No – No additional comments	Noted.
			7	86	Don't know – No additional comments	Noted.
			7	87	Don't know – No additional comment	Noted.
			7	88	No – No additional comment	Noted.
			7	89	Yes – No comments	Noted.
			7	90	No – No additional comment	Noted.
			7	91	No – No additional comment	Noted.
			7	92	Yes – Urgent mitigation through the delivery of the west facing slips at Junction 3 of the M9 is necessary to relieve traffic congestion on Linlithgow High Street, and with address the impending designation of Local Air Management Quality Area. Refer to supporting statement Delivery of M9 Slip Roads.	Noted, the council will continue to allocate the west facing slip roads in Linlithgow. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			7	92	Wallace Land's proposal for allocation of 600 homes at Burghmuir will deliver these slip roads, in accordance with the requirements of SESplan Action Programme and SESplan Policy 9a.	Noted, the council will continue to allocate the west facing slip roads in Linlithgow. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			7	93	No – No additional comments	Noted.

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			8	94	Don't know - No additional comments	Noted.
			8	95	Don't know - No additional comments	Noted.
			8	96	No - No additional comment	Noted.
			8	97	Yes- No additional comment	Noted.
			8	98	No - No additional comment	Noted.
MIRQ0185	Wallace Land Investment & Management	Geddes Consulting	3		<p>Significant issues regarding the methodology adopted by West Lothian Council to define the housing land requirement and the effective housing land supply for the Main Issues Report. These need to be addressed by the Council before preparation begins on the Proposed Local Development Plan (LDP).</p> <p>The proposed development strategy:</p> <ul style="list-style-type: none"> • includes homes on sites which are constrained (and not effective) contrary to the requirements of SESplan and the agreed Housing Land Audit 2013; • does not present evidence about the future supply of completions from windfall sites in accord with SPP (paragraph 117); • assumes that all of the allocations will be built by the end of the plan period and this assumption is not supported by the programming agreed with Homes for Scotland; and • will not maintain a 5 year effective housing land supply at the point of adoption. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		There is a significant shortfall in the scale of new housing allocations required to be made in the forthcoming Proposed Plan to meet the agreed housing land requirement in full and consequently, the proposed development strategy will not maintain a 5 year effective housing land supply at all times.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Further effective housing land releases are urgently needed in support of the Council's preferred development strategy. This is in accord with SESplan Policy 5 Housing Land and Policy 6 Housing Land Flexibility. The consequence of failing to make these additional allocations is that the Council will not be maintaining a 5 year effective housing land supply from the adoption of the new LDP. This will mean that the housing land supply policies in the new LDP will be considered out of date in accord with SPP paragraph 125. In these circumstances a presumption in favour of development that contributes to sustainable development will apply through the development management process as set out in SPP paragraphs 29 and 32-35.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's preferred strategy does not define a housing land requirement in accord with SESplan and is contrary to the SDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council needs to adopt a generosity allowance of between 10% and 20% in order to comply with the requirements of Scottish Ministers as set out in SPP paragraph 116.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		This means that the housing land requirement for West Lothian is between 12,562 homes and 13,704 homes for the period 2009-19. The housing land requirement for the period 2019-24 is between 7,249 homes and 7,908 homes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3		The MIR does not identify the scale of the effective housing land supply for the period to 2019 and the period to 2024. The Council has adopted Housing Land Audit 2012 as the baseline, despite the availability of Housing Land Audit 2013. The Council further confuses matters by referring to the draft Housing Land Audit 2014 in Appendix 3 List of preferred housing sites and proposed phasing of the MIR. For the avoidance of doubt, draft Housing Land Audit 2014 has not yet been agreed with the house builders through Homes for Scotland and cannot be adopted for planning purposes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		For the purpose of identifying the scale of the effective housing land supply, reference should be made to the latest agreed Housing Land Audit. In this case, this is Housing Land Audit 2013.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Analysis set out in Appendix 3 of the MIR confirms that the Council's preferred strategy assumes that 4,964 completions will be built on 70 sites identified as Constrained Sites in Housing Land Audit 2013 for the period 2013-24. The Council has not explained the rationale as to why this approach has been adopted.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The agreed Housing Land Audit 2013 confirms that both the Council and Homes for Scotland expect that there will be no completions from these 70 sites before 2020. The housing land audit period does not go beyond that date. No evidence has been presented by the Council in the MIR or any supporting paper that would support this position. The agreed position between the Council and Homes from Scotland is that these sites are constrained and will not contribute to the housing land supply before 2020.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council has not confirmed the effectiveness of these Constrained Sites in accord with SPP paragraphs 118 and 123 as well as PAN 2/2010.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		For the purposes of the emerging Proposed Plan, and in accord with SESplan Policy 5, it must be assumed that no completions from constrained sites will be adopted before 2024 unless agreed with the house building sector through Homes for Scotland (70 sites in total).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Main Issues Report does not identify the scale of completions likely to be delivered from windfall sites over the plan period.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's <i>...programming of 'preferred' sites has had regard, where appropriate, to their status in the draft Housing Land Audit 2014</i> . Draft Housing Land Audit 2014 has not been agreed by the house building sector through Homes for Scotland. This represents only the Council's view of anticipated house completions, and does not accord with the requirements of PAN 2/2010. This programming will need to be agreed with Homes for Scotland prior to the publication of the Proposed Plan.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		It is evident that the Council has re-programmed completions from the agreed effective housing land supply set out in Housing Land Audit 2013. The agreed Housing Land Audit 2013 programmes 3,748 completions from those 63 sites from the effective supply for 2013-19. The Council has increased future build rates by 864 completions without agreement with the house builders through Homes for Scotland. Appendix 3 of the MIR estimates that 3,769 homes will be delivered from this effective supply from 2019-24. This is not agreed with Homes for Scotland.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The only available evidence is agreed Housing Land Audit 2013 programmes completions to 2020.	The approach to housing land and

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					Assuming the completions continue at the rate agreed to 2024, only 2,620 completions from this effective housing land supply are expected during 2019-24.	housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Appendix 3 of the MIR programmes a total of 8,379 homes from these 63 sites in the effective supply from 2014 to 2024. The agreed Housing Land Audit 2013 programmes 6,368 completions from these same sites over the period 2013 to 24. This is a substantial difference of 2,011 homes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Appendix 3 of the MIR also assumes that 125 completions will be delivered from small sites for the period 2014-19 and 175 completions from small sites for the period 2019-24. In total, the Council has programmed 300 completions from small sites for the period 2014-24.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Housing Land Audit 2013 assumes an average of 26 homes per annum for small sites. This would mean 156 homes from 2013-19 and 130 homes from 2019-204. This is the agreed position and should be adopted by the Council.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The baseline of the MIR is Housing Land Audit 2012 and this only identifies effective land from 2012 to 2019, not beyond. The draft Housing Land Audit 2014 is not agreed with Homes for Scotland and any assumptions on programming is only the Council's view. The agreed Housing Land Audit 2013 presents the most up to date position on effective housing land between the Council and the house builders. This should have been adopted by the Council for assessing the MIR.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Further, the programming of completions arising from new preferred allocations in the MIR is not agreed with the house building sector through Homes for Scotland. The programming of the new allocations needs to allow for lead in periods and commercial rates of house building.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		There is significant confusion also between the Council's preferred development strategy and the programming set out in Appendix 3. For example, the MIR states that in Linlithgow it is <i>...unlikely that land will be released before 2019</i> . This is because of the Council's view on education infrastructure capacity.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The programming of preferred allocations in Appendix 3 of the MIR confirms that the Council anticipates that there will be 251 new house completions in Linlithgow in the period 2014-19. 184 of these completions are from preferred new allocations. This does not accord with that statement that it is <i>...unlikely that land will be released before 2019</i> .	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		It can be concluded that the Council's expectation that almost all of the preferred new allocations will be built by 2024, as presented in Appendix 3 of the MIR, is unfounded and is not agreed with the house building sector. This is contrary to the requirements of SPP and PAN 2/2010.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's preferred development strategy as set out in the Main Issues Report does not comply with the requirements of SESplan or the expectations of Scottish Ministers.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The emerging LDP needs to identify a housing land requirement for the periods 2009-19 and 2019-24 based on the supply target set out in SESplan Supplementary Guidance, together with a generosity allowance of between 10% and 20%. This is set out in the table below: Taking account of the programming of preferred allocations set out in the MIR, Appendix 3, which is not agreed by	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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					Homes for Scotland, the number of additional new allocations required in the Proposed Plan over and above the preferred allocations identified in the MIR is between 4,532 homes and 5,674 homes for the period 2009-19. The number of further new allocations required in the Proposed Plan for the period 2019-24 is between 3,012 homes and 3,671 homes. These additional allocations are necessary in order to ensure that the Proposed Plan can meet the housing land requirement in full as required by SESplan.	
			3		There is a critical shortfall of effective housing land in the first plan period to 2019. This matter has been raised by Reporters in recent appeal decisions. The Council's development strategy for the Proposed Plan needs to focus on reconciling its methodology to that required to comply with SESplan and SPP as well as identifying sufficient effective housing land that can contribute to the effective housing land supply in the short term period to 2019.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The consequence of failing to do so is that the Council will not maintain a 5 year effective housing land supply from the date of adoption of the new LDP. This will mean that the housing land supply policies in the new LDP will be considered out of date in accord with SPP paragraph 125. In these circumstances a presumption in favour of development that contributes to sustainable development will apply through the development management process as set out in SPP paragraphs 29 and 32-35.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0186	Wallace Land Investment & Management	Geddes Consulting	3		West Lothian Main Issues Report Proposed Development Strategy for CDAs The Council's preferred development strategy seeks to continue to support the delivery of Core Development Areas (CDAs). In the MIR the Council proposes as part of its preferred development strategy to allocate a further 400 homes at Winchburgh, as well as an additional 250 homes at Heartlands. Together, these allocations account for almost 20% of the new land releases identified in the Main Issues Report (MIR) of 3,500 homes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The justification set out in the MIR for the allocation of the additional 400 homes at Winchburgh is <i>...to improve development viability, maintain investor confidence and reduce the risk that development at Winchburgh will cease because there is insufficient value in the scheme to overcome infrastructure constraints</i> (paragraph 3.75).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council acknowledges that these additional 400 homes are <i>...unlikely to contribute to the housing requirement for the period up to 2024</i> (MIR paragraph 3.75).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council also proposes to allocate an additional 250 homes at Heartlands, despite confirming that these 250 additional homes <i>...will not contribute to the housing requirement for the period up to 2024 as it is likely that these additional houses will not be built until after the plan period</i> (paragraph 3.78).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The additional allocations proposed at Winchburgh (400 homes) and Heartlands (250 homes) cannot contribute to meeting the housing land requirement to 2024. Accordingly, these proposed allocations need to be over and above new allocations required to meet the housing land requirement to 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's approach in the MIR is therefore contrary to the requirements of SESplan paragraph 91 which requires that further allocations may only be <i>...directed towards existing committed</i>	The approach to housing land and housing allocations will be reviewed as

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					<i>developments if it can be demonstrated that they can contribute towards the housing requirement within the specified time periods.</i>	the LDP progresses to Proposed Plan stage.
			3		The justification given by the Council is that the additional allocation ...will provide an element of future proofing for the LDP and will provide the certainty that investors in this major brownfield regeneration project require for their longer term planning of the development (MIR paragraph 3.79).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's conclusion that the additional allocations at Winchburgh and Heartlands will not contribute to the housing land requirement in the period to 2024 is supported by Wallace Land. As a consequence, neither of these allocations can contribute to meeting the housing land requirement in full, nor assist the Council maintain a 5 year effective housing land supply at all times.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Completion Rates within the CDAs At the point of adoption of the Local Plan in 2009, the agreed Housing Land Audit 2009 programmed 865 completions from these CDAs between 2009 and 2016. If this programming was continued to 2019, 1,780 homes were estimated to be built by the end of the initial SESplan period (2009-2019).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Analysis of recent housing land audits demonstrates that the CDAs have consistently been expected to deliver around 2,100 homes to 2019. The increasing the size of the CDAs through further allocations will not increase the rate of completions from the CDAs. An increase in build rate is a function of market demand and the scale of completions will depend on the location of the CDAs.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		A significant component of the established land supply in West Lothian is contained within the CDAs. It is evident that the ongoing development of these large sites will continue to over a long term period, even beyond 2032.	Noted, the CDAs will continue for some time even beyond 2032.
			3		Analysis of the programming set out in Housing Land Audit 2013 can be used to estimate the likely development period for the CDAs to complete. It is evident that the CDAs, which form a substantial part of the Established Land Supply, cannot substantially increase their completion rates, at least in the short to medium term. Consequently, the Council cannot rely on increased production from these sites to help maintain a 5 year effective land supply at all times.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Moreover, the allocation of additional land will not necessarily improve the viability of development at Winchburgh or Heartlands. Large scale housing allocations in settlements tend to be developed at a rate of house building set by the local market. Increasing site capacity of a large scale development such as a CDA does not increase its rate of annual house sales. The viability of a large scale housing development is set by its annual development cash flow defined from its annual sales rate.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Conclusion The additional allocations proposed at Winchburgh (400 homes) and Heartlands (250 homes) cannot contribute to meeting the housing land requirement to 2024. Accordingly, these proposed allocations need to be over and above new allocations required to meet the housing land requirement to 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0187	Wallace Land Investment & Management	Geddes Consulting	3		PREFERRED HOUSING SITE HWF1 & HWF2, NORTH & SOUTH LOGIEBRAE, WESTFIELD Despite there being a valid planning permission on the Westfield site from 2002-2014, which	Noted

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					includes a period when financing for these types of projects was readily available, there is still no house completions at Westfield.	
			3		This is indicative of significant problems relating to the development viability of the site which inhibits the site's effectiveness. These concerns are confirmed by Housing Land Audit 2013 which confirms that the site is constrained and there are no completions programmed by 2019.	The site has a valid planning approval and as such requires to be reflected in the LDP.
			3		Significant costs must be committed prior to any sales from house completions, in order to satisfy conditions on the planning permission and the terms of the Section 75 Agreement.	noted
			3		At the 'Call for Sites' stage of the emerging West Lothian Local Development Plan there is just one expression of interest for development at Westfield. This representation (Council Ref: EOI-005) is for the allocation of 10 hectares at South Logiebrae for self-build housing.	Noted
			3		The site at Westfield is not effective and has not been subject to the tests set out in paragraph 55 of PAN 2/2010.	The site has a valid planning approval and as such requires to be reflected in the LDP.
			3		The costs associated with fulfilling both planning conditions and the planning obligations in the Heads of Terms for the site highlight the significant adverse impact on the development viability of this site. When these abnormal costs are taken into account with a lack of house builder interest, it confirms the reasons why this site at Westfield has not been developed. More importantly when investment was readily available there was still no interest in the site from the house building sector.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0188	Wallace Land Investment & Management	Geddes Consulting	3		Wallace Land controls 43ha of land at Wellhead Farm in Murieston, Livingston. Representation EOI-0055 covered an area of 20 ha for mixed use development (primarily residential) and Representation EOI-0051 covered a smaller area of 4.2 ha for 60 homes. Both of these Representations were made by the land owners of Wellhead Farm.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
			3		Part of this land (EOI-0051 and EOI-0055) has now been identified as a Preferred Site for housing (8.7 ha) in the MIR. The Council considers that this site has capacity for 100 homes with 48 completions are expected from this site up to 2019. An early planning application is needed to deliver this Council requirement. The scale of development at 100 homes for the site was made by the Council – the initial representation was for 60 homes on a smaller site.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
			3		Representations about the site referenced as Linhouse (EOI-0099) was promoted by West Lothian Council. The Council now proposes to allocate part of Linhouse single user site for housing (EOI-0099) for 250 homes. The Council has concluded that the site controlled by Wallace Land (EOI-0051/EOI-0055) is ...a preferred site (in part) with a development framework to be prepared in conjunction with EOI-00099/ELv54. This other site is currently part of the designated area for Linhouse (Proposal ELv54) in the adopted Local Plan.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
			3		Wallace Land has prepared Development Frameworks for both these sites a part of this Joint Development Framework. The Development Framework for Linhouse confirms that its area is 8.3ha and not 9.1ha as stated in the MIR and consequently the site capacity is only 150 homes and not 250 homes. The Development Framework Report which supports Wellhead Farm Phase 1 (EOI-0051 and EOI-0055) demonstrates that the site can accommodate up to 150 homes.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
			3		This Joint Development Framework confirms that the site capacities promoted by the Council have an overall reduced capacity of 50 homes. This Joint Development Framework also confirms that an ongoing joint approach to master planning for these two preferred sites is unnecessary as both sites can be delivered independently.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.

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			3		Wallace Land supports the change in the designation of Linhouse (ELv54) as set out in the MIR as well as the allocation of the site at Wellhead Farm Phase 1 and recommends changes to site capacity at Linhouse (EOI-0099) from 250 homes to 150 homes because the scale of land allocated cannot deliver the capacity sought by the MIR; amend site capacity for Wellhead Farm Phase 1 (EOI-0051/EOI-0055) from 100 homes up to 150; and amend the wording in the <i>MIR Status Column for Site at Wellhead Farm (EOI- 0051/EOI-0055)</i> to omit reference to the need for <i>...a Development Framework to be prepared in conjunction with EOI – EOI-0099/ELv54</i> . A Joint Development Framework has now been prepared. It confirms that both of the proposed allocations can be developed independently of each other. There is no master planning rationale to continue to promote a joint approach through the LDP.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
			1, 3		Wallace Land supports the Council's decision to promote 8.3ha of economic land at Linhouse as housing as part of mixed use development.	Noted. The approach to development in this area will be determined as the LDP progresses to proposed plan stage.
MIRQ0189	Wallace Land Investment & Management	Geddes Consulting	3, 4 & 6	29	The area of restraint in Linlithgow was imposed by the Edinburgh and Lothians Structure Plan. The reasons for the imposition of the area of restraint are <i>...infrastructure, landscape and environmental objectives</i> . The Edinburgh and the Lothians Structure Plan has now been replaced by SESplan Strategic Development Plan (SDP).	The council's preferred position with regard to Linlithgow, has been established within the context of the Strategic Development Plan.
			3, 4 & 6		The LDP needs to comply with the development strategy approved in SESplan. This strategic development strategy encourages sustainable development within the West Lothian Strategic Development Area (SDA). Linlithgow is part of this SDA. SESplan paragraph 90 requires that new allocations in the West Lothian LDP <i>...will be focused in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints</i> .	Noted. The council's preferred position with regard to Linlithgow, has been established within the context of the Strategic Development Plan.
			3, 4 & 6		Support further greenfield development and has submitted proposals for development at Burghmuir on the eastern edge of Linlithgow. The proposal for Burghmuir now excludes a foodstore	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a</p>

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						<p>developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p>
			3 & 4		The assessment submitted to the call for sites confirms that a major town expansion at Burghmuir of up to 600 homes with hotel, care home and serviced sites for health centre and community sports area can be accommodated within the known environmental and infrastructure capacity in Linlithgow.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		A future development strategy for Linlithgow needs to be focussed in the east where there is ample school capacity and impacts from additional car journeys from this scale of development will be mitigated by the provision of the motorway slips.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		More homes in this eastern location has been consistently supported by the local community – for example, the Civic Trust's aspirational plans for development at Burghmuir as set out in the <i>Vision for Linlithgow 2010-2030</i> .	Noted and agreed, but there is also opposition to such development as borne out in the application for 200 houses Burghmuir Phase A.
			3 & 4		<p><i>Environmental capacity</i></p> <p>Supporting studies commissioned by Wallace Land explain how air quality issues in the town centre can be addressed and improved with the provision of new motorway slips. These slips can only be delivered by Wallace Land, as Wallace Land controls the land required to deliver both slips including the approved slip within Falkirk Council's administrative area. Wallace Land's supporting statement <i>Delivery of the M9 Slip Roads</i> sets out the benefits to the town of delivering these slips.</p>	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in'

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						by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		<p><i>Transport Infrastructure Capacity</i></p> <p>Allocating Burghmuir as a preferred site for up to 600 homes, with care home, hotel and serviced sites for a new health centre and a community sports area will deliver the motorway slips. This key mitigation will reduce traffic congestion in the High Street and with it, improve air quality. There are significant transport and environmental benefits in allocating the site. None of the other Preferred Sites in the MIR can deliver this mitigation.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p>None of the submissions for Linlithgow to the Expressions of Interest stage of the LDP have factored the costs of the motorway slips into their development viability assessments. The only solution is therefore the allocation of Burghmuir in the Proposed Plan</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p><i>Education Capacity for Burghmuir</i></p> <p>Education capacity exists in Linlithgow but only in the east of the town. SESplan sets the strategic guidance in the location of new allocations in the LDP. This should be to locations with existing infrastructure capacity. In the case of Linlithgow, it is education capacity in the town's primary schools that sets the preferred locations for future development.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning</p>

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						<p>applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p>Burghmuir is mainly located in a primary school catchment area (Springfield Primary School) which has surplus capacity. This School can accommodate the scale of housing proposed in the MIR at 580 homes with an extension. This has already been agreed with the Council. The Council has already confirmed that pupils from the northern part of Burghmuir (which is within the catchment of Low Port Primary School) could be accommodated at Springfield Primary School.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p>Paragraph 3.88 of the MIR states that <i>...significant spare capacity is also available at Springfield Primary school where the school roll is in decline</i>. This is not the case for the other primary schools in the town which will serve the Preferred Sites.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		<p>The proposed development strategy in the MIR allocates 433 homes in the catchment of Low Port Primary School which is already over capacity.</p>	<p>The allocation of sites in Linlithgow will require to be reviewed individually and</p>

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						<p>collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		The proposed development strategy in the MIR allocates 44 homes in the catchment of Linlithgow Bridge Primary School which is already over capacity.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		The proposed development strategy in the MIR allocates 81 homes in the catchment of Linlithgow Primary School which is already at capacity.	<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		It is known that there are significant difficulties in providing extensions to these three primary schools. There is no guarantee that a catchment area review would be supported by the local community and be successful in redistributing pupils from these schools to Springfield Primary	Comments noted

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					School especially given its location on the east side of the town.	
			3 & 4		All of this demonstrates that the proposed development strategy set out in the MIR is contrary to SESplan.	Not agreed, the council considers that it accords with SESplan.
			3 & 4		There is existing pupil capacity at Linlithgow Academy for the scale of development promoted in the MIR.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4		Wallace Land commissioned an Education Impact Assessment and this Assessment concluded that there is capacity for Burghmuir to proceed alongside the approved development at Winchburgh CDA without breaching capacity at Linlithgow Academy. A new secondary school must be delivered at Winchburgh prior to the occupation of the 551st home at Winchburgh. This is programmed for 2018/19. Delivery of the new school at Winchburgh will release further education capacity in Linlithgow beyond the 580 homes promoted in the MIR.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4		Pupils from Burghmuir can be accommodated in all of Linlithgow's schools and protect the on-going interests at Winchburgh. The financial contribution of £4.5M from developing at Burghmuir is a major cash injection to the Council and will help deliver the new secondary school in Winchburgh as well as extensions to the primary schools.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4	29	Do not agree that a sequential approach should be applied to the release of land in and around Linlithgow. Linlithgow should be subject to a major expansion in the east because of the availability of education infrastructure and the ability of the proposer to deliver the motorway slips. This approach of prioritising the release of land in the east is in accord with SESplan.	Not agreed, the preferred approach is sequential to the release of land for housing in Linlithgow and this site would not accord with this, despite there being education capacity in the local schools.
			3 & 4		This means that the Council should identify land in areas where there is existing primary school education capacity. Springfield Primary School is the only primary school in Linlithgow with available pupil capacity in the Local Plan period to 2024.	Not agreed, the preferred approach is sequential to the release of land for housing in Linlithgow and this site would not accord with this, despite there being education capacity in the local schools.
			3 & 4		The Council should also seek to identify sites that can deliver mitigation measures to address wider environmental and transport infrastructure ie the motorway slips. This would resolve the	Not agreed, the preferred approach is sequential to the release of land for

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					impending designation of an Air Quality Management Area in the town centre.	housing in Linlithgow and this site would not accord with this, despite the potential benefits of motorway slip roads on air quality in the town.
			3 & 4		Allocation of 600 homes at Burghmuir can be accommodated within existing education infrastructure, and crucially will deliver the transport infrastructure necessary to relieve town centre congestion and improve town centre air quality. The site is effective in accord with PAN 2/2010. Allocation of Burghmuir is in accord with the strategic guidance set out in SESplan.	Not agreed, the preferred approach is sequential to the release of land for housing in Linlithgow and this site would not accord with this, despite the potential benefits of motorway slip roads on air quality in the town. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		Plan submitted confirming that the majority of the proposed new sites identified by the Council are in locations within the catchment area of Low Port Primary School. These five new sites have capacity for 433 homes. It is already known that there is no available capacity at this School. The most recent 2013/14 pupil roll at Low Port Primary School was 220 pupils – significantly beyond its capacity for 198 pupils and the Council projects (2012 Base School Forecast) that it will remain above capacity until 2019 without further allocations in the LDP.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		Two new sites (EOI-0105 and EOI-0168) with capacity for 68 new homes are proposed within the catchment area of Linlithgow Primary School, in addition to 12 homes carried forward from the current Local Plan (10/83).	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3 & 4		The most recent 2013/14 pupil roll of 414 pupils is at the limit of the pupil capacity for 415 pupils at Linlithgow Primary School. There is currently no capacity at Linlithgow Bridge Primary School.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in

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						particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4		One new site (EOI-0131) with capacity for 30 homes is proposed within the Linlithgow Bridge catchment area, in addition to 14 homes carried forward from the current Local Plan (HLi29). Paragraph 3.88 of the MIR confirms that there is an education infrastructure constraint at Linlithgow Bridge Primary School. The most recent 2013/14 pupil roll of 201 pupils is in excess of the pupil capacity for 198 pupils. There is currently no capacity at Linlithgow Bridge Primary School for further development.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4		This appraisal confirms that the Council's proposed development strategy is allocating land for housing where there is no education infrastructure capacity available. The available infrastructure is only in the Springfield Primary School catchment area on the east of the town.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3 & 4		Paragraph 3.88 of the MIR confirms that <i>...significant spare capacity is also available at Springfield Primary school where the school roll is in decline</i> . The MIR identifies one preferred site within the Springfield Primary School catchment area with capacity for 50 homes. The most recent 2013/14 pupil roll of 307 pupils is substantially below the pupil capacity for 415 pupils.	Not agreed, the preferred approach is sequential to the release of land for housing in Linlithgow and this site would not accord with this.
			3 & 4		There would still be substantial spare pupil capacity at Springfield Primary School following completion of the preferred allocation for 50 homes at Boghall East to allow for development at Burghmuir. The proposer has agreed to provide an extension at Springfield Primary to accommodate all pupils from 600 homes at Burghmuir.	Not agreed, the preferred approach is sequential to the release of land for housing in Linlithgow and this site would not accord with this.
			3 & 4		The location of the Preferred Sites also need to take account of traffic impact especially on the High Street. A simple sequential approach does not address this issue.	The council has undertaken traffic modelling and transport impact assessments with the preferred sites proposed in this plan.
			3 & 4		It is essential that the Council's preferred development strategy does not exacerbate traffic	The council has undertaken traffic

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					congestion in Linlithgow town centre. The town centre already suffers from poor air quality and recent air quality monitoring suggests that a Local Air Quality Management Area is likely to be designated in 2015.	modelling and transport impact assessments with the preferred sites proposed in this plan.
			3 & 4		The six Preferred Sites south of the railway line have capacity for 483 homes. The traffic from these sites will only serve to exacerbate traffic congestion and the worsening air quality concerns in the High Street. The MIR does not present a clear strategy as to how the matter will be addressed.	The council has undertaken traffic modelling and transport impact assessments with the preferred sites proposed in this plan. This will include possible upgrading of junctions to deal with this extra capacity.
			3 & 4		What the Council has ignored is that SESplan requires the LDP to deliver the motorway slips at Junction 3 of the M9. This requirement is the only mitigation measure which can address the long standing problem of traffic congestion in the High Street.	Noted, the council agrees that the introduction of motorway west facing slip roads will go some way to relieving traffic congestion within the town.
			3 & 4		The Council has chosen to identify the majority of preferred sites in Linlithgow in locations where there is no infrastructure capacity. Accordingly, the sites identified by the Council are almost certain to be non-effective in accord with the tests set out in PAN 2/2010. The Council's preferred development strategy for Linlithgow does not comply with the strategic guidance set out in SESplan paragraph 90. The allocation of these non-effective sites as proposed by the Council in the MIR will not enable the much needed delivery of the west facing slips at Junction 3 of the M9 which will relieve congestion and improve air quality in the town centre.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3, 4 & 6		<i>Comparison of the Preferred Sites assessed against Burghmuir</i> The Council has carried out individual Site Assessments for all submissions received at the <i>Expressions of Interest</i> stage. These have been subject to the Council's SEA Site Assessment.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3, 4 & 6		Annex 1 sets out these Site Assessments and compares it against the Council's Assessment for Burghmuir and the proposer's Assessment of its proposal for Burghmuir. This appraisal demonstrates that in terms of the Council's Site Assessments, Burghmuir was scored less favourably by the Council. The reason for this is the Council did not take into account the actual proposals submitted including the delivery of the motorway slip roads; the proposal for a hotel; the serviced sites for the health centre and the community sports area. The Council also ignores	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.

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					that the town centre bus service can serve the development. The Council's assessment included a foodstore which is no longer part of the proposal to the MIR.	
			3, 4 & 6		Examining the Council's Site Assessments, Burghmuir is actually ranked higher than three of the sites identified as Preferred Sites (EOI-0210, Clarendon Farm for 120 homes; EOI-0168, Land at Preston Farm for 50 homes; and EOI-0114, Wilcoxholm Farm/ Pilgrims Hill for 200 homes). These sites account for 370 homes out of the total of 580 homes from the Preferred Sites.	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3, 4 & 6		If all of the measures presented by Wallace Land at Burghmuir are taken into account together with the mix of land use proposals then Burghmuir is the most favourable site presented to the Council for allocation in Linlithgow. The Council's SEA Site Assessment methodology confirms this.	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3, 4 & 6		All of the above demonstrates that the Council's development strategy for Linlithgow cannot be based on a simple sequential approach.	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3, 4 & 6		The approach required to be adopted by the Council for the Proposed Plan needs to take into account the availability of infrastructure capacity and the necessary mitigation measures to augment essential necessary infrastructure. This is the approach set out by SESplan which the LDP needs to comply with.	Noted and agreed.
			3, & 4	30	The Council has not included Burghmuir as a Preferred Site in its development strategy for Linlithgow.	Noted.
			3, & 4		The Council has allocated a scale of development equivalent to the proposal which was subject of the application (Council ref: 0095/P/12) submitted by Wallace Land and was recommended for refusal. At that time, the Council considered that the application could not be approved because of a lack of education capacity at Linlithgow Academy, and that the proposal was contrary to the adopted Local Plan.	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3, & 4		The Council has before it an Environmental Statement and Transport Assessment which clearly demonstrates that there are no adverse impacts arising from development of the scale proposed in the MIR at the eastern edge of Linlithgow providing the following measures are delivered:	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of

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					<ul style="list-style-type: none"> The motorway slips are delivered to mitigate traffic congestion in the High Street; Education capacity at Springfield Primary School is utilised to accommodate pupils from allocations in the Proposed Plan; and Investment is available to fund extensions to Springfield Primary and St. Joseph's Primary (as previously agreed by the Council and Wallace Land) along with the financial contributions to the secondary schools at Winchburgh as required by the Council's SPGs. 	<p>housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3, & 4		If Burghmuir was allocated in the Proposed Plan, all of these matters can be subject to Legal Agreement. There is no need for new supplementary planning guidance to address any of these additional infrastructure matters.	Not agreed, the development of SPG would ensure that there is an equitable share paid for by each developer in terms of infrastructure provision.
			1, 3 & 4		Allocating the proposal at Burghmuir will also provide jobs, homes and infrastructure for both Linlithgow and West Lothian. Its allocation substantially strengthens the West Lothian economy. Burghmuir secures sustainable growth for West Lothian during the LDP period. It will be built out over a 10 year period. It is a critical part of the solution to help fund contributions to the new secondary school at Winchburgh and deliver the motorway slips. This site is in single ownership, is viable and can deliver town wide infrastructure including the slips. The delivery of this scale of infrastructure is not possible if the Council promotes this scale of development across several sites in Linlithgow. Allocation of the site is in accordance with the requirements of SESplan paragraph 90.	<p>It is noted that allocating any site would create jobs. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.</p> <p>It is noted that this site itself is in single ownership.</p>
			1, 3, & 4		Burghmuir will strengthen the facilities offered for tourists coming to Linlithgow including spaces for coach layovers as well as a new hotel.	Proposal noted.
			1, 3, & 4		The Council should reconsider its development strategy by investigating in more detail whether its Preferred Sites are effective. If its conclusion is that these sites are not capable of becoming effective in the LDP period, then it should allocate more land in the east of Linlithgow to accord with the requirements of strategic development strategy set out in SESplan (paragraph 90) to direct future development to sites where existing infrastructure exists or can be augmented. Wallace Land recommends that the proposals for Burghmuir should be considered as an alternative strategy for Linlithgow and should be allocated in the Proposed Plan.	<p>Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.</p> <p>There are better sites proposed for development within the town than Burghmuir, in terms of the sequential testing.</p> <p>The allocation of sites in Linlithgow will</p>

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						require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			1, 3, 4 & 6		By focusing the majority of development into a major land allocation in the east of Linlithgow at Burghmuir then the motorway slips will be delivered alleviating traffic congestion and subsequently improving air quality in the High Street.	The council acknowledges the benefit of this, but considers that in terms of its sequential approach, there are better sites that can be developed than that proposed.
			1,3,4 & 6		Allocating the Burghmuir proposal in the LDP delivers development in the immediate LDP period to 2019 and does not compromise the environmental and infrastructure capacity in the town, as well as comprehensively delivering Linlithgow's long term infrastructure needs.	<p>Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. There are better sites proposed for development within the town than Burghmuir, in terms of the sequential testing.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3, 4 & 6		None of the Preferred Sites in the MIR have taken into account the mitigation measures to resolve transport congestion and poor air quality in the High Street – the delivery of the motorway slips or	Not agreed. It is proposed to remove the 'area of restraint' and as such a number

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					indeed the difficulties of providing education capacity in the primary schools other than Springfield Primary. The failure to address these infrastructure impacts and the cost of solutions lead to the conclusion that the majority of the sites in the preferred development strategy are non-effective.	of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. There are better sites proposed for development within the town than Burghmuir, in terms of the sequential testing.
MIRQ0190	Wallace Land	Geddes Consulting	3 & 4	31	Q31 of the MIR relates to the future safeguarding of west facing slip roads at M9 J3 at Linlithgow, and whether development should be promoted in Linlithgow to secure funding for the delivery of the slips. SESplan Policy 9(a) and SESplan Action Programme # 91 require the delivery of the west facing slips. The Council has no remit to use the LDP process to promote change from this strategic requirement – this is a SESplan matter.	Not agreed, the council has to include this infrastructure requirement as it is proposed by SESplan and is therefore a proposal in the LDP.
			3 & 4		The Council has allocated land for the delivery of the motorway slip in the adopted Local Plan (2009). This is Council's preferred solution to deal with traffic congestion in the High Street. Wallace Land's proposal for land at Burghmuir, if allocated in the Proposed Plan, will deliver the west facing slip roads at Junction 3 of the M9. Wallace Land has already secured approval from Falkirk Council and Transport Scotland for these slip roads. Focusing the allocation of the majority of the 580 homes proposed for Linlithgow at Burghmuir will ensure that these slip roads are delivered. It is not possible for the Council to deliver these motorway slip roads without the direct involvement of Wallace Land and the allocation at Burghmuir for around 600 homes will ensure that the slip roads are delivered. Only the allocation of Burghmuir in the Proposed Plan will deliver the motorway slips.	Not agreed, the motorway slip roads could be developer through negotiation with the landowner.
			3 & 4		The Council's proposed development strategy in the MIR fails to address the delivery of this necessary infrastructure requirement, as required by SESplan, to allow Linlithgow to accommodate the scale of development proposed in the MIR.	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. There are better sites proposed for development within the town than Burghmuir, in terms of the sequential testing.
MIRQ0191	Wallace Land	Geddes Consulting	3		Pumpherstons Farm Phase 1 (13ha – 230 houses) Promotes a two phase release of a site at Pumpherstons Farm is proposed to meet the housing land requirement to 2024. The Preferred Strategy does not meet its housing land requirement in full. The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times. The Pumpherstons Farm site could assist in this.	The council considers that there better sites that can be developed in the locality, for example Drumshoreland, which is largely a brownfield site whereas this site is a purely greenfield release. The approach to housing land and

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						housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The education impact from the development of 230 homes can be accommodated within the existing school infrastructure or through financial contributions in accord with Council Supplementary Planning Guidance (SPG).	There is no Education support for development on this site. It is within the new primary school catchment area but would require children to cross over major road.
MIRQ0192 (Phase 1)	Wallace Land	Geddes Consulting	3		Wellheads Farm(Ph1) Murieston, Livingston (43ha – 150 houses) 8.7 ha of this land (EOI-0051 and EOI-0055) have now been identified as a Preferred Site. However, Wallace Land would welcome the Council modifying the site capacity from 100 homes to 150 homes.	Not agreed, the capacity of this site is considered reasonable on the area provided i.e. the site should be low density, given the edge of settlement location. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The site is within the West Lothian Strategic Development Area (SDA), the preferred location to meet the housing land target to 2024 set by SESplan. The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times.	It is agreed the site is within the SDA as identified by SESplan. The council has allocated further sustainable development in sustainable locations in an attempt to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		House builders are actively seeking additional sites to maintain sales in primary market areas such as Murieston. The release of additional housing in primary market locations will not threaten established sites already under construction.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3 & 4		The site is within a sustainable development location, is within easy walking distance to a bus route with frequent services and is well connected by paths to local amenities. There is infrastructure capacity to accommodate the proposed scale of development or additional capacity can be provided planning obligations; and the site is immediately effective and around 50 homes will be built and sold annually. This will support over 190 direct and indirect jobs over a 5 year period. A joint development framework as required by the MIR has been prepared for the site in conjunction with Linhouse however, it is contended that both sites can be developed independently.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0192 (Phase 2)	Wallace Land	Geddes Consulting	3		Wellheads Farm (Ph2) Murieston, Livingston (7.4ha–130 houses) Wallace Land Joint Development Framework confirms that Linhouse occupies an area of 8.3ha and not 9.1ha as stated in the MIR and is only capable of accommodating around 150 homes and not 250 homes. The Council will need to determine how to replace this shortfall of 100 homes at Murieston. The Council's Site Assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) identifies many significant adverse impacts when compared with Wellhead Farm.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3		The allocation of additional land at Wellhead Farm supports the Council's preferred strategy, proposing an extension to an effective site in this sustainable location. Given the expected capacity reduction at Linhouse (EOI-0099), a further contribution of up to 130 homes from Wellhead Farm Phase 2 will assist the Council deliver homes in Murieston.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council needs to allocate further sustainable development in sustainable locations to meet the housing land target set by SESplan and maintain a 5 year effective housing land supply at all times.	Not agreed, the council considers it is allocating enough land for housing development in West Lothian.
MIRQ0192 (Phase 3)	Wallace Land	Geddes Consulting	3 & 4		Wellheads Farm (Ph3) Murieston, Livingston (25.8ha – 400 houses) Phase 3 can accommodate up to 400 homes including a neighbourhood centre, which could incorporate a new primary school if required. It is an effective site and can contribute to West Lothian's sustainable growth, starting in the later plan period - 2019 to 2024.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Phase 3 is in a sustainable location. The proposed development at Wellhead Farm is on the urban edge of Livingston, with convenient access onto the M8, A71 and the Edinburgh - Glasgow Central Railway.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Development in sustainable locations within the West Lothian Strategic Development Area (SDA) such as Wellhead Farm Phase 3 is supported by SESplan.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		The Council's Site Assessment of the Alternative Site at Murieston Castle Farm (EOI-0110) concluded that it Assessment identifies many significant adverse impacts when compared with Wellhead Farm. Wellhead Farm presents a more sustainable development option to all other alternatives in the Murieston area. The release of additional housing in primary market locations, such as Murieston, will not threaten established sites already under construction.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0193	Wallace Land Investment & Management	Geddes Consulting	3		LINLITHGOW Supports the removal of the 'area of restraint' status through the LDP.	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3		NOT PREFERRED MIXED USE SITE E01 - 0103 (BURGHMUIR, LINLITHGOW) Proposes that the site identified as Burghmuir A be allocated for 200 houses in the Proposed Plan. Proposes a development of 200 homes including 30 affordable homes (15%).	The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3		Argues that the Council's proposed development strategy has ignored the constraints imposed by air quality in the High Street as well as the delivery of slips to the M9 to relieve traffic and the lack of education capacity at primary schools serving these proposed developments.	Not accepted, the councils sequential approach has taken account of the issues of air quality and traffic management through the traffic modelling work that

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						<p>the council has undertaken. The council is aware also of the positive impact that motorway slips would have on both air quality and traffic management. The council is also aware of education capacity issues regarding allocations of sites in Linlithgow.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>
			3		Suggests that unless there are mitigation measures to address these issues the proposed development strategy will be flawed and will promote non-effective sites. Suggests that the proposal to promote development at Burghmuir addresses all of these shortcomings. The Council does not meet its housing land requirement in full and that the proposed site could help remedy this. It concludes that the Council needs to allocate more sites to meet the housing land target set by SESplan and Scottish Ministers. The sites could ensure delivery of the slips onto the M9 and follows the development pattern of Linlithgow.	It is not agreed that allocating Burghmuir, that has in part been subject to a dismissed planning appeal for 200 houses would address all perceived infrastructure shortcomings for development to take place appropriately in Linlithgow.
			3		Argues that the development strategy for Linlithgow should be focussed on sites on the eastern edge of the town and specifically promotes the allocation of Burghmuir A. Argues that significant or insurmountable issues have been identified.	<p>It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>
MIRQ0194	Mr S Chambers	N/A	3		PREFERRED HOUSING SITES SOUTH OF UNION CANAL, LINLITHGOW: EOI - 0045 (LAND EAST OF MANSE ROAD), EOI -0062 (EDINBURGH ROAD, LINLITHGOW), EOI – 0184 (CLARENDON HOUSE) &	The council's preferred position is to remove the 'area of restraint'

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					<p>EOI – 0210 (CLARENDON FARM) NOT PREFERRED HOUSING SITE EOI - 0103 (BURGHMUIR, LINLITHGOW)</p> <p>Objects to further residential development in Linlithgow. Considers the town to have reached its optimum population and that any further growth would be detrimental to what makes it the place it is.</p>	<p>designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0195	BP North Sea Infrastructure	Roger Laird for Archial NORR	1,3 & 4		Supports the intention to retain policy IMP12 of the WLLP which commits to consulting with the HSE and operators on proposals located within pipeline consultation zones and presumes against development which presents an unacceptable risk to life.	Noted and accepted, a policy approach will be set out in the Propsoed Plan.
MIRQ0196	Rebecca Junik	N/A	3	29	<p>PREFERRED HOUSING SITES, LINLITHGOW: EOI-0015, EOI-0045, EOI-0062, EOI-0114, EOI-0184 & EOI-0210</p> <p>Supports the position that the current area of restraint be removed and greenfield release of land is allow for housing, employment and potential tourism related development.</p>	<p>Support noted. The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in</p>

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						<p>particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p><u>Supports</u> future development at preferred Sites EOI-015; 045; 062; 0114, 0184 and 0210.</p>	<p>Support noted. The preferred approach has been taken forward to the Proposed Plan.</p>
			3 & 4		<p>Development to west and to a lesser extent to the south will invariably lead to worsening the air quality / congestion problems experienced along the High Street. Also those sites to the south and west have other associated issues. Therefore sites not preferred for inclusion in the LDP are EOI-015, 0131 and 0168 for the following reasons:</p> <ul style="list-style-type: none"> • EOI-0105 – due to its proximity to railway and traffic contribution to air pollution on the existing local road network; • EOI-0131 – due noise issues related to the proximity to motorway (most of the site is within the Lden 60 to 65 dB noise contour as reported on the http://www.scottishnoisemapping.org/scottishnoisemapping_p2/default.aspx). Also as noted in the SEA there are issues with access, potential flooding and old sewer pipework at this location. Also because of the traffic that is likely to be generated and the contribution to air pollution and congestion on the existing local road network; • Site EOI 0168 –due to the traffic that is likely to be generated and the contribution to air pollution and congestion on the existing local road network. 	<p>Not accepted, the sites as listed below are deemed acceptable in terms of the current sequential approach to assess development:</p> <p>EOI-0105 – this site will be developed for a small number of units that will have a negligible impact on the road network and other infrastructure (18 units) and will represent the development of a brownfield site.</p> <p>EOI-0131 – This site is for a small number of units, namely 30 and the other issues of noise from the road and the sewer crossing the site can be overcome with appropriate detailing of development in the site. Impact on the road network of 30 houses from the council house building site will be negligible.</p> <p>EOI-0168- The council's preferred position is to remove the 'area of</p>

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						<p>restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3 & 4		A sequential approach should not be applied to the release of land in and around Linlithgow to accommodate any new development; the level of demand is such that consideration must be given to the use of greenfield sites which offer the best opportunities to create a well planned and sustainable extension to the current urban form of Linlithgow. The best and most sustainable locations are to the east of the town which are Sites EOI-015; 045; 062; 0114, 0184 and 0210. They offer the best opportunity to connect with the existing transport network and are located nearest to the those destinations that people want to go i.e the station, shops, banks etc.	Not accepted, the council considers that its preferred approach to creating sequential allocations is acceptable and these sites will be, generally, well connected to the town centre and other services, even though some are on the edge of the town, by public transport and in terms of footpaths etc.
			3	30	The minimum requirement for affordable housing in new developments in Linlithgow should at least 25% to address this shortage in this type of housing stock.	The affordable housing policy will be reviewed and a revised policy included in the Proposed Plan. Supplementary Guidance will also be prepared.
			3 & 4	31	Supports land being safeguarded for west facing slip road on the M9 at Junction 3 and supports new development to ensure funding for these can be secured. States that the best future location for development is to the east of the town. Supports funding the slips through developer	Support for retention of slip roads off the M9 is noted.

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					contributions. However, this needs a strong and effective developer contributions strategy to be in place.	
MIRQ0197	Marie Dougan	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0198	Woodland Trust	Charlotte Wrigley	3, 4, 6 & 7		The MIR recognises the importance of the natural environment to the area, and sets out a sustainable vision for development, which includes the protection and enhancement of green networks and a commitment to tackling climate change. The vision statement is clear, with a strong emphasis on these objectives. It is important that these be upheld for every development put forward in the Local Development Plan, as West Lothian has clear potential for large areas of development due to the proximities of Edinburgh and Glasgow. It is imperative, therefore, that green networks and natural areas are protected, and urban sprawl be kept in check.	Indeed, this is the challenge for not only the Local Development Plan but also the Development Management system.
			3, 4 & 6		Whilst the vision statement is strong, the main body of the document is often found lacking in key areas. Sustainability and protection of natural areas need to feature in every section of the main issues, and this is often not the case. Woodland must also be much better represented at every stage. Below we outline a series of recommendations for the West Lothian MIR in order to ensure	The Main Issues document was supposed to be a concise report and while sustainability issues and protection of

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					that all development recognises the importance that woodlands, green spaces and biodiversity bring to the area.	natural areas underlay the report they could not be, nor needed to be, re-iterated at every juncture.	
					<p><u>Ancient Woodland Protection</u></p> <p>The MIR expands on the previous documents of the Strategic Development Plan (SDP) and the West Lothian Local Plan (WLLP). Whilst the MIR upholds all the key areas of the SDP, policies pertaining to woodlands and policy are under review, and have the potential to be combined into one policy. This would only be acceptable to the WTS if all relevant detail that protects woodland from development were retained, and would also recommend that more detail be added. None of policies ENV10 – ENV13 mention native or ancient woodland. The WLLP mentions how little semi-natural native woodlands remain in West Lothian, therefore it is imperative that what there is must be protected from development. The MIR makes no mention whatsoever of ancient woodland. It is important to protect all native woodland of local significance and not those areas protected under Areas of Great Landscape Value and Areas of Special Landscape Control. A robust environmental policy on woodland is recommended, with clear guidelines for protecting native and semi-natural native woodland above all development, and align policies with The Scottish Planning Policy, which states, "Ancient and semi-natural woodland is an important and irreplaceable national resource that should be protected and enhanced".</p>		Issues relating to woodlands have been combined into one policy for the Proposed Plan along with references to protecting ancient and semi-natural woodland.
			6		Would like to see the following included in the MIR, and ultimately the LDP	Noted.	
			6		Recognition of the importance of ancient woodland, ancient trees, veteran trees, other trees of special interest and Planted Ancient Woodland Sites (PAWS), including the urgent requirement to ensure they are protected from development.	Acknowledged.	
			6		A clear statement recognising that the loss of ancient woodland cannot be mitigated for. Woodland habitats take many years to develop and planting new woodland in place of cleared, ancient, native or semi-native woodland is not acceptable mitigation. Rather, new native woodland creation around existing woodland will help secure woods of high conservation value and can contribute to habitat expansion.	It is anticipated tht the Proposed Plan will include reference to address this comment.	
			3 & 6		A clear definition of 'open' and 'green' space, which should include woodland areas, as well as the inclusion of woods in a list of green spaces that will not be granted planning permission.	These definitions are covered in the glossary. The mapping information available to the council does not allow for such a prescriptive list to be produced for West Lothian.	
			3 & 6		Developments likely to cause disturbance should be located away from ancient or semi-natural woodland, particularly those likely to modify local hydrological function. Where development is located near to ancient or highly bio-diverse woodland, buffer zones should be retained to reduce the distance that disturbance penetrates.	Buffer-zones have been high-lighted in the Supplementary Guidance relating to "Development and Natural Heritage".	
			6		Environmental policies should be aligned with The Scottish Forestry Strategy, which identifies 'the protection of woodlands of high biodiversity value as an important consideration in the development management process' , and ensure that this is taken into consideration in the West Lothian Tree and Woodland Strategy upon publication.	The Scottish Forestry Strategy is proposed to be reflected in the Proposed Plan.	
			6		Identify and map all ancient, veteran and notable trees by using the Native Woodland Survey Scotland (NWSS) to do this.	This process in underway as part of the green network assessment work but	

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						initial indications are there are very few in West Lothian.
			6		Woodland creation and development features strongly in parts of the MIR, and the role woodland can play in recreation and climate change mitigation is acknowledged. However, would prefer to see a commitment to woodland creation throughout the entirety of the document, and recommends a greater focus on the benefits provided by native woodland.	It is intended that there will be a clear commitment to woodland creation throughout the Proposed Plan. The council is a partner and supports the Central Scotland Green Network Trust.
			3, 4 & 6		Would like to see planning authorities encourage the inclusion of trees and woodland in open spaces in new developments. Authorities should consider carefully the scope for improved outdoor access routes, habitat corridors and woodland planting around new developments.	The Supplementary Guidance relating to "Development and Natural Heritage" covers encouragement of the inclusion of trees and woodland in open spaces in new developments.
			6		<p>Would like to see a firm commitment to a significant increase in the areas of West Lothian's native woodland in order to reap all the associated economic, social and environmental benefits it provides, which includes landscape, quality of life, pollution absorption, recreation, biodiversity and health. At the very minimum, West Lothian should adhere to the Scottish Planning Policy, and the Local Biodiversity Action Plan, but also include the protection and creation of woodland. The WTS recommends that these be taking into consideration in the West Lothian Tree and Woodland Strategy upon publication. Would like to see the following included in the MIR, and ultimately the LDP:</p> <p>A firm commitment in significantly increasing the area of Scotland's native woodland.</p> <p>Native woodland creation targeted in areas where it will deliver most in terms of benefits to people.</p> <p>An increase in the area of woodland that is accessible and welcoming to people. Such an increase would also allow wildlife to flourish which is essential in ensuring its ecological resilient in the face of climate change.</p> <p>A policy for the buffering and extension on ancient and semi-natural woodland sites through targeted woodland and habitat creation, which have greatest potential to be placed on a sustainable footing, and would be best for wildlife.</p> <p>A general reduction in the intensity of surrounding land use around woodland sites.</p>	<p>The Lothians & Fife Woodland Strategy, as it relates to West Lothian will be reflected in the Proposed Plan and supported by the council to secure economic, social and environmental benefits arising from native woodland.</p> <p>The Supplementary Guidance relating to "Development and Natural Heritage" covers woodland buffering and extension issues.</p> <p>Many of the detailed points raised relating to woodland are not relevant to the production of a concise Proposed Plan and can be covered in Supplementary Guidance.</p>
			6		The role of trees in climate change adaptation has been largely ignored, despite woodland protection and creation offering many benefits in this area.	Disagree. Woodland protection and creation related to climate change adaptation are clearly recognised but would be better addressed in detail the forthcoming West Lothian Tree and Woodland Strategy as well as revision of the Carbon Management Plan.
			6 & 7		To both reduce carbon emissions and help nature adapt, woodland is well placed to act as a key	Acknowledged.

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					component of a more sympathetic, resilient and receptive landscape for wildlife in the face of climate change.	
			6 & 7		Understands the need for a strong renewable energy strategy, though these developments should be considered very carefully when placed near or by green or habitat networks. Would also like to see increasing recognition of woodland as an especially valuable kind of green space in green infrastructure strategies and green network planning, and also as part of the wider landscape rather than individual strands of trees. Using the NWSS will allow councils to select appropriate sites for green networks, maximising opportunities for preventing further fragmentation, and for 'connecting up' smaller pockets of woodland. Any policies regarding green and habitat networks should refer to the National Planning Framework for Scotland 2	This recognition of woodland contributing to green space within green network is in place.
			3, 4 6 & 7		<u>Areas of development identified that will impact ancient woodland</u> Identifies potential developments set out in the MIR that will result in direct loss to ancient woodland, or damage to ancient woodland by proximity. and objects to any of these developments going ahead, and recommend that alternative sites be found in order to align with the guidelines set out above. Sites: EOI-0065 and EOI-0068, Bridgend; CDA/WW Broxburn; HBn1/EOI-0034, Dechmont/Bangour; EOI-0110, Livingston; EOI-0119 Bents; EOI-0119, Whitburn; and EOI-0193, Winchburgh.	The presence of / impact on ancient woodland such as in sites at West Wood, Broxburn and Dechmont Bangour will be ascertained at the site briefing / master planning and planning application stages in the process as one of numerous detailed matters. EOI-0065 and EOI-0068, at Bridgend are open fields but are not being progressed.
MIRQ0199	Manor Forrest, landowners.	P. Morgan Gladman Developments Ltd	3, 6		PREFERRED HOUSING SITE E01 -0210 (LAND AT CLARENDON FARM, LINLITHGOW) Support for preferred allocation (in part) for up to 120 units.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses

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MIRQ0200	Kayclair LLP	David Love, McInally Associates Ltd				infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0200	Scott Graham	McInally Associates Ltd on behalf of Kayclair LLP	3		NOT PREFERRED HOUSING SITE E01 - 0125 L/A BALLENCRIEFF TOLL, BATHGATE Seeks allocation/zoning of a site at for residential purposes in the emerging West Lothian Local Development Plan and more specifically for elderly/retirement housing; proposes a smaller site to that submitted to the call for sites for 6 units. Submitted that the site is capable of positive consideration against relevant aspects of national planning policy. A range of smaller sites should be allocated to maintain a five year effective supply.	Not accepted, despite the suggestion that the site be allocated for a lesser number of units. The site is clearly in the countryside and there are better and more sustainable sites that can be allocated in the nearby settlement of Bathgate.
			Vision	1 - 4	No response to questions 1 - 4	Noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15	No	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	17	No – do not agree	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	It is submitted that additional (particularly smaller and effective) housing sites should be allocated and zoned in order to provide a generous housing land supply which will in turn help to encourage development, and help to ensure that at least a 5 year effective housing land supply is available. The allocation of an increased generous supply of housing land (particularly small and effective housing sites) will maximise flexibility and help to deliver units on the ground at a time when the housing building and development industry is under extreme economic and market pressures. It is submitted that the identification of sites for specific purposes will enable demand for certain tenures to be met while enabling existing residential units to be utilised by others. In light of the above it is submitted that the site at Ballencrief Toll, Bathgate should be identified and zoned in the emerging LDP for residential purposes and more specifically for elderly/retirement homes.	Not accepted, despite the suggestion that the site be allocated for a lesser number of units. The site is clearly in the countryside and there are better and more sustainable sites that can be allocated in the nearby settlement of Bathgate. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	19	In order to maintain an effective 5 year housing land supply at all times it is submitted that an increased supply of land for housing should be allocated within the emerging West Lothian LDP. The site at Ballencrief Toll, Bathgate (see attached plan) is a small, effective and deliverable	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan

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					housing site which would contribute to maintaining an effective 5 year housing land supply. In all regards it is submitted that the identification of sites for specific purposes will enable demand of certain tenures to be met while enabling existing residential units to be utilised by others. In this regard the site should be identified as a zoned residential housing site in the emerging West Lothian LDP and more specifically for elderly/retirement homes. See attached letter for full representation.	stage.
			3	20 - 37	No response to questions 20 - 37	Noted.
			4	38 - 44	No response to questions 38 - 44	Noted.
			5	45 - 47	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 -93	No response to questions 86 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
MIRQ0201	Louise Holden	N/A	3 & 6		EOI – 0038 SEAFIELD FARM: EOI- 0040 EASTER BREICH FARM Objects to development of the site.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0202	Scottish Water Update	N/A	4		Main Issue 3: (Para 3.35-3.63) Scottish Water is committed to enabling development within Scotland and will continue to work with Local Authorities to highlight where there is available capacity within Scottish Water's network. This allows development to occur in areas where the need to upgrade existing infrastructure is minimal, therefore reducing developer costs. Similarly early dialog between developers and Scottish Water over this extended planning period will ensure timely and cost efficient investment can be put in place.	Noted and agreed, the council will continue to have positive dialogue with Scottish Water.
			4		Main Issue 3: (Para 3.79) Scottish Water has put in place significant investment over the last two investment periods, to enable development across Scotland. Whilst we acknowledge that capacity issues still remain in some areas, these are not insurmountable issues and can be addressed through our investment programme.	Noted and agreed.
			4		In instances whereby network limitations may be evidenced by additional loading of new developments to the system, developers are required to fund and mitigate any reinforcements. However, developers will receive a Reasonable Cost Contribution ¹ from Scottish Water towards this reinforcement and where applicable, infrastructure funding may also be available in some instances.	Acknowledged
			4		Appreciate that in some areas the reinforcement required may be significant but we have been able to work with Local Authorities, developers and consortiums of developers in the past to overcome these issues to allow development to progress.	Acknowledged
			4		Flood Risk Management Supports the principle of Sustainable Urban Drainage Systems (SUDS) and encourages all developers to incorporate such systems wherever possible within their designs. This offers the opportunity to locally control surface water runoff rates and reduces the loading on public sewerage systems whilst maximising the capacity for foul flows and reducing the risk of	Support noted for SUDs and flood risk management principles, that the council will continue to support.

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					surcharging and sewer flooding.	
			4		Scottish Water is working with key partners to reduce the impact of flooding. The responsibilities surrounding flooding are varied, and at present a number of agencies have responsibility for dealing with different aspects of flooding in Scotland.	Noted and agreed.
			4		Scottish Water is currently in discussions with fellow key agencies and local authorities with regards to 'Integrated Catchment Study Areas, to tackle flooding issues. Within West Lothian, the particular area of focus is that of Linlithgow.	Noted, the council supports the development of integrated catchment studies in its area, in particular with focus on Linlithgow.
					Linlithgow & Linlithgow Bridge Infrastructure Considerations: <i>Water Supply: there are no known constraints in terms of waste water treatment and water supply.</i> We would ask that the word 'constraints' be revised to that of 'issues'.	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time.
			1, 3 & 4		We have made the following comments: The water treatment works and waste water treatment works currently has sufficient capacity to service known levels of development. The settlement of Linlithgow has historically been serviced by a combined sewer network which has experienced a number of drainage issues due to the amount of surface water entering the network, reducing its hydraulic capacity. It is essential therefore that for all new development, separate systems should be utilised for on-site drainage layouts, with surface water being dealt with at source or nearby via a suitable SUDS system.	Noted and agreed.
			4		Livingston Infrastructure Considerations: <i>Water Supply and Treatment:</i> There are capacity issues at the Livingston Waste Water Treatment works in North West Livingston. Any requirements to upgrade/expand the works will be informed by an on-going study of the River Almond catchment being undertaken by SEPA and Scottish Water. In the interim, constraints at the Livingston treatment works limit development opportunities in the area unless on site mitigation can be achieved. The town is also served by the East Calder Waste Water Treatment Works where further investment may be required. We would ask that the word 'constraints' be revised to that of 'issues'.	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time.
			1, 3 & 4		We have made the following comments: There is currently limited capacity at Livingston WWTW. Whilst Scottish Water is funded to increase capacity at our treatment works to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme, the River Almond is also subject to specific environmental factors out with those of our investment, which impacts on the ability of the receiving water itself to accommodate additional discharges from any additional development demands. Currently Scottish Water are working closely with our Regulators SEPA to undertake studies on the River Almond catchment, the results of which will be a fundamental consideration on how best to	The council noted and is aware of the infrastructure constraints at Livingston WWTW and will take account of this through any development allocations.

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					provide an overall solution and additional provide capacity for development. Once the results of these studies are complete and have informed our investment programme, Scottish Water will provide updates to the Council as these milestones are achieved. Scottish Water also works closely with the PFI company to enable development within the West Lothian area.	
			1,3 & 4		<p>Mid Calder Infrastructure Considerations:</p> <p><i>The village is served by the East Water Waste Water Treatment Works (WWTW), where there are no known current restrictions on development.</i></p> <p>We would ask that a correction be made to read 'East Calder' in substitution for 'East Water'. Also you state that there is no known current restriction on development served by East Calder WWTW, in which the works has limited capacity. Can you please change the sentence to read the following: There is currently limited capacity at East Calder WWTW, Scottish Water are funded to increase capacity to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme.</p>	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time. The council will ensure that this error does not occur in the future.
			1,3 & 4		<p>Polbeth Infrastructure Considerations:</p> <p><i>There is insufficient capacity at Pateshill Waste Water Treatment Plant and generally no development capacity.</i></p> <p>Please revise the sentence to the following: 'at East Calder Waste Water Treatment Works'. As Pateshill is a Water Treatment Works. As previously commented on in Mid Calder Section: There is currently limited capacity at East Calder WWTW, Scottish Water are funded to increase capacity to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme.</p>	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time. The council will ensure this is correct for further versions of the plan. The council is aware of the limited capacity East Calder WWTW.
			1,3 & 4		<p>Pumpherstion Infrastructure Considerations:</p> <p><i>Pumpherstion is served by the East Water Waste Water Treatment Works (WWTW).</i></p> <p>Please revise the sentence to the following: 'at East Calder Waste Water Treatment Works' as As previously commented on in the Polbeth section: There is currently limited capacity at East Calder WWTW, Scottish Water are funded to increase capacity to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme.</p>	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time. The council will ensure this is correct for further versions of the plan. The council is aware of the limited capacity East Calder WWTW.
			1,3 & 4		<p>Stoneyburn/Bents Infrastructure Considerations:</p> <p><i>There is insufficient capacity at the Pateshill Waste Water Treatment Plant and generally no development capacity unless a new water main is provided and sewerage capacity is increased.</i></p> <p>Seek revision to text as follows:" There is currently limited capacity at East Calder Waste Water Treatment works, Scottish Water are funded to increase capacity to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme. In addition there is an issue with the capacity of the water network and a</p>	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time. The council will ensure this is correct for further versions of the plan. The council is aware of the limited capacity East Calder WWTW.

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					new water main will be required, early dialogue with Scottish Water is recommended.” Pateshill is a Water Treatment Works.	
			1,3 & 4		Threemiletown Infrastructure Considerations: <i>There is insufficient capacity at Pateshill Waste Water Treatment Plant and generally no development capacity.</i> Seeks revision to text to 'at East Calder Waste Water Treatment Works' as Pateshill is a Water Treatment Works. Can you also please change the sentence to read the following: There is currently limited capacity at East Calder Waste Water Treatment works Scottish Water are funded to increase capacity to enable development and will work with West Lothian Council and Developers to provide this capacity in line with their investment programme.	Noted, the council cannot change the wording however, although agreed with, as that was part of statement at a particular point in time. The council will ensure this is correct for further versions of the plan. The council is aware of the limited capacity East Calder WWTW.
			1,3 & 4		Scottish Water Investment for Additional Strategic Capacity In previous communications Scottish Water has indicated, where there is insufficient capacity, this should not be seen as a barrier to development. Scottish Water is able to provide increased strategic capacity once the developer is able to provide evidence of meeting 5 distinct criteria. These criteria are: 1. Confirmation of land ownership 2. Confirmation that the development is supported in the Local Plan or has full planning permission 3. Confirmation of time remaining on current planning permission 4. Confirmation that plans are in place and agreed with Scottish Water to mitigate any local network constraints that would arise as a result of the proposed development 5. Notice of the developers reasonable proposals in terms of annual build rate.	Acknowledged.
			1,3 & 4		On receipt of confirmation of meeting all of these criteria, Scottish Water will progress to the design and delivery of the necessary strategic infrastructure to support new development. We will work with developers to try and ensure the delivery of investment to dove-tail with commencement of development. Developers should be aware of this rule set and be encouraged to engage with us at their earliest opportunity. It should be noted that where new development necessitates infrastructure developers will be required to fund this. Scottish Water is funded to provide new capacity at our strategic 'part 4' assets (water and waste water treatment works) however all other infrastructures (parts 1 to 3 see figure 1 below) are the responsibility of the relevant developer to provide.	Acknowledged.
MIRQ0203	NHS Lothian	Montague Evans	6	74	Supports the preferred strategy of the Council in relation to Bangour.	Support noted
			6	75	Does not agree to the Council's 'Alternative' approach which could seek to restrict the development potential of the site.	Agreed, the council is taking forward its preferred approach to this development site.
			6	75	Seeks to restrict the scale of development at the Bangour site, without the benefit of being informed by appropriate assessment and masterplanning, would potentially undermine the redevelopment opportunity.	Noted, the council is allocating 550 units and would have to be convinced before allocating more units beyond this.

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			6	76	Suggests the Council should supplement its preferred strategy by acknowledging that the site could be appropriate for a range of uses, to be determined as part of the master planning approach, to ensure a sustainable development proposal.	Noted, the site will remain allocated for housing in the proposed plan, but it is acknowledged that there will be ancillary uses accompanying any proposed application. This is noted by the submission of a planning permission in principle development in August 2015.
			6	76	Suggests that the LDP should make reference to the extent of NHS Lothian's interests at Bangour, as identified on the submitted title plan, being considered as part of a master planning exercise.	Acknowledged.
			6		Suggests that the preparation of the LDP would be an opportunity to further consider the Conservation Area designation across the Bangour site.	Noted and agreed, the council will assess this through the planning application that has been submitted in August 2014.
MIRQ0204	Brian D Johnstone	Livingston Village Community Council	4		Infrastructure A conjoined approach is needed to the delivery of infrastructure and this should be reinforced in the LDP so that the support is available at the time of project completion not at a much later date.	Provision of the related infrastructure at the correct time underpins the local development plan.
			5		Seek clarification on what is proposed for the site at Charlesfield Road LCEM1.	This is the safeguarding of the existing Adambrae Cemetery that serves Livingston.
			8		Waste Management Clarity is sought in proposals for waste management at Whitehill Industrial Estate in Bathgate and Lister Road in Livingston.	The council have purchased these sites to allow centralisation of their waste operation and release of other sites as part of the asset rationalisation strategy.
			3 & 5		Land use around Almondvale Stadium The profusion of highlighted sites around the stadium give the impression of surrounding the stadium with other buildings and denying any free space around the stadium. Reference to site for council housing is at variance to a recent planning application 0472/FUL for relocation of the Lidl store building.	These sites are within Livingston town centre where higher density development is sought. These development sites were set out in the original planning brief considering the potential for development around the Stadium. The adjacent green way and links to Almondvale Park remains. Lidl store relocation is to west boundary of overall area i.e.; fronting onto Alderstone Road (TCU 5), while council housing is to north and south of store.
			3 & 5		Clarification is sought on the propose use of site TCU6.	TCU6 is proposed for social housing as part of the council's 1000 house programme.
			3 & 5		Questions the proposed use of site TCU7 and its loss as a recreational facility.	TCU7 is proposed for mixed town centre uses but would only gain approval if the recreational facility was provided

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						elsewhere e.g.; to the north on the east side of AV008 that used to comprise all-weather pitches but which is now redundant.
			3 & 5		Clarity is sought on the proposed use of site AV008. The east end of this plot is currently the car park for the stadium and used fully during match days, additionally it is a well used car park during the weeks for staff and visitors to the Civic Centre and St Johns as well as the stadium facilities. It would seem folly to build over the only available stadium car park.	Given the infrequent use of the stadium and its town centre location and proximity of numerous other car parks with Almondvale, there is no need to retain a large car park specifically dedicated to the stadium. However, the existing central area will remain for parking for the stadium and Civic Centre / St Johns. The east side of AV008 is proposed for mixed town centre uses.
			3 & 5		Site reference E01-0189 appears to embrace AV008, TCU5, TCU6, and TCU7. Are these plots now to be amalgamated into a single build proposal?	No, a single build is not proposed; plots AV008, TCU5, TCU6, and TCU7 around Almondvale Stadium remain separate.
			3 & 5		With any proposed affordable housing on all or any of the above sites around the stadium together with the 48 or so units already recently provided just across for Lidl to the west of Alderston Road is there not a danger of having a too densely packed zone of affordable properties here? . Suggest that the entries and plots surrounding the stadium are reviewed prior to adoption and welcome the opportunity of early sight of any reworking to this area of the report.	No, high density development in the town centre is encouraged. There is a dearth of residential uses within the town centre that the Proposed Plan seeks to remedy this by encouraging higher density flatted development. Green way and path connections remain.
MIRQ0205	Mr & Mrs Mowat	N/A	3		PREFERRED HOUSING SITE EO1- 0168 PRESTON FARM, LINLITHGOW Objects to any proposed housing development on the land adjacent to Deanburn Road.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of

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MIRQ0206	David Henderson and Julie Houston	N/A				<p>any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0207	Iain Paton	N/A	Vision	1	The vision is appropriate and concise but should include "active travel" in addition to road and public transport. The vision should also make reference to integration of required infrastructure within the Edinburgh city-region and with neighbouring authorities (particularly Falkirk Council and	Noted, the council continues to support active travel throughout the proposed plan.

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					North Lanarkshire) where cross-boundary impacts and issues arise.	
			Vision	3	<p>Agree in general, Yes, but the Aims should include :-</p> <p>Issue 4: Collaboration within the City region and with neighbouring authorities to support the development of major infrastructure that will in turn support major development.</p> <p>Issue 5: Protection of the vitality and viability of the existing network of town centres from the potential impact of new retail development</p> <p>Issue 8: Commitment to public engagement and seeking support for mineral extraction proposals and a presumption against development where there is major opposition.</p>	Noted, the council will consider these issues to be included in the proposed plan version of the plan.
			1, 3 & 4	5	<p>Yes; agreed. The Vion site seems to be a well suited windfall location for housing and will benefit Broxburn but consideration must be given to improved public transport linkages that would support Edinburgh-employed commuters. There is traffic congestion in the vicinity of Uphall Station at peak times that needs to be addressed, for example by the creation of a quality bus corridor along the A89 serving the Ingliston Park and Ride and Tram halt.</p>	<p>Noted and agreed regarding the allocation of a development for housing on the Vion site.</p> <p>The comments are noted about congestion at Uphall Station at peak times and should this be proved significant, subject to resources allowing for junction improvements and traffic signalling may come forward.</p> <p>There are no plans at this time for an improved bus corridor along the A89.</p>
			3 & 4	15	<p>Yes, agree with the preferred strategy for housing growth, but with these additional comments:</p> <p>New housing must be in sustainable locations that are well connected to employment and retail and leisure and service locations by modes other than the private car. A range and choice of housing types must be planned for, as well as a range of tenancies, including integrated social housing. Family friendly developments within walking distance of primary schools and ample open space should be promoted through the design and development management process.</p>	The council acknowledges and agrees with the statements made in terms of its allocations being made in the proposed plan.
			3	19	<p>Advises on measures to maintain an effective five year land supply in the current economic conditions.</p>	Acknowledged
			3 & 4	29	<p>The Area of Restraint definition for Linlithgow should not be removed; it should be redefined instead to look at a realistic limit of expansion in terms of landscape capacity and supporting infrastructure, plus promotion of access to the town centre by sustainable modes of transportation, particularly walking and cycling rather than private car, especially given the issues with air quality in the town centre. In particular, the easternmost boundary should be defined by</p>	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and

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					the approximate easternmost extent of the Springfield.	<p>environmental issues in the town.</p> <p>This will include transportation impacts on the town and the council has undertaken transport modelling to ensure the impact on the town is negligible.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p>
			3	29	Sequential Approach. This should be viewed with caution, given the significant commercial pressures for housing land development in Linlithgow. Development should be plan-led and sites should be allocated to meet foreseeable demand in this Local Development Plan, to provide certainty for the democratic and development management processes, rather than allowing ambiguity. A sequential approach could lead to a rush for development, seeking to exploit a perceived loophole in development plan policy and the risk of allowing inappropriate development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of</p>

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						any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	30	A holistic approach needs to be taken to development that overrides land ownership considerations at the strategic level and seeks to remove ownership obstacles and force collaboration across ownership interests.	Acknowledged
			3 & 4	31	Land should be safeguarded for west-facing slips onto the M9 but this should be co-ordinated with Falkirk Council and any development contributions should apply to proposed developments in the wider Linlithgow area and also Bo'ness, as benefitting by reduced congestion in the town centre, rather than expected to fall upon proposed developments in the immediate vicinity of the M9.	Noted and agreed, the council will safeguard slip roads and look to introduce supplementary guidance for developer contributions to the development of these slip roads.
			4	38	In part-agreement with the preferred option. The cart must not lead the horse, so to speak: infrastructure should only be supported by appropriate development, meeting required compliance with wider planning policies and also national planning policy that requires a relationship between development and associated contributions. In the case of Linlithgow, the Planning Authority must develop closer working arrangements with Falkirk Council (outwith the Strategic Development Plan Authority) which looks specifically at spatial, travel and economic relationships between settlements in Falkirk Council area and Linlithgow. This relates in particular to west-facing slip roads on the M9 at Linlithgow. A wider developer contributions policy should be promoted that looks at development across the settlement of Linlithgow and draws appropriate contributions to support such a strategic item of infrastructure.	Noted and agreed, the council will safeguard slip roads and look to introduce supplementary guidance for developer contributions to the development of these slip roads. The council will work with Falkirk Council as required, as one of the slip roads would be within the Falkirk Council area.
			4 & 5		Additional Comments relating to Linlithgow There has been a notable loss of civic functions and related employment from the town centre of Linlithgow. There is a need to promote replacement administrative or economic activity.	Noted and agreed, the council proposes to withdraw the restriction on part of the town centre to grant class 2 uses, in an attempt to satisfy the vitality and viability of the town centre.
			4 & 5		Traffic volume is severe in the High Street, resulting in diminished air quality and congestion. Reduce through-trips (west-facing slip roads, alternative routings, reduced travel by parking facilities at either end also recycling to the east, and promotion of walking/cycling to station).	The council notes the congestion at peak times at key locations in the High Street and is undertaking traffic modelling to assess the impact of development on the road network.
			4		There is a specific locational need to co-ordinate land use planning and management of related	Noted and agreed, the council will work with Falkirk Council where it is

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					impacts between West Lothian and Falkirk Council in the Linlithgow area.	considered appropriate to do so on various plans and projects.
MIRQ0208	Amber Real Estate	Clare Semple, Turley	3		Fully supports the inclusion of Stepend Farm within the CDA and advises that the CDA will make a positive and sustainable contribution to the growth of West Lothian that the site can contribute to the aims and objectives contained within the MIR.	Noted and agreed.
			3		Agrees with those statements posed in questions 1-3. Supports the preferred strategy for housing development within West Lothian, Stepend Farm was part of a larger allocation in the West Lothian Local Plan and our client supports the continuing allocation within the LDP.	Noted, the council whilst not amending the CDA boundary, acknowledge that there should be some development associated with the CDA up to the edge of the river, but this is likely to be in the form of tree planting and or SUDS, given the proximity to the river.
			3		Seeks inclusion of all of their landholdings at Stepend Farm within the allocation CDA-GF, this would extend the allocation to the river which would create a more robust and defensible settlement boundary.	Noted, the council whilst not amending the CDA boundary, acknowledge that there should be some development associated with the CDA up to the edge of the river, but this is likely to be in the form of tree planting and or SUDS, given the proximity to the river.
MIRQ0209	Brian Lightbody	N/A	3		PREFERRED HOUSING SITE E01 - 0210 (CLARENDON, LINLITHGOW) Objects to the inclusion of housing site E01 – 0210 Clarendon Farm, Linlithgow and requests that the site should be removed from the housing list and forthcoming LDP.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a

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MIRQ0210	Oracle	Graeme Laing for GL Hearn	3		<p>BLACKNESS ROAD, LINLITHGOW</p> <p>Considers there to be a viable opportunity to deliver new housing on Oracle's site at Blackness Road, Linlithgow as part of a restructuring of current activities within the site. The benefits of developing are twofold. Firstly, it will allow for Oracle to redevelop the existing campus to meet the future needs of their business and secondly it allows for the development of new homes on a brownfield site within the urban area, reducing the need to meet incursions into the open countryside in order to meet housing need.</p>	<p>developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>It should be noted that the council's first preference is to support and promote the development of brownfield sites in accordance with Scottish Planning Policy</p>

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MIRQ0211	Lothbury Property	Adam Richardson				(SPP). However in order to meet housing requirements for the plan area there is also a need to consider and identify greenfield sites. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			5	45	Agrees the preferred approach is appropriate insofar as following the nationally established sequential approach. Notwithstanding, the sequential approach relies on an appropriately defined hierarchy of centres which recognises and reflects the existing retail floorspace context and the function that the floorspace already plays within the surrounding urban and rural areas. It is considered key that the cluster of floorspace at Linlithgow Bridge provides both a convenience and comparison goods retail role. As such, it is fully appropriate that the existing concentration of retail floorspace at Linlithgow Bridge – Stockbridge Retail Park, Sainsbury's, Aldi and Domino's – is viewed as a whole and recognised in its combined role as an essential part of the Linlithgow retail provision / hierarchy.	Comments noted, the terms of SPP2014 in relation to retailing must be adhered to in the LDP..
			5	46	Proposes that the identified Linlithgow Bridge retail floorspace is formally designated within the emerging West Lothian Local Development Plan as a Commercial Centre with a convenience and comparison goods sales description. It is further submitted that the Commercial Centre boundary should be defined in the West Lothian LDP as per submitted map.	The site will be reviewed with the intention to identify the site as a commercial centre.
MIRQ0212	Mr and Mrs Carr	Richard Heggie, Urban Animation	Vision	1 - 4	No response to questions 1 - 4	Noted.
			1	5 - 11	No response to questions 5 - 11	Noted.
			2	12 - 14	No response to questions 12 - 14	Noted.
			3	15	Supports the continued allocation of sites HKn10 for housing development	Noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16 - 37	No response to questions 16 - 37	Noted.
			4	38 - 44	No response to questions 38 - 44	Noted.
			5	45 - 47	No response to questions 45 - 47	Noted.
			6	48 - 85	No response to questions 48 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94	No response to questions 94 - 98	Noted.
MIRQ0213	Stirling Developments	Eve McCurrich	Vision	1	Yes	The Vision has been updated and reined for inclusion in the Proposed Plan.
			Vision	2 - 4	No response to questions 2 - 4	Noted.
			1	5	Yes	Support noted.
			1	6	Yes	Support noted.

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			1	7	No response	Noted.
			1	8	Yes	Noted. The preferred approach has been taken forward to the Proposed Plan.
			1	9 - 11	No response to questions 9 - 11	Noted.
			2	12	Yes	Support for the preferred approach is noted.
			2	13	Yes	Support for the alternative approach is noted.
			2	14	No response	Noted.
			3	15	Yes. The council's forecast housing numbers for the period 2014-2019 for the delivery of Calderwood CDA total 554 completions – we have provided house building forecasts totalling 918 units for this period. An underestimation by the council or an additional 68% increase on their numbers. The period 2019-2024 only forecasts 396 units complete, an average 79 units per year, with Calderwood being shown as complete in 2036. We forecast 1250 completions in this 5 year period to 2024, an average of 250 units per annum An additional 854 units projected over the council's completion numbers for the same period.	Comment noted. Our forecasting housing numbers have been amended to reflect those provided by developers in the 2014 housing land audit.
			3	16 - 18	No response to questions 16 - 18	Noted.
			3	19	The delivery of infrastructure to support ongoing housing development is key to the continued delivery of housing land supply.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The provision of infrastructure is crucial to support the delivery of proposed development sites.
			3	19	The planning of education infrastructure to support development is fundamental. Both in terms of proper education review and planning, and open accountability in terms of the existing school estate and scoping and phasing of delivery of new infrastructure. Clear cognisance of financial planning and working with developers to find funding solutions will enable the continued delivery of housing land supply.	The council actively manages its education estate. Developer contributions will remain a requirement in support of the development strategy which emerges in the Proposed Plan.
			3	20 - 21	No response to questions 20 - 21	Noted.
			33	22	Yes. Land at East Coxydene EOI-0170 is supported as preferred new site for housing but an allocation of 25 units could be easily increased given the 6 hectare gross land area under control and still avoid any detriment to the local character of Wilkieston through sensitive planning and landscape treatment	Alternative approach is noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. If the site is moved forward to Proposed Plan the road corridor must be delivered in advance of any housing being developed.
			3	23	No. Allocating further housing expansion at Calderwood would strengthen WLC housing supply and reduce risk of Winchburgh underperforming.	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	24 - 25	No response to questions 24 - 25	Noted.
			3	26	No. Allocating further housing expansion at Calderwood would strengthen WLC housing supply and reduce risk of Heartlands underperforming.	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to

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						Proposed Plan stage.
			3	27 - 37	No response to questions 27 - 37	Noted.
			4	38- 41	No response to questions 38 - 41	Noted.
				42	Yes. Promote pedestrian and cycle access to Kirknewton Railway station from East Calder and Calderwood CDA. Encourage additional rail services on this line to serve Calderwood the park and ride facility EOI-0171 forms part of our section 75 obligations, but there is little sense in such a large facility if few trains stop. This situation may be exacerbated by potential high speed rail lines unless they stop at Kirknewton.	Support noted. The Proposed Plan will set out infrastructure requirements and will be the subject of planning agreement would planning permission be granted for development.
			4	43 - 44	No response to questions 43 - 44	Noted.
			5	45	Yes. Promote Calderwood town centre.	Support noted.
			5	46 - 47	No response to questions 46 - 47	Noted.
			6	48 - 50	No response to questions 48 - 50	Noted.
			6	51	Yes. No AGLC at Calderwood – potential for housing site at Coxydene EOI-0170A which would not encroach on pylon line, could have vehicular access from B7015 as per existing buildings and could easily connect to network of greenways within Calderwood for sustainable links for future provision of education facilities and new village centre.	Comments noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. If the site is moved forward to Proposed Plan the road corridor must be delivered in advance of any housing being developed.
			6	52 - 59	No response to questions 52 - 59	Noted.
			6	60	Yes. Calderwood seeks to encourage greenway connections throughout the development and into the wider landscape – of special importance is connectivity to Almondell and Calderwood Country Park And safe pedestrian/cycle links to Kirknewton Rail Station.	Support for the green network is noted.
			6	61 - 85	No response to questions 61 - 85	Noted.
			7	86 - 93	No response to questions 86 - 93	Noted.
			8	94 - 98	No response to questions 94 - 98	Noted.
MIRQ0214	Robertson Homes	Ian Hynd for Barton Wilmore	3	15	Proposes an amended boundary to Committed Site references HLv100 and HLv134, New Calder Paper Mill, Mid Calder to ensure that the LDP will be up to date with the current development proposals, to consolidate the existing two allocations and to include small portions of adjacent land that are required to ensure the viability of this allocation. A single combined allocation would allow for a site capacity of 57 units.	Comments noted. It is understood that discussion regarding extensions into the countryside are at an advanced stage in relation to planning application 0811/FUL/14 for 53 houses on this site.
			3	19	The best way for the Council to maintain an effective five year housing land supply in the current economic climate is to support any reasonable extension to existing developer-backed housing allocations, and to promote a generous and flexible approach to new allocations.	Comment noted. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			6	51	Agrees with the 'Preferred' approach to reduce the number of local landscape designations as per the recommendations of the Local Landscape Designation Review (2014). In particular, supports the removal of designations for Areas of Special Landscape Control and the use of Special Landscape Area designations. Supports the use of the Special Landscape Area designations only in the candidate areas set out in the Local Landscape Designation Review, and not as a blanket	Support noted. The preferred approach will be refined and is proposed to be taken forward to the Proposed Plan.

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					replacement to the out-dated Areas of Special Landscape Control designations.	
			6	52	Do not agree with the 'Alternative' approach to landscape designations in West Lothian. The approach to local landscape designations needs modernised in line with national guidance, with the number and type of designations rationalised to ensure these are focused on areas with specific need for protection.	Support noted for LLDR.
			6	70	The LDP should be prepared in close conjunction with the findings of the emerging Open Space Strategy 2. In particular, a revised Audit and/or reassessment of open space designations should ensure that informal open spaces are only protected where they are accessible, are actively used as part of the green network or have high ecological value. Any revised COM 2 designations should not be used on informal open space to protect landscape setting as this is the purpose of Special Landscape Areas.	The LDP has been informed by the recently reviewed Open Spaces Strategy.
			3		Requests the removal of part of the existing COM 2 designation on land adjacent to housing allocation HLv134, with these areas as defined on drawing 23806.02. These areas of land can be described as informal open space. However, these are not used for any amenity or recreational use and are not publically accessible. The removal of this land as COM 2 will actually help to turn part of this land into attractive and accessible open space that can be used by the local community. It will also assist in the delivery of the committed housing allocation at the former New Calder Paper Mill – a brownfield site with a committed locational need for new housing.	It is understood that discussion regarding extensions into the countryside are at an advanced stage in relation to planning application 0811/FUL/14 for 53 houses on this site.
MIRQ0215	Mr & Mrs Nind	N/A	3		NOT PREFERRED SITES EOI-0038 AND EOI-0040 Does not support the development of sites E01-0038 and E01-0040 for housing. Derelict brownfield sites in the area would benefit from reclamation and if rendered safe, could be used for development. Bordering Simpson Parkway, West of Livingston, there are many commercial properties that have been unoccupied for years and yet areas of new build are planned. It would be more sustainable to either upgrade and use these numerous buildings or demolish the buildings and re-allocate the land for housing. Plans by WLC to undertake tree planting in many areas are excellent but also planning for a sustainable future it is essential that existing mature woodlands and belts of trees are maintained and that building developments do not further fragment existing woods.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0216	NHS Lothian	Martin Higgins	2		Main Issue 2: Community Regeneration Supports the regeneration focus on areas that rank highly in the Scottish Index of Multiple Deprivation (SIMD). However, there are parts of Livingston which rank highly on SIMD and these areas -- Craigshill, Dedridge, Eliburn, Knightsridge -- should be included in the priority list.	Support noted.
			3		Supports the commitment to ensuring adequate housing supply and the related commitments to mixed tenure and placemaking. Support the proposal to review the Affordable Housing requirement. Encourage the council to consider increasing the Affordable Housing requirement to	Support noted. The affordable housing policy will be reviewed and a revised policy included in the Proposed Plan.

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					25% as homelessness remains a considerable problem in West Lothian. There are clear and very negative health consequences associated with homelessness.	Supplementary Guidance will also be prepared.
			4		In relation to the provision of health and care services, Revisions are required to paragraph 3.125 in relation to the provision of health and care facilities. Although many GP practices will continue as small businesses, the relationship between NHS and West Lothian Council services will be significantly changed due to the <i>Public Bodies (Joint Working) (Scotland) Act 2014</i> . The <i>Community Empowerment (Scotland) Bill 2014</i> also places a greater onus on community planning and responsive local services. Health and social care infrastructure should be included as a Developer Contribution because new housing and new residents create demands on health and social care infrastructure in just the same way as they create demands on schools, traffic management, transport improvements and green space.	Developer requirements are set out in the Proposed Plan. This includes provision for health and social care infrastructure. A policy approach will be set out in the Proposed Plan.
			3 & 4		Imperative that housing developments are supplemented by suitable community infrastructure. It would be a concern if new developments do not include resources designed to foster a sense of local identity or community. Although West Lothian has good external connectivity, it should not come at the expense of thriving local communities. It is important that developments such as Heartlands or Winchburgh do not become dormitory suburbs or residential islands with no services or infrastructure in which new residents and established residents have nothing in common. There should be meeting places and spaces to allow community capacity and networks, which are important determinants of health and wellbeing, to be developed.	Developer requirements are set out in the Proposed Plan. A policy approach will be set out in the Proposed Plan.
			3		Proposals to allow development in Linlithgow are noted. Any development must take into account consequent new demands on services, notably health and social care. But we also think that the link between air quality in the town and development needs to be taken very seriously. The proposed study on air quality in Linlithgow should be carried out independently.	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. 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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM10) and Nitrogen dioxide (NO2) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM10 and potentially also for NO2. If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures

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						to improve air quality.
			4		Support ideas on integrated transport infrastructure and development of walking and cycling routes. Comments in section 3.146 about shortcomings in north-south transport are noted however, there is no mention of this in the Preferred approach. It would be helpful to highlight this issue so that it is foregrounded in future West Lothian Council thinking about transport.	West Lothian Council is preparing an Active Travel Plan for West Lothian which will identify the key corridors of travel demand and aim to support investment in improved active travel infrastructure across the area.
			5 & 6		Support the MIR's approach to safeguarding and promoting a range of town centres. Town centre developments should include provision for greenspace as well as public transport infrastructure and car parking.	Support noted. The LDP supports the sequential approach to development within town centres. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			8		Notes that section 3.242 mentions the possibility of fracking in West Lothian. It will be important to have guidance in place before applications are made rather than ad hoc policymaking. There have been some concerns related to health impacts from shale oil drilling which has not been regulated properly. This should not be allowed to happen in West Lothian.	Comments noted. The council has a policy which it is considered is fair to operators as well as third parties and the council is also developing supplementary planning guidance on minerals where fracking is referred to. The council may also develop an SPG on fracking, although it is noted there is a moratorium in place on determining applications set by the Scottish Government
MIRQ0217	RSPB	N/A	Vision	3	Figure 7 - the inclusion of aims relating to the natural environment and climate change are welcomed.	Acknowledged.
			Vision	3	Main Issue 6 relates to the "Natural and Historical Environment" It would have been preferable, however, to have seen "Natural environment" as a stand-alone category under the various priorities, as it is discrete and distinct from the Historic Environment, requiring different strategies and approaches. These may also occasionally be at variance with the requirements of the built and	There was a need to limit the number of Main Issues. Both Natural Heritage and Built Heritage share similar protection and enhancement issues. However, subtle divergences, as they exist between

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					historic environments.	the 2 issues were teased out in the MIR.
			Vision	3	2.6 – 7 and Figure 7. It should be recognised that urban brownfield sites often have greater richness and diversity of wildlife than greenfield ones. Care should be taken therefore, to ensure that brownfield sites are recognised for their nature conservation interest, and can be particular important in an urban setting where wildlife can thrive in another wise inimical environment.	While the priority for urban development is within urban areas on brownfield land, the potential of the green network component within long established brownfield areas will be assessed on a case by case basis.
			Vision	3	Suggests that the aims under Main Issue 6 include 'all development to incorporate landscaping and site enhancement that benefits biodiversity'. This should include planning of native trees, shrubs and wildflowers and the creation of features such as wildflower meadows, wetlands. Even small features can be valuable to wildlife	The Main Issues Report is now closed and the process moves onto the Proposed Plan.
			3	15	Developments should always take account of environmental issues and ensure that they are undertaken sympathetically and that there is no net loss of biodiversity. Housing developments can, with the necessary imagination and forethought, provide useful habitat for wildlife. This can be achieved through the planting of native species of trees, shrubs and wildflowers in common areas, the creation of water features and careful adaption of existing ones, and a lighter touch when it comes to landscape management of developed areas. All new build should also include the provision of nestboxes for Swifts. An environmentally-friendly approach to all development could result in an enhanced quality of life for people and wildlife, and savings on ground maintenance. A level of public engagement may be required to ensure that the environmentally-friendly approach is not misconstrued as neglect or cost cutting.	This is sustainable approach is embedded in the LDP. These detailed issues are covered within the Supplementary Guidance relating to "Development and Natural Heritage".
			4	38	Infrastructure development should not lead to a loss of biodiversity, and every opportunity should be taken to ensure that natural features and wildlife requirements are accommodated within new build.	Acknowledged.
			4	38	Paragraph 3.113 refers to a Local Infrastructure Fund (LIF) Suggest that any policies and guidance that come forward relating to developer contributions include provision for 'environmental improvements'.	While the Local Infrastructure Fund has been established by the council to secure major infrastructure projects to allow development to proceed, there is no need to further burden the development industry with another developer contribution requirement for "environmental improvements" that can either be secured through the planning application processor via grants related to improvement schemes.
			6	48	RSPB observations in respect of the development of brownfield sites and the potential value of these for nature conservation, as presented in Q 3, also apply here.	Acknowledged.

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			6	49	Under certain circumstances it may be preferable to release designated areas for development rather than brownfield sites. This should not occur, however, where the designation is for biodiversity conservation, such as an SSSI or a local nature reserve, but where the designation is for visual and landscape reasons such as green belt.	There are no proposals to allocate SSSI or the single local nature reserve in West Lothian at Easter Inch Moss for development. There is no formal statutory "green belt" in West Lothian.
			6	60	Supports the preferred approach to provide a network of multi-functional green corridors. This should include a 'biodiversity' function. The creation of wildlife corridors would be very beneficial in terms of helping to meeting the Councils biodiversity obligations. See also Q 38. A policy which allowed developers to contribute towards offsite environmental improvements would support the delivery of the green network on the ground.	The creation of wildlife corridors for biodiversity purposes is identified in the schedule accompanying the forthcoming Green Network Supplementary Guidance. At present developers contributions towards off-site environmental improvements is contained within the Wind Energy Renewables policy and the Lowland Crofting policy.
			6	66	Supports the proposed Local Biodiversity Sites.	Support noted.
			6	67	Supports the councils 'Preferred approach' in regard to biodiversity and geodiversity conservation. Commends the council's key role and involvement in the Central Scotland Green Network (CSGN). This contributes to the improvement of habitats for wildlife as well as public wellbeing.	Support acknowledged and commendation in relation to CSGN noted.
			6		Commends the aspirations of the council in regard to protection of designated sites (at the international, national and regional levels, para 3.191 refers) as well as the recognition of the importance of local wildlife sites and their inclusion in planning deliberations. However, we wish to highlight that none of these be not be realised without dedicated staff to address these and other issues of biodiversity conservation.	While the council is committed to protecting designated natural heritage sites at all scales, it continues to operate at within existing staff levels and to allocate resources accordingly
			6		3.179. The response to Q3 on the prioritisation of brownfield over greenfield sites for development also refers. The incorporation of brownfield sites as open spaces within developments to benefit people and wildlife should be considered.	While the priority for urban development is within urban areas on brownfield land, the potential of the green network component within long established brownfield areas will be assessed on a case by case basis.
			6		Commends the recognition of the importance of carbon-rich soils as a carbon store and the need for their protection (para 3.195 refers). Highlight the increased emphasis on the protection of peatlands set out in the new Scottish Planning Policy (paragraph 241).	Increased emphasis in Scottish Planning Policy on the importance of carbon-rich soils as a carbon store and the need for their protection will be recognised in LDP text.
			6		Commends the intention to extend tree planting in to brownfield sites such as Seafield North West 1. Such planting here and elsewhere should be of native species only.	Noted this point with be raised with Central Scotland Green Network Trust who may take this proposal forward.

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			6		Opportunity should be taken to improve biodiversity where "active travel" (creation or improvement of public paths and cycle tracks) is to be promoted and enhanced, such as through native planting and the creation of water features. This will benefit users and wildlife.	Work has already been undertaken along the active travel corridor related to the NCN 75 Bathgate – Airdrie rail corridor via a CSGNT scheme funded by Sustrans & SNH. Other such opportunities are identified in the schedule related to the green network supplementary guidance.
			6		Appendices: Environmental Baseline Report. 2.2 Existing environmental characteristics - note the council's recognition that the local Biodiversity Action Plan is out of date and needs revising. This will only be achieved if there are dedicated staff, or one biodiversity officer, who is able to undertake this task and deal with biodiversity issues more generally in West Lothian.	While the council is committed to protecting designated natural heritage sites at all scales, it continues to operate at within existing staff levels and to allocate resources accordingly. Advice and support from such bodies as Scottish Natural Heritage and other related organisations with environmental interests is welcomed.
			6	70	Provision of open space should also include measures and features that enhance biodiversity. Areas of open-space should also have nature conservation as their primary function. Only native species should be planted in this regard.	This aspect is covered in the forthcoming review of the West Lothian Open Space Strategy but there will be open space areas whose primary function will need to be sport, play or recreation.
			6	86	Commends the council's recognition of the importance of climate change and the actions required to address it (para 3.214 refers).	Acknowledged.
			6	86	Supports the measures, outlined in Figure 17, to mitigate against and adapt to climate change. Measure '3. Carbon storage'. Tree planting should be of long-lived native species where new woodlands are being created.	Noted, but detail better addressed in the forthcoming West Lothian Tree and Woodland Strategy as well as revision of the Carbon Management Plan.
			6	86	Supplementary Guidance for wind energy developments is noted. RSPB supports the development of renewable energy in the right places where there are no significant effects for birds and other wildlife. The spatial framework for wind energy should include consideration of the 'full range of environmental, community, and cumulative impacts' referred to by Scottish Planning Policy. Would welcome a strategic approach to ensure that maximum benefit, including natural environment enhancement and habitat creation, are attained from wind-farm and any other renewable energy developments.	Acknowledged. A strategic approach has been undertaken in relation to wind energy developments and raised within the Supplementary Guidance.
			6	89	There should be a presumption against any development at all on flood plains (plus an appropriate buffer). Reference should also be made to the best practice guidance on Sustainable Urban Drainage Systems and Wildlife: http://www.rspb.org.uk/Images/SuDS_report_final_tcm9-338064.pdf	Advice has been sought from SEPA and the council's Flood Risk Team. No development sites have been allocated on flood plains.
			6	9	Support the council's "alternative" approach to flood risk management in preference. The long-term benefits for people, property and biodiversity have the potential to be very significant if the	Noted. The council's Flood Risk Team has been very proactive in flood alleviation

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					council identifies and manages as large an area as possible for flood alleviation. Such anticipatory measures would be easier and cheaper to enforce as early as possible rather than having to react to serious flooding events later on.	management over a wide number of sites in West Lothian where there are known or identified flooding problems.
			6	94	Supports the development of more detailed guidance on minerals.	Support noted and Supplementary Guidance on Minerals will be prepared.
			6	95	Does not support the "alternative" approach to minerals extraction and believes there should not be a more liberal approach which could lead to more development of coal resources. Such an approach has serious implications for carbon and climate change.	Noted and this alternative approach is not being pursued in the local development plan.
			6	97	Supports the council's "preferred" approach in adopting the "Zero Waste Plan".	Support for preferred approach in adopting the Zero Waste Plan noted.
MIRQ0218	Craig Holden	N/A	3		NOT PREFERRED SITES EOI-0040 EASTER BREICH FARM, BREICH Supports the council's position on proposed housing site EOI – 0040 Easter Breich Farm, Breich.	Comments noted. It is however the case that the sites referred to by the respondent have been identified as NOT preferred in the MIR.
MIRQ0219	Victor Garrad	Kirknewton Community Council	Vision	1	Yes With reservation about climate change and renewable energy and: how has road infrastructure been developed? There are concerns as to how East Calder and Calderwood have developed for example.	Comments noted, the council seeks to ensure that any developments are developed in association with their infrastructure requirements.
			Vision	2	No	Noted.
			Vision	3	But climate change and renewable energy are not specific enough. Local opinion on wind energy should be paramount	Agreed, the council is developing wind energy SPG which has been the subject of consultation with community councils.
			Vision	4	No	Noted
			1	5	Yes	Noted and agreed.
			1	6	No	Noted
			1	7	No	Noted
			1	8	Don't know	Noted.
			1	9	Yes	Support noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Don't know	Noted.
			1	11	Don't know	Noted.
			2	12	Yes Appoint a community officer to each area Improve housing and the local environment Establish at trust to each area to which resident can join and attract grant funding for local	Noted, the council has housing officers who cover certain geographical areas.

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					projects.	
			2	13	No It's a social necessity	Noted and agreed
			2	14	No	Noted.
			3	15	Yes	Support noted
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	No	Noted.
			3	19	Don't know	Noted.
			3	20	Don't know	Noted.
			3	21	Don't know	Noted.
			3	22	Don't know	Noted.
			3	23	Don't know	Noted.
			3	24	Don't know	Noted.
			3	25	Don't know	Noted.
			3	26	Don't know	Noted.
			3	27	Don't know	Noted.
			3	28	Don't know	Noted.
			3	29	Don't know	Noted.
			3	30	Don't know	Noted.
			3	31	Don't know	Noted.
			3	32	Don't know	Noted.
			3	33	Don't know	Noted.
			3	34	Don't know	Noted.
			3	35	Don't know	Noted.
			3	36	Don't know	Noted.
			3	37	Yes Maximum use of housing associations, community development associations, not for profit which a council can subsidise the rent.	Alternatives noted, but the council is seeking to take forward the preferred approach.
			4	38	No You must support infrastructure where it does not exist	Noted and agreed.
			4	39	No	Noted
			4	40	Don't know	Noted.
			4	41	Don't know	Noted.
			4	42	Yes Concerned about increased traffic from East Calder Calderwood and the burden on our roads. As	Noted, the council has assessed the development at Calderwood and it was considered there was adequate capacity

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					an alternative network rail is full to capacity at rush hours.	in the road network to deal with Calderwood.
			4	43	Don't know	Noted.
			4	44	Don't know	Noted.
			5	45	Yes	Support noted.
			5	46	No	Noted
			5	47	Don't know	Noted.
			6	48	Yes	Support noted.
			6	49	No	Noted
			6	50	Don't know	Noted.
			6	51	Yes	Support noted
			6	52	No	Noted
			6	53	Don't know	Noted.
			6	54	Yes. It should not be impossible to replace an existing house to something more sustainable nearby	Points noted and agreed.
			6	55	No	Noted
			6	56	Don't know	Noted.
			6	57	Don't know. Not enough information to comment	Noted.
			6	58	Don't know	Noted.
			6	59	Don't know	Noted.
			6	60	Yes	Support noted
			6	61	No	Noted
			6	62	No	Noted
			6	63	No	Noted
			6	64	Don't know	Noted.
			6	65	Yes. The proposed extension would complete the regional park but local authorities must not remove funding and it should be adequately patrolled by rangers.	Noted and points agreed.
			6	66	Yes. Confirmed preferred approach	Support noted
			6	67	Yes	Support noted
			6	68	No	Noted
			6	69	Don't know	Noted.
			6	70	Don't know	Noted.
			6	71	Yes	Support noted
			6	72	No	Noted.
			6	73	Don't know	Noted
			6	74	Yes	Support noted
			6	75	Don't know	Noted.
			6	76	Don't know	Noted.

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			6	77	Yes	Support noted
			6	78	Don't know	Noted.
			6	79	Don't know	Noted.
			6	80	Yes	Support noted
			6	81	No	Noted
			6	82	Don't know	Noted.
			6	83	Yes	Support noted
			6	84	No	Noted
			6	85	Don't know	Noted.
			7	86	Yes. But local opinion must be considered foremost with wind energy developments	Noted.
			7	87	Don't know	Noted.
			7	88	Don't know	Noted.
			7	89	Don't know	Noted.
			7	90	Don't know	Noted.
			7	91	Don't know	Noted.
			7	92	Don't know	Noted.
			7	93	Don't know	Noted.
			8	94	Don't know. But community benefit and guaranteed funds are put in place for restitution	Noted
			8	95	Don't know	Noted.
			8	96	Don't know	Noted.
			8	97	Yes	Support noted
			8	98	No	noted

Additional Information :

Corrections of p. 145 of MIR

1. The 'nearby former Kirknewton Airfield' is incorrect; it is still RAF Kirknewton.
2. It is 'now likely to be sold' is incorrect. RAF Kirknewton has recently undergone substantial improvements at considerable expense by the MOD.
3. The 'airfield is currently used for leisure gliding' is incorrect. There are structured levels of training taught by VGS 661 Squadron at RAF Kirknewton.
4. We are not a town but a village.
5. It is not Balerno Academy but Balerno High School.
6. We are concerned about a settlement envelope review.

WLC response: the council notes these changes and agrees, the MIR is a statement at a point in time, but these changes will be acknowledged where appropriate and necessary in the proposed plan.

Question: re additional concerns for Kirknewton Railway Station. We urgently require a pedestrian bridge for safe access across the railway especially when the level crossing barriers are down and commuters wish to board a train to Edinburgh from Kirknewton.

Also the level crossing itself is a source of breakdowns despite the recent upgrade causing lengthy delays to through traffic, school buses, first buses and potential emergency services. The approach roads to Kirknewton both east and west from the A71 are in desperate need of safety upgrades and through Kirknewton.

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WLC response: Noted, the upgrading of the level crossing is a matter for Network Rail, the council notes the issues regarding the A71 and this issue is one for Transportattonn in the council to consider moving forward.						
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MIRQ0220	SEStran	N/A	3		Main concern is the potential continuation of the "Lowland Crofting" concept, which seems to be totally contrary to the aim of reducing the reliance on the car and improved accessibility by sustainable means.	Comments noted regarding difficulty of providing sustainable transport option for Lowland Crofting. However, the Policy on Lowland Crofting will be reviewed during the period of the proposed plan.
			1, 3 & 4		Welcomes the recognition given to the need for the provision of sites mainly related to commuter routes into Edinburgh linked to proposed development in West Lothian as a contribution to the overall strategy for park and ride facilities within the SEStran area.	Comments noted.
			4		Supports the Strategic Development Plan Action Programme Projects for inclusion in the LDP including increased park and ride provision, motorway bus lane provision and improved motorway access. The provision of a new railway station at Winchburgh along associated park and ride facilities and motorway access is also an important inclusion.	Comments noted.
			4		In general the MIR recognises the main aims of our RTS and has identified the key transport issues for future development of the West Lothian Development Plan.	Comments noted.
MIRQ0221	NHS Lothian	N/A	6		Recognises the positive statements supporting healthy environmental and healthy living and recognises that these should flow through to a much wider community benefit in the long term.	Noted support for comments given.
			1, 3 & 4		In terms of COM 7 health provision sites, NHS Lothian believes this requires to be broader than simply for CDA allocations.	Noted, the council will seek to make this amendment in the proposed plan.
			4		Consideration needs to be given to developer contributions to assist in the required increase in services and facilities linked to the population growth. Recognising this pressure within the MIR would oblige developers to positively engage in the provision of health and social care as part of their planning proposals.	Noted, there are no developer contributions at present directly for healthcare facilities, but developers do contribute to providing partnership centres that in some instances will include health provision.
			4		The information contained within the MIR at 3.120 – 3.126 is out of date and requires to be updated in respect of the current and future provision.	Noted, this information is only a statement of provision at a moment in time when the MIR was produced, therefore it cannot be updated. If similar information is to be given in the proposed plan it will be updated as such.
			4		Paragraph 3.124 - No reference is made to Tippethill which should be included in the other community hospital provision. St Michael's hospital does not specialise in respite or short term care and this statement	Noted, this information is only a statement of provision at a moment in time when the MIR was produced, therefore it cannot be updated. If similar

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					should be removed.	information is to be given in the proposed plan it will be updated as such.
			4		Paragraph 3.126 – The Blackburn Partnership is in development and will include new health care facilities. There are potential Partnership Centre developments in East Calder and Winchburgh which will include healthcare provision. There is no plan to develop a new health centre in Blackridge and reference to feasibility study and funding for new health centre in Linlithgow should be removed.	Noted, this information is only a statement of provision at a moment in time when the MIR was produced, therefore it cannot be updated. If similar information is to be given in the proposed plan it will be updated as such.
			4		Paragraph 3.124 St John's Hospital – NHS Lothian and CHCP are looking to support further enhancements of St John's hospital infrastructure and are currently pursuing a masterplan for the site and services under our Strategic Plan. If this could be recognised as a partnership opportunity for planning and development in the MIR, support from a wider engagement could be obtained. It would assist in supporting this development through recognising the wider need for improved transport links within Livingston and around West Lothian. NHS Lothian suggest that St John's hospital is both seen as a healthcare provision and an economic development driver within the MIR.	Noted, this information is only a statement of provision at a moment in time when the MIR was produced, therefore it cannot be updated. If similar information is to be given in the proposed plan it will be updated as such. Any proposals for the extension or further developments at St John's hospital will be dealt with as planning applications on their own merits.
			1	9	Any additional housing, within the Livingston area, will add additional pressure onto health service provision, where there is limited scope for re-provision.	Comments noted, the NHS will be able to comment on any planning application on the councils Weekly List of planning applications. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	13	The CHCP is unsure how effective this will be. Inequalities are multi factorial and require many different approaches working together to improve outcomes.	Comments noted.
			1	20	The CHCP is unsure what the advantage is of not including this in the plan. It would be more transparent if it was included so that the scale of the developments are inclusive.	Comments noted.
			1	26	The infrastructure constraints being considered are not detailed however, the Heartlands development will require expansion of the existing health care provision including General Practice services.	Comments noted.
			1	29	Further development in Linlithgow will increase the burden on already overstretched health provision within Linlithgow Health Centre. A commitment will be required to support the replacement of the existing facilities as there is limited scope for extension and parking around the site.	Comments noted, the NHS will have to monitor what development comes forward as it is unclear when new development will take place in Linlithgow.
			1	29	The resulting increase in population and vehicle use will contribute to more congestion and exacerbate the poor air quality already being experienced within the town centre; alternative	Noted, the council is undertaking traffic modelling with a view to minimising the

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					routes for traffic management need to be secured to improve the current situation.	impact of increased traffic in terms of air quality pollution from that traffic.
			1	31	Evidence will be required to demonstrate how this will impact on diverting traffic away from the town centre.	Noted, the council is undertaking traffic modelling with a view to minimising the impact of increased traffic in terms of air quality pollution from that traffic.
			1	38	Whilst the preferred approach seeks to ensure education provision is able to match growth no account is taken of the requirements for additional health provision. This provision is not supported through developer contribution and there are significant issues in matching supply with increasing demand over income.	Comments noted, it is hoped that the NHS will be able to align their development planning for future investment with that of the West Lothian LDP.
MIRQ0222	Bellsquarry and Murieston Community Councils	Malcolm Inkster, Trinity Planning	Vision	1	Yes. This Vision is necessarily broad so it would be difficult to disagree with its sentiments. However, in supporting the overarching vision, this cannot be assumed to infer that the later preferred strategy and other aspects of the MIR implicitly (or explicitly) acceptable. Quite the reverse. The preferred strategy raises the real likelihood of sacrificing the environmental aspirations of the Vision statement in driving towards further housing allocations to satisfy the preferred housing growth (i.e. Scenario 3). Meaning that a number of the newly preferred or alternative sites unnecessarily impact on environmental qualities – especially within the Murieston South area of Livingston.	The Vision necessarily has to balance the growth aspirations for West Lothian, in terms of both houses and jobs, with protecting natural environmental issues.
			Vision	2	As part of the Vision it would be quite proper, and re-assuring, to include a “precautionary approach” – though not a “brake” – in taking a balanced view between development and the environment. It would certainly be reasonable to include within even the broader vision a clearer emphasis to positively steer development to brownfield sites and regeneration areas – also improving their environments – as a focus of the overarching development strategy, including continuing to deliver and support the key CDAs (providing the basis of the development profile to 2024 and beyond).	The requirements of the SDP 1 do not allow for a severe “precautionary approach” to be adopted. It is the council’s view that a balanced view has been taken with regard to development and the environment. The Vision Statement specifically mentions <i>“Development will take place in a sustainable way that protects and improves the areas built and natural heritage assets.....”</i> . In relation to the 8 Main Issues identified No’ 2 Community Regeneration aims to <i>“promote community regeneration through the development of brownfield sites</i> ”
			Vision	3	Yes. In paras. 2.2 and 2.3 little rationale is provided to underpin the push to allocate further sites – for housing or employment. It appears there is a relatively healthy supply of land for housing whilst the narrative establishes (on one hand) there is a substantial employment land for housing whilst (on the other hand) says there is a need to allow for greater diversity. This is confusing and provides limited coherence in then justifying a development strategy that would further significant scales of additional allocations.	The LDP has to accord with the SDP requirements for housing and employment land. The ref at 2.3 to “greater diversity” relates to employment land and does not mention housing.
			Vision	3	Further, the paras can be read to indicate that concern for the environment is secondary to satisfying optimistic levels of development growth. This is the case in identifying two (alternative) large housing sites in Murieston (as preferred and preferred alternative sites). Also, it can be interpreted that minimising investment costs takes precedence over protecting environmental amenity. Accordingly, a number of greenfield sites identified for housing, adding to a generous existing supply, are unnecessarily promoted within the LDP (with various degrees of support), to the cost of local environmental amenity.	Disagree with assertion “that concern for the environment is secondary to satisfying optimistic levels of development growth”. While ideally all development would occur on brownfield land, for many reasons including ownership availability, cost of remediation and

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						potential contamination, it will be necessary to release some green field land to meet housing targets.
			Vision	3	More specifically, whilst the range of issues is broadly acceptable the following critical or adverse comments are made within the context of Murieston area of south Livingston.	Noted.
			Vision	3	Main Issue 1: It seems inappropriate to propose to de-allocate Linhouse within the context of the first two bullets. Whilst formal national support to it special category designation has been removed (as the MIR clarifies), nevertheless Linhouse provides a unique large site offer to the south-east gateway of Livingston, set within a highly attractive rural location, and with direct access onto the A71. The site offers good connectivity to the rapidly expanding Heriot-Watt University as well as Edinburgh Park.	The longstanding Linhouse development safeguard remains in the plan and is not being de-allocated. It is agreed that "Linhouse provides a unique large site" at the entrance to the town in a quality environmental setting.
			Vision	3	Main Issue 2: This is supported.	Noted.
			Vision	3	Main Issues 3: Bullet one could be read as effectively offering up a "carte blanche" to allocate housing sites without restraint. The open-ended word "generous" should be replaced by "adequate", indicating a degree of necessary flexibility. Also simply allocating higher levels of housing sites cannot secure a five year housing.	Not agreed. Whilst noting the reference to SPP in terms of allocating sites for housing, the council contends that it has provided for a generous supply of housing land and this supply is spread around West Lothian to cater for differing market demand and needs. This will help ensure that the council achieves and maintains an effective supply. Decisions on allocations have also been linked to available infrastructure. This statement in relation to "generous" housing land accords with Scottish Planning Policy and the SDP with which the LDP is required to accord.
			Vision	3	The second "bullet" aim is supported (which is also common to Main Aim 1). The package of CDA proposals correctly provides the backbone to the LDP in terms of implementing a well-thought out and interlinked package of large development proposals. These sites were chosen based on such factors as transport accessibility and built upon practical models of education provision, but also with their fit within environmental constraints and capacities (first defined in 2004 and since then standing the test of intense scrutiny).	Noted as CDA will continue to be allocated to generate master planned housing and employment sites.
			Vision	3	Given the laudable aim to concentrate development within the CDAs, it would be wholly inappropriate to bring forward additional large greenfield sites that would undermine the emerging funding and phasing assumptions being progressed to deliver the CDA packages. In this, in particular the identification, and apart support, to major housing at either Linhouse (in total 350 houses)* or Murieston Castle Farm (375 houses) outwith the CDA areas/packages, apart from raising environmental and transport problems, would undermine the Livingston and Almond Valley CDA proposals, particularly delivery of the major Gavieside CDA allocation. <i>*From hereon the term Linhouse, in the context of this representation, incorporates the combined sites identified as preferred housing allocations EO1-0051/55, Wellhead Farm, and EO1-0099/ELV54 Linhouse, part de-allocation, that together contrive to provide 350 houses.</i>	Disagree. There are very few large additional green fields sites being brought forward to challenge CDA or strategic development allocations.

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					<p>It should be recalled that in identifying the original CDA allocations in the West Lothian Local Plan 2005, that development in the south Livingston/Murieston (as a candidate location then supported by developer submissions) was firmly rejected primarily for transport and landscape quality reasons (without offsetting planning benefits), whilst development at the Gavieside area was strongly favoured – with its significant transport and employment accessibility benefits (reports to Enterprise and Development Committee, West Lothian Council, April 20 2004).</p> <p>None of the strategic or spatial planning factors relevant than are any less relevant now.</p> <p>Accordingly, the ramifications of bringing forward Linhouse and/or Murieston Castle Farm would be to undermine the repeated aims of encouraging the CDA development proposals, so being contrary to the key employment and housing delivery, as well as sustainability aims outlined elsewhere in this representation.</p> <p>Para. 2.12 clearly articulates why the two sites referred to above should be rejected, in stating “major new housing and employment development beyond existing commitments will be limited to those which address specific regeneration aims.....”. Allocating either site for housing (at 350-385 houses) would simply conflict with this clearest of policy directions.</p>	
			Vision	3	Main Issue 4: This is supported but, as above, the Council would need to consider the impact of the possibility of alternative additional major housing allocation having an adverse effect in delivering other key infrastructure and facilities.	Support welcomed. Decisions on allocations have also been linked to available infrastructure.
			Vision	3	Main Issues 5 & 6: These are supported. However, it is unfathomable how support to the two large greenfield site allocations (Linhouse and Murieston Castle Farm) can be seen as protecting the natural environment and prioritising use of brownfield sites.	Support noted. Linhouse core area has had the burn diverted and a development platform formed with road access up to the boundary. The surrounding woodland and recreational access will all remain. At Murieston Castle Farm few specific environmental constraints arose during the assessment process as it was principally farmland. However, it is now not being progressed within the LDP.
			Vision	3	Main Issue 7: Similarly a laudable aim, but it is not understood how identifying two potential large rural/semi-rural housing allocations at Linhouse and Murieston Castle Farm could be viewed as anything other than as conflicting with this aim.	As you point out above Linhouse “provides a unique large site offer to the south-east gateway of Livingston, set within a highly attractive rural location, and with direct access onto the A71. The site offers good connectivity.....”.
			Vision	3	Main Issue 8: This is supported.	Noted.
			4	4	The above comments and criticisms indicate the issues and aims are broadly acceptable, but that the identified preferred or preferred alternative sites shown in Murieston do not satisfy these, and indeed conflict or undermine a number. The aims should not change but the preferred and alternative sites at Linhouse and Murieston Castle Farm should be excluded as non-conforming.	Noted “the issues and aims are broadly acceptable”. As noted above Linhouse is a long standing development safeguard originally as a national safeguard. Murieston Castle Farm is now not being progressed within the LDP and remains part of the Countryside Belt.
			1	5	Question 5: No (or heavily qualified “Yes”). Firstly the wording of the two alternatives is	Promotion of economic growth is a key

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					unreasonably "loaded" towards the preferred strategy. For example the "downside" of the alternative is included but not that of the preferred. If there is no plausible pros- and cons – comparison than it is questioned why the alternative is presented in the first place.	component of the preferred strategy for the LDP.
			1	5	Further, the Council offers up an apparently "stark" choice between two contrasting strategies implying the outcome must be wholly one or the other. In reality of course there are many shades of grey through sensibly "mixing and matching" based not only on securing a distribution of employment land (by type and location) that better meets job-creating aspirations and providing diversity/choice, but also reflects other key planning realities. To err towards one strategy does not, therefore, rule out aspects of the other.	Promotion of economic growth is a key component of the preferred strategy for the LDP.
			1	5	What can be agreed is support to broadening the extent of jobs activities to be accommodated on allocated employment land, clearly caveated with compatibility of/between employment uses and with proximity to other sensitive uses (i.e. primary residential) and key constraints (transport, environmental etc.).	Support for the council's position is welcomed. The proposed plan will set out a policy approach to promote jobs and promotion of economic growth.
			1	5	In favour of the preferred approach is that the land supply monitoring generally indicates there is no substantive need to bring forward additional allocations, whilst relaxing on employment uses in a number of cases would help diversity and flexibility.	Comments noted. The requirements of the SDP in relation to employment land need to be reflected in the LDP.
			1	5	It should be noted, however, that in describing a "con" associated with the alternative approach, the narrative states an oversupply "could see large employment estates located in non-sustainable, greenfield locations that could have associated local traffic, infrastructure and environmental impacts".	Employment land allocations will be reviewed for the Proposed Plan
			1	5	This sound planning principle is supported. It is therefore surprising that the MIR later identifies a site for housing of some 375 houses at Murieston Castle Farm which raises exactly the same impact issues. Therefore, the laudable principle should also apply to the scales and locations of housing sites given identified in the relevant sections of the MIR.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1	5	The preferred approach provides no explanation as to why the single-user site at Linhouse should be abandoned (regardless of the removal of its status via Central Government) – especially since there is an (over) adequacy of other sites offering a diverse portfolio of choice (by size, type and location/distribution). Given the preferred approach is to provide more flexibility in accommodating mixed employment uses over the abundant supply of sites across the district, then to lose the unique offer at Linhouse would be short-sighted which would reduce the portfolio range of opportunity. See also response to Question 9.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	6	No and no comments.	Noted
			1	7	No	Noted
			1	8	Yes	Noted
			1	9	No case or rationale has been presented in the MIR to support breaking up Linhouse, whether to allow a mix of smaller uses or part release for housing. Whilst the national safeguarding of the site has been abandoned this in itself does not mean the unique opportunity the site offers should be abandoned by the Council. The reasons are as follows:	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	<ul style="list-style-type: none"> The site is unique in offering the only such development opportunity, so adding to the diversity of the Council's employment land portfolio. 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	<ul style="list-style-type: none"> Given the flexibility promoted by the Council in its preferred approach to encourage mixed employment uses over the substantial range of other employment sites (including as proposed Eliburn, ELv25), there would no shortage of other marketable sites available to satisfy this policy. Linhouse would not be 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.

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					required to ensure this.	
			1	9	<ul style="list-style-type: none"> Linhouse lies within a superb semi-rural setting which is capable of attracting a "one off" inward investment. It is accepted the site has not attracted such an investment to-date (indeed over a number of decades). But as the economy picks up, and in locking-in to the growth aspirations of the SESPlan Strategic Development Plan 2013, then it is would be extremely remiss to lose this major investment opportunity. 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	<ul style="list-style-type: none"> In terms of a large scale inward investment, Linhouse is well located to capitalise on its corridor "connectivity" advantages (in addition to its landscaped quality and setting) in terms of proximity to the West Edinburgh Strategic Development Area (Strategic Development Plan 2013), the continuing expansion of Heriot-Watt University (as a university and increasingly cutting edge science park), along with close proximity to an expanding Edinburgh Airport and further expansion to South Gyle. 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	<ul style="list-style-type: none"> This approach would chime and coincide with one of the three "economic drivers" identified in the Council's recently revised Economic Strategy – as referred in para. 3.4 of the MIR itself. 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	<ul style="list-style-type: none"> The changing nature (and "transferability") of major global and investment activities (including from the growth of the Asian economies) suggests that large attractive single-user sites, in good accessible locations, will increasingly be in demand. This is especially so in the case of Scotland with its strong "brand". 	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	No case has been presented to support an allocation of housing at Linhouse. A large scale housing allocation would openly conflict with key aims of the MIR preferred approaches (see the response to Question 3, Main Issue 3 above) and with the stated emphasis of the development strategy (for the West Lothian SDA) as articulated in the West Edinburgh Strategic Development Area (Strategic Development Plan 2013).	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	9	If the council is seriously looking to de-allocate Linhouse as a high quality single-user allocation, it's singular raison d'être as an allocation in the first place, then the Council should properly assess its future based on it being greenfield, semi-rural site on the fringe of Livingston, in terms of its relative (un) acceptability in being identified as a housing allocation. If the case, this representation would support its total de-allocation, with its future potential more appropriately being promoted for recreational and leisure related uses (associated or as an extension to the nearby Country Park).	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	This medium sized site would be alternatively suited to mixed employment uses.	The range of uses proposed for this site will be set out in the Proposed Plan.
			1	11	Yes. On the principle that allocating any marketable sites within, or with close transport connections to, areas of relatively high unemployment, combined close proximity to significant nearby housing allocations provides a sensible and sustainable planning objective.	Support noted. It is proposed to identify the site in the Proposed Plan for employment uses.

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			2	12	Yes - The alternative approach should really not be identified as a sensible option in the first place (meaning no real choice is offered up to respond to).	Support noted. Community regeneration remains a key priority for the council.
			2	13	No – see above	Noted. Community regeneration remains a key priority for the council.
			2	14	No – See also answer to question 20.	Noted.
			3	15	No. See also answer to question 20. The headline justification in promoting the higher level of additional allocations makes no reference whatsoever to environmental, land quality and landscape quality factors within which and “preferred strategy” (a departure from the previous terminology of preferred approach) must take full cognisance as a key planning determinant – as important as infrastructure delivery and build rates (which are mentioned). This is a fundamental and high order error which perhaps explains why such sites as Murieston Castle Farm and Linhouse are preferred (to varying degrees) within the MIR.	Housing allocations are set by the approved SDP. The council has built in a generosity allowance to reflect requirements of SPP. In addition, this reflects ongoing commitment to strategic allocations identified in the West Lothian Local Plan. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	These are attractive greenfield sites (recognising the response to Question 9 above), where major allocations are suggested (at 375 and 350 houses respectively) which would compete with nearby committed CDA allocations. This can only undermine the declared Council commitment to prioritising delivery of CDA allocations in West Calder and East Calder (but especially Gavieside). It would therefore undermine the very argument of bringing forward sites to accelerate the “drag” in the CDA delivery. In this case, ironically, the solution becomes the problem. This is illogical.	There will be a need to release greenfield land to meet housing requirements for the plan area. However, the approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	The narrative then states that a “range of smaller housing sites, in various locations across West Lothian is needed in order to provide for greater choice and effectiveness of sites....”. Then later “Modest additional allocations in some of these areas will provide a degree of future proofing....”. But instead the preferred/preferred alternative sites at Linhouse and Murieston Castle Farm; <ul style="list-style-type: none"> • Are patently not “smaller housing sites”. They are not even medium sized but major allocations by any measure. • Can only compete with nearby CDA allocations. • Would raise parallel or additional infrastructure difficulties and costs – for example adding peak hour commuting traffic on the A71 in addition to the CDA traffic loadings. • May undermine the delivery of the various interlocking phases of developer funded major new infrastructures essential to timeously delivering the Livingston and Almond Valley CDA packages. • Far from “proofing”, the sites would take as much time to deliver as the next phases of the CDA allocations. 	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	15	The allocations would not achieve the clearly stated aims of the preferred strategy outlined in the MIR, but would undermine them. Far from complementing the CDA proposals (see MIR para 3.57) these allocations would serve to “upset the balance”. At the same time high quality local environments would be sacrificed without need.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.

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			3	15	<p>The SESplan SDP (2013) Policy 7 and its narrative provide a slightly better allocation framework in bringing forward allocations in excess of acknowledged requirements (at SDP and LDP levels), must credibly include sites that;</p> <ul style="list-style-type: none"> • Have minimal impact on valued environments and landscapes; • Are shown to bring about, or related to, regenerative benefits(including the use of brownfield sites); • Are clearly market and infrastructure compatible with emerging CDA phases; • Conversely, are shown to not undermine progress on CDA commitments; • Are modest in scale – as the preferred strategy actually claims but does not follow. Clearly this would be judgemental but a notional maximum figure might be “up to 50 houses” to encompass small-to-medium. • Are in sustainable locations that are or can be well served by public transport (bus and rail). 	The LDP will have regard to the requirements of SDP policy 7.
			3	15	Essentially without the additional framework provided by (something like) the above then the fundamental housing delivery, regeneration and environmental aims of the Council LDP strategy will not be met.	The LDP will have regard to the requirements of SDP policy 7.
			3	15	<p>There is no real rationale as to why the MIR supports the higher allocation alternative Scenario 3, other than stating the self- obvious fact that it would better secure a five year housing land supply.</p> <p>But even here the MIR only claims it “may improve prospects” of doing so. On this less-than-convincing basis, and paras. 3.58 and 3.59 highlight the fragility of securing a five year housing land supply in any case, then an argument could be presented to increase the figures even further. This is of course illogical.</p> <p>Those same paras. highlight the risk and the predominance of the development industry in ensuring delivery. In reality it is doubted that the range of figures in the three scenarios would actually have a significant bearing on consistently meeting an effective five year housing land supply. Other factors dominate.</p>	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The five year effective land requirement will only be met if all tests of effectiveness as set out in PAN 2/2010 are met. Providing a five year effective supply for West Lothian will be challenging given the infrastructure constraints that exist.
			3	15	Despite the uncertainties, if settling on the higher figure is deemed appropriate, in doing so it is clearly incumbent in bringing forward “top up” allocations that these should not threaten the committed development strategy (CDAs), nor raised new infrastructure issues, and are at appropriate scales (small to medium) located in sustainable locations. Conversely, and new allocations must exclude large greenfield sites that have environmental attributes, instead preferring allocations in regeneration areas that utilise low quality sites. The preferred/preferred alternative sites at Linhouse and/or Murieston Castle Farm would directly conflict with these aims.	A mix of brownfield and greenfield land will be required to meet housing requirements for West Lothian. Such allocations would also have regard to a range of considerations including maximising use of available infrastructure. The approach to housing land and housing allocations will however, be reviewed as the LDP progresses to Proposed Plan stage.
			3	16/17	Don't know - See also answer to question 20.	Comments noted.
			3	16/17	In reality it is unlikely that the range of figures contained over the three alternative strategies will have a significant bearing on achieving an effective five year housing land supply over the period of the plan. At some medium term point the LDP will require to be reviewed and the figures rolled	Review of LDPs is required every five years. The five year effective land requirement will only be met if all tests

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					forward in any case.	of effectiveness as set out in PAN 2/2010 are met. Providing a five year effective supply for West Lothian will be challenging given the infrastructure constraints that exist.
			3	16/17	More important is the selection of mechanics in making any new allocations the above (in response to Question 15) argues that the potential sites at Linhouse and/or Murieston Castle Farm do not satisfy the key criteria that should be applied in bringing forward additional "generous" housing.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	18	No - Also see answer to question 20.	Comments noted.
			3	19	Question 19: Ultimately the difficulty is "non-planning" matter, and the MIR succinctly captures this. The Council has already identified a wide range of development sites (by areas and sizes), with developers on-board in a large number of cases, especially the CDA allocations. It would be "chasing tails" to forever identify an inflated number of housing allocation in an attempt to secure the "holy grail" of a continuous effective five year housing land supply, when market circumstances are not favourable.	The five year effective land requirement will only be met if all tests of effectiveness as set out in PAN 2/2010 are met. These tests however, do not have regard to impacts arising from economic conditions. Providing a five year effective supply for West Lothian will be challenging given the infrastructure constraints that exist.
			3	19	At the same time, the Council itself has been successfully active – in terms of numeric delivery – in bringing forward its own land for housing, and in joint projects with the private sector and housing associations, and exploring other commendable initiatives. However, in doing so this should not be pursued at the cost of satisfying other key planning objectives.	The council continues to undertake a programme of council house build. Developer contributions will continue to be sought towards affordable housing. The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan. Supplementary guidance will be also be prepared.
			3	20	No. Unfortunately, given the linked nature of the subject, this response also relates to (and should effectively be inserted into) questions 14, 15, 16, 17 and 18 above and a number of questions from hereon (cross-referenced)	Given requirements to maintain a five year effective supply of housing land, the council issued an effectiveness questionnaire. This resulted in sites being deleted from the development plan. However, the approach to housing land and housing allocations will however, be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	The relevant sections of the MIR radiate confusion due to the terminologies used and inadequate explanations of the construct of the ultimate preferred allocations package (in Chapter 5 and Appendix 2).	The MIR has been prepared to inform the content of the Proposed Plan and to open debate. It is hoped that any future confusion will be avoided as the LDP progresses to Proposed Plan stage.
			3		Firstly, the narrative and questions (i.e. para 3.72) switch from preferred and alternative options to referring to the preferred strategy, whilst lying behind both (presumably) is the three different growth rates (with support to Scenario 1).	The MIR has been prepared to inform the content of the Proposed Plan and to open debate. It is hoped that any confusion will be avoided in future as the

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						LDP progresses to Proposed Plan stage.
			3	20	A simple cross-tabulated schedule is necessary to clarify what this means, basically showing housing numbers, with (something like) subdivided rows "Preferred Strategy"/"Alternative Strategy", and 1 st column "Preferred Option"/"Alternative Option", then 2 nd column "1 st Scenario"/"2 nd Scenario"/"3 rd Scenario", then 3 rd column the sum of the potential new allocations (i.e. "call for sites" based) and the 4 th column indicating the residual amount of new sites needed to satisfy requirements. The complexity may in fact require three simple schedules, but easily "do-able".	The MIR has been prepared to inform the content of the Proposed Plan and to open debate. It is hoped that any confusion will be avoided in future as the LDP progresses to Proposed Plan stage.
			3	20	Such an approach would provide respondents with "the feel" for impacts in terms of new allocations, so encouraging a more overarching appreciation in then responding. It would also allow the Council (if it has not already done so) to look at the pool of sites candidate sites ("call for sites" etc.), and identify the referred sites based on rankings, drawing from (including but not necessarily exclusively); <ul style="list-style-type: none"> The Council's Strategic Environmental Assessment (it is currently not clear what role, if any, this has had in determining, as an iteration, the acceptability of sites-to-date) The location (conflict/compatibility) of the CDAs including (including infrastructure) Preference to regeneration areas Preferential connectivity corridors etc. Other availability of infrastructure and services (existing or planned) The results of the proposed landscape designation review And other deliverability issues 	The MIR has been prepared to inform the content of the Proposed Plan and to open debate. It is hoped that any confusion will be avoided in future as the LDP progresses to Proposed Plan stage.
			3	20	In so far as the Council has already declared its position in favouring the higher housing requirement of Scenario 3, it was incumbent at this stage to have also included diagrams or maps that identified which if the ranked new allocations would be brought forward for each growth scenario. Clearly this would be "very draft" but would have been essential in better informing respondents who are otherwise expected to understand the implications in commenting on 20which growth scenario, preferred option etc. they might agree (i.e. relating at a minimum to Questions 15, 16, 17, 18 above and whole raft of area/settlement questions later on).	The MIR has been prepared to inform the content of the Proposed Plan and to open debate. It is hoped that any confusion will be avoided in future as the LDP progresses to Proposed Plan stage and that the plan. It is hoped that the Proposed Plan will include diagrams and mapping to illustrate the spatial strategy which emerges.
			3	20	Given that it is otherwise difficult to conceptualise the planning logic of considering options, strategies, growth levels etc., and so understand the implications "on the ground" to be able to provide an informed response, the result will inevitably be respondents opting to take a parochial stance.	It is accepted that parochialism will play a part as the LDP progresses.
			3	21	No	Noted
			3	22	No - See also answer to question 20 above.	See responses above to question 20
			3	23	The various packages of linked CDA proposals is well thought out, and tested and proved through rigorous examination. Their scales aim to not only deliver the necessary growth on housing	Support for the CDAs is noted.

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					provision, but also the prerequisite major infrastructure requirements which will secure the widest range of benefits, as well as other leisure, recreational, community, employment and environmental gains.	
			3		Clearly the slow "take off" has been due to the combination of the complexity of inter-site development (and developer) linkages, consultations, agreements on shared funding of major services (especially education), and the legal frameworks and negotiations that must underpin the processes, but coupled with the intervening slow-down in the economy.	The economic recession has had an impact on the delivery of the CDAs and the spatial strategy set out in the WLLP. The WLLP set an ambitious long term strategy for West Lothian within a different economic climate to that which transpired over the plan period.
			3		However acceleration can be expected as the above blockages recede. The proposal to bring forward an additional allocation at Winchburgh is argued as exceptional and for good reason (to the relevant CDA area) – and as such is accepted.	Support for further development at Winchburgh is noted. The Winchburgh CDA remains a key component of the development strategy.
			3	24	No – As above (question 23).	Noted – see response above to question 23.
			3	25	No – As above (question 23).	Noted – see response above to question 23.
			3	26	Yes	Support for the preferred approach to Heartlands is welcomed.
			3	27	No	Noted.
			3	28	No response	Noted.
			3	29	Yes - Given the level of housing land requirement supported by the MIR, and the fact that most towns face infrastructure and environmental constraints (both to varying degrees), then there appears no reason per se in spatial strategy terms for a declared level of restraint to uniquely still to Linlithgow. No. (or heavily qualified "Yes" subject to implementing the below).	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of

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						planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	29	See also answer to question 20.	See response above to question 20.
			3	29	The principle of "sequential approach" is referred to in paras 3.93 to 3.95 based on (where infrastructure becomes available) in first delivering town centre sites prior to contemplating impinging on sites that raise landscape quality and environmental issues	The sequential approach to development in Linlithgow is likely to remain a key consideration for development in Linlithgow.
			3	29	However, there is no substantial reason why a "sequential approach" should be applied only in Linlithgow. Given that the same sort of "planning dilemma" arise in most sub-areas it seems disingenuous (if not consistent) to not apply a "sequential approach" elsewhere as well. For example, whilst the details and balance of factors will obviously vary, identifying two major sites at Linhouse and Murieston Castle Farm (as preferred/alternatively preferred) would fundamentally incur similar planning issues as mentioned for Linlithgow (indeed at a bigger scale).	The planning approach to Linlithgow in previous local plans has been different to that for other communities in West Lothian hence the detailed consideration given to the area in the MIR and the proposed sequential approach.
			3	29	If the Council uniquely applies the "sequential approach" in Linlithgow then this would be inequitable. If it is universally and clearly applied (through the next LDP consultative stage) then it would be supported.	The planning approach to Linlithgow in previous local plans has been different to that for other communities in West Lothian hence the detailed consideration given to the area in the MIR and the proposed sequential approach.
			3	30	No comments	Noted.
			3	31	Yes	Support for the west facing slips on the M9 at Linlithgow is noted.
			3	32	No comments	Noted.
			3	33	No comments	Noted.
			3	34	No comments	Noted.
			3	35	Yes	The affordable housing policy has been reviewed and a revised policy is to be included in the Proposed Plan.
			3	36	No	Noted
			3	37	No	Noted
			4	38	Yes	Maximising use of existing infrastructure could allow for sustainable development patterns to emerge and reduce the burden on infrastructure providers where constraints are more problematic.
			4	39	No - It seems irresponsible to present an option that is acknowledged, and highlighted, as being unrealistic anyway.	Noted.

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			4	40	No	Noted.
			4	41	In the current and foreseeable climate of public sector capital budget constraints, the approach of WLC is fully supported. The true cost and value of PPP (or PFI) remains questionable, so legally securing the bulk of funding from developers (under established guidelines) as a development cost offset against land values, with public funding support where reasonable, seems the only way ahead.	Support for the council's preferred approach is welcomed.
			4	42	Yes - It seems irresponsible to present an alternative that is acknowledged, and highlighted, as being unrealistic anyway.	Support for the council's preferred approach is welcomed.
			4	43	Yes	Support for the provision of a new rail station at Winchburgh is welcomed.
			4	44	No	Noted.
			5	45	Yes	Noted.
			5	46	No	Noted.
			5	47	Yes - As an addendum to the preferred approach, in recognising the changing nature of shopping habits, it is suggested that there may be value in looking at the fringes of (at least) the larger centres, including Almondvale, to review boundaries. This may result in shrinkage (unless a particular centre is linked to CDA and/or other major housing expansion).	Support noted. It is proposed to review town centre boundaries for inclusion in the Proposed Plan.
			5	47	This would be relevant to those centres that have (or and might expect higher level of vacancies. It would help focus retail provision within a tighter core, whilst also offering potential to identify highly sustainable (by definition) sites for housing.	Support noted. It is proposed to review town centre boundaries for inclusion in the Proposed Plan.
				47	This may be achieved by actual boundary reviews (via the LDP) or by a generic policy that would allow and encourage changes of use to residential.	Support noted. It is proposed to review town centre boundaries for inclusion in the Proposed Plan.
			6	48	<p>Yes - Given the availability of the accompanying SEA as an indicator of landscape, countryside and visual qualities (amongst other factors), even as an early iteration in assessing the schedule of potential sites, it is inexplicable that the large Murieston Castle Farm and Linhouse sites have been given a degree of housing allocation support at this MIR stage.</p> <p>But considerable comfort can be taken by the statement in the preferred approach that in directing development to brownfield sites within settlements in the first instance "but to bring forward the release of greenfield sites in sustainable locations where there are no alternative locations in order to meet strategic requirements".</p> <p>Clearly Murieston/Bellsquarry areas already contain a continuing supply of land for housing (as listed in the MIR appendices) whilst the strategic need is clearly met by the Livingston and Almond Valley CDA allocations.</p>	The approach to sites in the Murieston area will be determined as the LDP progresses to proposed plan stage. Similarly countryside belt boundaries will be reviewed and the terms of the West Lothian Local Landscape Designation Review reflected in the Proposed Plan.
			6	49	No - As with the alternatives in Questions 39 and 42, this approach is a "non-starter".	Comments noted
			6	50	No	noted
			6	51	The process of consolidating the various current landscape designations, which are certainly confusing, can be supported. With the number of overlapping designations there is inevitably a degree of "ad hocism" in objectively evaluate landscape qualities across the district.	Support for consolidation of landscape designations is noted. It is anticipated that the Proposed Plan will set out the revised approach to landscape designations.

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			6	51	The review provides the timeous opportunity to introduce a consistent district wide framework; important for its own sake but also, significantly, in being essential to objectively assess the competing alternative housing allocation, as one important criterion in evaluation and selection for inclusion in the next stage of the LDP.	Support for consolidation of landscape designations is noted. It is anticipated that the Proposed Plan will set out the revised approach to landscape designations.
			6	51	However, this support is heavily caveated.	Support for consolidation of landscape designations is noted. It is anticipated that the Proposed Plan will set out the revised approach to landscape designations.
			6	51	It is critical that the review is unfettered by any need to recognise that sites have been identified in the MIR as potential housing allocations – where these have already been identified as preferred or preferred alternative sites. Its purpose must not be to justify any preferred releases as an “input” but to be used as a tool to assess their suitability. Otherwise the “output” would be biased and discredited.	The review will be informed by submissions received to the MIR and the West Lothian Local Landscape Designation Review.
			6	51	A point of detailed concern is the prospect that certain ASLCs would drop out of classification altogether. Given the apparent pressures to release sites for development, the need to retain strong and robust sites will become even more paramount – good example being The Wilderness Wood, Adambrae, which must be retained given its key location and special characteristics.	It is anticipated that the Proposed Plan will set out the revised approach to landscape designations. The Proposed Plan will also set out a policy approach to protect important landscapes.
			6	52	No	Noted
			6	53	No	Noted
			6	54	Yes	Support for the council's preferred approach is welcomed.
			6	55	No	Noted
				56	No	Noted
			6	57	Don't know - There is no effective narrative to help steer a response. Whilst the concerns involved in perusing a more relaxed approach would be self-evident, it is unclear whether retaining the current framework (as only briefly bulleted) is successful in its economic objectives or even in raising issues about unacceptable impact in the countryside and rural environments. It therefore becomes inappropriate to attempt to provide an informed response.	The Proposed Plan will set out a policy approach which will aim to balance protection of the countryside against that of supporting the rural economy.
			6	58	No - (see above question 57).	See response to question 57 above.
			6	59	No comments - (see above question 57).	Noted.
			6	60	Yes - Whilst supported it is not understood why the alternative approach is effectively not part of the preferred approach in any case.	Support is welcomed. It is anticipated that the Proposed Plan will include supplementary guidance on green networks.
			6	61	No comments	Noted.
			6	62	No comments	Noted.
			6	63	Yes - Whilst supported it is not understood why the alternative approach is effectively not part of the preferred approach in any case.	It is anticipated that the Proposed Plan will include supplementary guidance on green networks.
			6	64	No	Noted.
			6	65	No comments	Noted.

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			6	66	No comments	Noted.
			6	67	Yes - Whilst supported the same concern as raised to Question 51 arises. The process of reviewing and consolidating designations would additionally provide the timeous opportunity to be able to objectively assess the potential alternative allocations (primarily for housing) as an important site evaluation factor sitting alongside other key planning factors. However this support is heavily caveated.	It is anticipated that the Proposed Plan will include supplementary guidance on green networks. This will include reference to biodiversity and geodiversity. The council has recently adopted further supplementary guidance "Planning for Nature".
			6	67	To repeat, it is critical that the review is unfettered by any need to recognise that sites have been identified in the MIR as potential housing allocations – where these have already been identified as preferred or preferred alternative sites.. It is purpose must not be to justify any preferred releases as an "input" but to be used as a tool to assess their suitability (along with other key planning factors – as above). Otherwise the "output" would be biased and discredited.	It is anticipated that the Proposed Plan will include supplementary guidance on green networks. This will include reference to biodiversity and geodiversity. The council has recently adopted further supplementary guidance "Planning for Nature".
			6	68	No comments	Noted.
			6	69	No comments	Noted.
			6	70	No comments	Noted.
			6	71	Yes	Support for the council's preferred approach is welcomed.
			6	72	No	Noted.
			6	73	No	Noted.
			6	74	No comments	Noted.
			6	75	No comments	Noted.
			6	76	No comments	Noted.
			6	77	No comments	Noted.
			6	78	No comments	Noted.
			6	79	No comments	Noted.
			6	80	Yes	A policy approach for the Union Canal will be set out in the Proposed Plan.
			6	81	No	Noted.
			6	82	No	Noted.
			6	83	No comments	Noted.
			6	84	No comments	Noted.
			6	85	No comments	Noted.
			7	86	Table 17 contains typos and incorrect numbering.	Table 17 will be reviewed for inclusion in the Proposed Plan
			7		More importantly more of the various row factors should be used in assessing any new allocations that the LDP may bring forward; Page 67 - row factor 1,2,3,4	Table 17 will be reviewed for inclusion in the Proposed Plan

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					Page 68 – row factors 1,2,3,4,5 Page 69 – 6,7	
			7		Page 69 – para. 3.220 refers to an allotment strategy but does not identify any potential sites to fulfil the strategy. There is no actual reason not to do so at this stage.	It is proposed that a policy approach will be set out in the Proposed Plan. Site selection will be informed by this and the councils' Allotment Strategy.
			7	87	No	Noted
			7	88	No	Noted
			7	89	Yes	Support for the council's preferred approach is welcomed.
			7	90	Yes - There appears to be no narrative regarding this approach (why is it less preferred?), whilst it seems compatible with the preferred approach in any case.	An alternative approach is set out in the MIR.
			7	91	No	Noted
			7	92	Yes	Support for the council's preferred approach is welcomed.
			7	93	No	Noted.
			8	94	No comments	Noted.
			8	95	No comments	Noted.
			8	96	No comments	Noted.
			8	97	No comments	Noted.
			8	98	No comments	Noted.
					<p>Comments on the MIR package and other documents. MIR Section 5 - Settlement Statements:</p> <p>This section starting on page 118 is difficult to comprehend, especially in the use of the nomenclature "preferred use", "preferred alternative use" and "not preferred", with a frequently further sub-category of "in-part".</p> <p>Whether meant or not, this framework strongly implies a "pecking order" of acceptability by the Council. If so, indeed if not, there is no clear explanation as to how and why different sites fall into this particular category. Certainly prefixing of terms-to-sites appears not to necessarily conform to the system of assessment – more crudely, "scoring" – contained in the Strategic Environment Assessment with which it is assumed the MIR sites should match in terms of "degrees of accessibility".</p> <p>An example is offered in prefixing the Murieston castle Farm site (EOI-0110) as "alternative in part" and the nearby Balgreen Farm (EOI-0111) correctly defined as "not preferred". Yet Appendix 2B of the SEA – page 602 – clearly indicates that Murieston Castle Farm scores less favourably in development terms than Balgreen Farm, but the MIR prefixes a scale of "preferred alternative" status to part of the former – to a significant scale of 375 houses?</p> <p>This whole approach is, to say the least, confusing in terms of getting to grips with which sites may or may not be coming through as actually favoured for development by the Council. If the use of the term does not infer any preferences by the Council against various planning criteria – including</p>	<p>The settlement statements should be read in conjunction with supporting documents which have informed the site selection process, namely the background papers published alongside the MIR and the consultation responses received to the sites considered for inclusion in the MIR.</p> <p>Guidance from Scottish Government covering the preparation of LDPs requires that a preferred policy approach and reasonable alternatives are set out. This allow for the approach set out in the MIR.</p> <p>Comments relating to SEA are addressed below.</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					<p>the findings of the SEA – then their use is at best confusing and, at worst, open to sending the wrong signals out to the public, developers and landowners.</p> <p>It should be noted that the submission also includes a number of site specific comments on Appendix 1 summary of sites and Appendix 2 MIR transport appraisal.</p>	
MIRQ0222	Murieston and Bellsquarry Community Councils	Malcolm Inkster for Trinity Planning	SEA		<p>The SEA and supporting Appendix document – at over 800 pages – are fairly indigestible. The point is made above regarding how the SEA has so farc been used (as a key site choice iteration) in defining and shaping the identification and categorisation of the substantial list of sites included in the MIR/Settlement Statements.</p> <p>However, it is assumed that the tabulated site Schedule Appendix 2B is, and will be, the key source of steering the assessment and ranking of (un)acceptability of sites in environmental terms. Two fundamental comments are offered up.</p> <ol style="list-style-type: none"> 1. It is wholly remiss of the listing to revert to consecutive EOI numbering as the format of display of all sites (i.e. by rows). This is the only sites/settlements listing throughout the MIR (and the two SEA documents) that chooses this form of listing. Yet this table, more than most, requires sites to be grouped together by sub-areas and settlements, to allow interested parties to properly consider the relative merits of developing alternative sites (as categorised red/amber/green) within their geographic area of interest. The listing instead makes it especially difficult for community groups and individuals to navigate through the listings to be able to arrive at an informed understanding and so offer a more objective (and hopefully positive) response. 2. It is not clear how the various column categories and sub-categories of Table 2B have been, and will be, used in site selection and defining the above sites nomenclature, and later as a key tool in eventual site allocation or rejection for the PP of the LDP. One obvious and simplistic way would be adding up the reds, amber and greens, with sites with more reds indicating rejection and those with more greens, conversely, moving towards allocation. <p>The application of the table findings must be explained.</p> <p>Regardless, but importantly, the column categories in Table 2B must be questioned at this stage. It is assumed the Table 2 categories have been derived from the earlier bases described at length – in the main SEA report (i.e. Table 4 and 10) and from Table 1A of the SEA appendices.</p> <p>However, however used the key Table 2B is skewed in favour of cultural heritage influence by including 5 sub-categories. By contrast Landscape and Townscape only contains three sub-categories.</p> <p>Yet Table 2B must have been derived from the earlier reference sources Tables 4 and 10 from the SEA report (starting pages 15 and 4 respectively) and Table1A of the same appendices. But Table10 in the SEA, for example, contains 2 sub-categories for cultural heritage (CH1 and CH2) and four sub-categories of Landscape and Townscape (L1 to L4).</p> <p>Indeed, most of the other categories have seen diminution of the number of sub-categories in</p>	<p>The nature of the SEA process and the assessment of over 400 sites, especially as a SEA had not been carried out on the adopted local plan as it was exempt due to the timescale of the implementation of the SEA Act but “rolled forward” sites are to undergo SEA, unfortunately means that lengthy documents are necessary. The 3 Consultation Authorities, Scottish Natural Heritage, Historic Scotland, SEPA were involved in the SEA scoping and provided no adverse comments to the approach to be taken.</p> <p>This is an appropriate way to tackle this issue and deal with the vast quantity of information that was necessary to process. If they had been grouped this would have led to another 800 page table.</p> <p>The various column categories and sub-categories of Table 2B were outlined at the Scoping Report Stage.</p> <p>Section 10.1.0 Notes explains the results from Table 2B, while the general number of non-significant effects leads to a site being consider “Preferred Site”, while a</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					<p>Table 2B, whereas cultural heritage is the only category that has seen a significant increase in sub-categories.</p> <p>Simplistically, at face value this manipulation has the effect of falsely inflating the importance of Cultural Heritage compared to Landscape and Townscape (and indeed the other so affected categories) as environmental sensitivities in influencing further decisions on site selection (and rejection).</p>	<p>number of significant effects led to a site being considered "Not Preferred".</p> <p>Again Historic Scotland were happy with these cultural heritage sub-categories. To leave out some could also claim to be "skewed" and not covering relevant environmental issues.</p> <p>Disagree that there has been any "manipulation". Some categories e.g. "Population and Health" or "Soil" only required one sub-category.</p>

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MIRQ0223	Donald Sutherland	N/A	3		<p>PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0224	Agnes Brechin	N/A				Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3		Objects to the inclusion of housing site EOI-0114 Wilcoxholm Farm, Linlithgow.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p> <p>The council would also ensure that any development is commensurate with the infrastructure it has to be assessed against.</p>
MIRQ0225	Brian Lightbody	N/A	Vision	1-4	No response to questions 1-4	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-28	No response to questions 15-28	Noted.
			3	29	<p>No. The historic core of the town – high street, cross area, palace and peel and canal basin cannot accommodate further growth without adding to the present unacceptable congestion which is in danger of damaging the tourism potential of the town and its general amenity.</p> <p>The provision of any sites for housing development must only follow considerable investment in infrastructure – improved J3 on M9, much more public parking, road improvement, school capacity etc. and if ever considered should be on non-prominent, easily accessible site.</p> <p>Don't know</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical</p>

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					Release of land must only follow infrastructure improvements and on non-sensitive sites. It must also be established that there is sufficient primary and secondary school capacity.	consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	30	Brownfield sites –Brookfield metals site, remainder of Oracle site, infill sites Burghmuir – only after J3, M9 works are complete	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	31	Yes. Only with Burghmuir development can this be funded and only then if education capacity can be resolved	Comment noted.
				32-37	No response to questions 32-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0226	G D Adam	N/A	Vision	1	Yes	The vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2	No response	Noted.
			Vision	3	No response	Noted.
			Vision	4	No response	Noted.
			1	5	Yes	Support noted.
			1	6	No	Noted.
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Don't know	Noted.
			1	11	Don't know	Noted.
			2	12	No response	Noted.

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			2	13	No response	Noted.
			2	14	No response	Noted.
			3	15	Yes – Provided this avoid completely development and planning applications open to planning appeals.	Support noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	No	Noted.
			3	19	No response	Noted.
			3	20	Don't know	Noted.
			3	21	No response	Noted.
			3	22	No response	Noted.
			3	23	Yes – Allowing further long term allocation at Winchburgh will facilitate the building of a new secondary school and railway station. Both these issues will reduce the impact in Linlithgow on the education and commuter parking problems.	Support noted. The preferred approach has been taken forward to the Proposed Plan.
			3	24	No	Noted.
			3	25	No	Noted.
			3	26	Don't know	Noted.
			3	27	No response	Noted.
			3	28	No response	Noted.
			3	29	Yes - see also Q31, below./Yes	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	30	No response	Noted.
				31	Before any new development is promoted the town must be	The council recognises that there are physical and practical

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					provided with adequate educational, health and parking facilities. Any new development in Bo'ness would also benefit and be involved in funding motorway west access.	consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3	32	Don't know	Noted.
			3	33	No response	Noted.
			3	34	No response	Noted.
			3	35	Don't know	Noted. The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			3	36	No response	Noted.
			3	37	No response	Noted.
			4	38	Clarendon Farm (EOI-0210). The area shown in Map 1 is far larger than the area proposed by the current developer. The whole area must be taken into account in regard to road and services infrastructure. The extended area and potential increased housing capacity must not be routed onto Manse Rd. The traffic over narrow bridge and commuter parking makes the roadway a nightmare at all times of the day.	The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development. The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			4	39	No	Noted.
			4	40	No response	Noted.
			4	41	Currently Linlithgow desperately needs its infrastructure expanded. A new Health centre is urgently required. Parking is totally inadequate. Should housing development not follow a sequential approach (due to appeals being allowed) then a	The Health Centre extensions or opening new facilities are matters for the NHS, but the council has been in dialogue with the NHS.

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					new secondary school maybe required earlier than planned. Delivery of these would require agreement by Scottish government, West Lothian Council and developers.	
			4	42	Yes – parking in Linlithgow is intolerable and needs to be resolved before more development is provided. Rail provisions is inadequate and overcrowding at peak times is the norm. The station platforms are not long enough to cater for more than 6 carriages. Additional commuters from additional housing in Linlithgow, Winchburgh, Bo'ness and Whitecross would add to the chaos.	The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. Transport modelling work has been carried out in relation to the impact of the proposed package of sites and existing developments on the road network and will also inform an air quality assessment.
			4	43	Yes – A new station at Winchburgh has to provide adequate parking (similar to the planned parking provision at Bathgate and Livingston) facilities and reduce the traffic coming to Linlithgow. The highest number of people commuting in West Lothian is from Linlithgow but the lowest number of parking spaces for commuters.	The new rail station at Winchburgh is to be operational from December 2018. The number of parking spaces will be considered at the design stage.
			4	44	Yes – Move Railway station in Linlithgow further east to land at old 'Jet station' and Morrison Bowmore Bender warehouses. Compulsory purchase the land as was done for Uphall station parking. This would allow more carriages and multi-storey parking.	Alternative approach noted.
			5	45	Yes	Support Noted.
			5	46-47	No response to questions 46-47	Noted.
			6	48	Yes – Brownfield site to be considered before valuable agricultural land. Mature trees and hedgerows must be protected for wildlife.	The Proposed Plan supports the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			6	49	No	Noted.
			6	50	No response	Noted.
			6	51	Don't know – Most of the preferred development land for housing is on agricultural land thus affecting wildlife by reducing their habitat.	The Proposed Plan will support the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			6	52	Don't know	Noted.
			6	53	No response	Noted.
			6	54	Don't know	Noted.
			6	55	No response	Noted.
			6	56	No response	Noted.
			6	57	Yes	Support noted.
			6	58	No response	Noted.
			6	59	No response	Noted.

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			6	60	Yes	Support noted.
			6	61	No response	Noted.
			6	62	No response	Noted.
			6	63	No response	Noted.
			6	64	No response	Noted.
			6	65	No response	Noted.
			6	66	Yes	Noted.
			6	67-85	No response to questions 67-85	Noted.
			7	86-91 & 93	No response to questions 86 – 91 & 93	Noted.
			7	92	Yes – Opening up the west access at Junction 3 on M9, would improve the air quality in Linlithgow. Providing Park and ride facilities to the railway station from Blackness Road (J3M9), Edinburgh Road and Falkirk Road (Linlithgow Bridge Industrial Estate area) would further improve air quality in the High Street.	Transport modelling work has been carried out in relation to the impact of the proposed package of sites and existing developments on the road network and will also inform an air quality assessment. 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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM10) and Nitrogen dioxide (NO2) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM10 and potentially also for NO2. If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures to improve air quality.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0227	Mrs H Adam	N/A	Vision	1-4	No response to questions 1-4	Noted.
			1	5	Yes	Support noted.
			1	6-11	No response to questions 6-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes – This will lessen development and planning permissions will be left open to appeal.	Support noted. The preferred approach is to be taken forward to the Proposed Plan.
			3	16	No	Noted.
			3	17	No	Noted.
			3	18	No	Noted.
				19	No response	Noted.
			3	20	Don't know – Do not have information on housing land audit 2012	Comment noted.
			3	21	No response	Noted.
			3	22	No response	Noted.
			3	23	Yes - Allowing further longer term allocations at Winchburgh will facilitate the building of a new secondary school and	Support noted. The preferred approach has been taken forward to the Proposed Plan.

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					railway station – thus reducing the impact on education and parking in Linlithgow.	
			3	24	No	Noted.
			3	25	No	Noted.
			3	26	Don't know	Noted.
			3	27	No response	Noted.
			3	28	No response	Noted.
			3	29	Don't know – Continued policy of restraint to be continued until the infrastructure is fixed and only then continue with planned development.	It is proposed to continue with the sequential approach to development.
			3	30	No response	Noted.
			3	31	Yes – To a degree provided the town is given adequate educational, health and parking facilities.	<p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3	32-34	No response to questions 32-34	Noted.
			3	35	Don't know	Noted. The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			3	36-37	No response to questions 36-37	Noted.
			4	38	Yes – Regarding area EOI-0210 at Clarendon Farm being extended (map 1) Here is an urgent need for road and services development to minimise the traffic on Manse Road and services development to minimise the traffic on Manse Road. Which is a nightmare at present with commuter parking etc.	<p>Support noted. The preferred approach has been refined and is to taken forward to the Proposed Plan.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
						The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			4	39	No response	Noted.
			4	40	No response	Noted.
			4	41	At the present moment Linlithgow desperately needs its infrastructure expanded. It will require a new health centre, new secondary school and also adequate parking. Delivery of these would have to be done by West Lothian Council, Scottish Government and the developers.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development. The Health Centre extensions or opening new facilities are matters for the NHS, but the council has been in dialogue with the NHS.
			4	42	Yes – Parking situation in Linlithgow is intolerable and needs to be resolved before further developments. Rail provision is inadequate as overcrowding at peak times is the norm. Apparently the station is not long enough to accommodate more than 6 carriages. Extra commuters would add to the chaos.	The LDP promotes the use of sustainable modes of transport and has taken into account the general accessibility in allocating sites. Transport modelling work has been carried out in relation to the impact of the proposed package of sites and existing developments on the road network and will also inform an air quality assessment.
			4	43	Yes – A new station at Winchburgh might be able to provide adequate parking facilities and reduce the traffic coming to Linlithgow. The highest level of commuting in West Lothian is from Linlithgow but the lowest number of parking spaces.	The new rail station at Winchburgh is to be operational from December 2018. The number of parking spaces will be considered at the design stage.
			4	44	Yes – Move railway station in Linlithgow further along the Edinburgh Road to 'old Jet station land'. Compulsory purchase would be in order. This would allow more carriages and as site is deep would provide underground multi storey parking.	Alternative approach noted.
			5	45	Yes	Support noted.
			5	46-47	No response to questions 46-47	Noted.
			6	48	Yes – Brownfield sites to be considered before valuable agricultural land. Mature trees and hedgerows must be protected for the wildlife.	The Proposed Plan will support the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan. The protection of trees is addressed through policies in the Proposed Plan.
			6	49	No	Noted.
			6	50	No response	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			6	51	Don't know - The proposed development EOI-0210 is on agricultural land, wildlife would be affected. Denying them of their habitat.	The Proposed Plan will support the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			6	52	No response	Noted.
			6	53	No response	Noted.
			6	54	Don't know	Noted.
			6	55	No response	Noted.
			6	56	No response	Noted.
			6	57	Yes	Support noted.
			6	58	No response	Noted.
			6	59	No response	Noted.
			6	60	Don't know	Noted.
			6	61-85	No response to questions 61-85	Noted.
			7	86 - 91 & 93	No response to questions 86 – 91 & 93	Noted.
				92	Yes – Opening up a West access on M9 at junction 3 would improve air quality in Linlithgow. Also park and ride to the railway station on Blackness Road, Edinburgh road and Falkirk Road to improve air quality in the high street.	<p>Transport modelling work has been carried out in relation to the impact of the proposed package of sites and existing developments on the road network and will also inform an air quality assessment.</p> <p>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. Linlithgow has had permanently installed real time monitoring for fine particulate (PM10) and Nitrogen dioxide (NO2) since 2008 and it is anticipated that an Air Quality Management Area will be declared in 2015 for PM10 and potentially also for NO2. If an AQMA is declared, there is a statutory process to be followed to develop and agree prioritised measures to improve air quality.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p>
			8	94-98	No response to questions 94-98	Noted.
MIRQ0228	Irene Fortune	N/A	Vision	1	Yes	The Vision has been updated and refined for inclusion in the Proposed Plan.
			Vision	2-4	No response to questions 2-4	Noted.
			1	5	Don't know	Noted.

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			1	6	Don't know	Noted.
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Don't know	Noted.
			1	11	Don't know	Noted.
			2	12	Don't know	Noted.
			2	13	Don't know	Noted.
			2	14	No response	Noted.
			3	15	No	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	16	Yes	Support noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	17-25	No response to questions 17-25	Noted.
			3	26	Don't know	Noted.
			3	27	Don't know	Noted.
			3	28	Don't know	Noted.
			3	29	No – Perhaps an exception could be made for social housing on a scale appropriate to current infrastructure.	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.
			3		See above. It is important to protect productive greenfield sites for the future generations.	It is proposed to continue with the sequential approach to development.
			3	30	Brownfield sites should be regenerated for the good of the community.	The Proposed Plan will support the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			3	31	No – I believe this approach would only have a short term benefit if accompanied with large scale (>100) housing developments and that there would be no reduction in local journeys or improvement in air quality.	The proposed plan will continue to safeguard land for the slip roads to assist in addressing infrastructure and environmental issues in the town.
			3	32	Don't know	Noted.

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			3	33	Don't know	Noted.
			3	34	Don't know	Noted.
			3	35	Yes	Support noted. The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			3	36	Don't know	Noted.
			3	37	Don't know	Noted.
			4	38	No	Noted.
			4	39	Yes – I think West Lothian offers many unique qualities such as location, transport links, vibrant and talented young people. It should not be 'sold short' for a quick return. A variety of policies should be available to reflect the diversity of the county and developer markets.	Support noted.
			4	40	No	Noted.
			45	41	No response	Noted.
			4	42	Yes	Support noted.
			4	43	Yes	Support noted. The new rail station at Winchburgh is to be operational from December 2018.
			4	44	Don't know	Noted.
			5	45	Don't know	Noted.
			5	46	Don't know	Noted.
			5	47	Don't know	Noted.
			6	48	No – Greenfield sites should not be used for development even to meet strategic requirements. Productive land should be safeguarded for future use. The edge of existing settlements are crucial for biodiversity. Therefore regeneration of brownfield sites is the only sustainable approach.	The Proposed Plan will support the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			6	49	No	Noted.
			6	50	No response	Noted.
			6	51	Don't know	Noted.
			6	52	Don't know	Noted.
			6	53	No	Noted.
			6	54	Yes	Support noted. The preferred approach has been taken forward to the Proposed Plan.
			6	55	Don't know	Noted.
			6	56	No	Noted.
			6	57	Yes	Support noted. The preferred approach has been taken forward to the Proposed Plan.
			6	58	No	Noted.
			6	59	Don't know	Noted.
			6	60	Yes	Support for the approach to green networks is noted. It is

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						anticipated that the approach to Green Network set out in the Proposed Plan, together with the council's proposed Active Travel Plan and review of the Open Space Strategy will assist in promoting ease of access to areas of open space and promote health.
			6	61	Don't know	Noted.
			6	62	No	Noted.
			6	63	No	Noted.
			6	64	No	The preferred approach has been taken forward to the Proposed Plan.
			6	65	Don't know	It is proposed to maintain support for extension to the regional park and set out a policy approach to this effect.
			6	66	No	Noted.
			6	67	Don't know	Noted.
			6	68	Don't know	Noted.
			6	69	No	Noted.
			6	70	Don't know	Noted.
			6	71	Yes	Support noted. The preferred approach has been taken forward to the Proposed Plan.
			6	72	Don't know	Noted.
			6	73	Don't know	Noted.
			6	74	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			6	75	No	The preferred approach has been refined and is to taken forward to the Proposed Plan.
			6	76	Don't know	Noted.
			6	77	Don't know	Noted.
			6	78	Don't know	Noted.
			6	79	Don't know	Noted.
			6	80	No – Not clear what 'ancillary' development means, housing?	Ancillary development could be cafes and restaurants and could possibly be some housing as well as outbuildings associated with canal boat berths etc.
			6	81	Yes	Noted, the council is however looking to take forward the preferred approach.
			6	82	Don't know	Noted.
			6	83	Don't know	Noted.
			6	84	Don't know	Noted.
			6	85	Don't know	Noted.
			7	86	Don't know	Noted.
			7	87	Don't know	Noted.
			7	88	Don't know	Noted.

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			7	89	Yes	Support for the preferred approach to flood risk is noted. The preferred approach has been refined and is to taken forward to the Proposed Plan.
			7	90	Don't know	Noted.
			7	91	Don't know	Noted.
			7	92	Yes	Support for the preferred approach to air quality is noted. The preferred approach has been refined and is to taken forward to the Proposed Plan.
			7	93	No	Noted.
			8	94	Yes	Support for the preferred approach to minerals is noted. The preferred approach has been refined and is to taken forward to the Proposed Plan.
			8	95	Don't know	Noted.
			8	96	No	Noted.
			8	98	No	Noted.
MIRQ0229	SM Packe	N/A	Vision	1	Yes – I broadly agree with the vision statement, but any new development whether for housing or commercial use must be done on a brownfield site. Where a preferred site abuts listed historic properties, then any development or even new infrastructure should be removed if it is using a greenfield area, e.g. the sites at the edges of Linlithgow – the jewel in the crown not only for West Lothian but the whole of Scotland.	Support noted for the vision. It will not be possible to site all new developments either housing or commercial use on brownfield sites. In regard to Linlithgow, It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. The council will be mindful of avoiding impacts on the historic fabric of Linlithgow whether this be listed buildings, scheduled ancient monuments and the settings of both or the conservation areas .
			Vision	2	Include in vision statement that West Lothian aims to have the highest level of excellence in all that it proposes to do, so that it wins awards for being the most eco-friendly, the most innovative, the most sensitive in areas of outstanding natural beauty, in the country despite All the pressure on the county.	Noted, the council seeks to achieve high quality design in all developments and is supportive of eco-friendly developments and states that impacts on climate change should be avoided.
			Vision	3-4	No response to questions 3-4	Noted.
			1	5	Yes	Support Noted
			1	6	No	Noted
			1	7	No response	Noted.
			1	8	Don't know	Noted.
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Yes	Support Noted
			1	11	Yes	Support Noted

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			2	12	Yes	Support Noted
			2	13	No	Noted, the council is taking forward the preferred approach.
			2	14	No response	Noted.
			3	15	Yes – Towns and communities which have already reached maximum capacity in term of the services the council provides, e.g. health schools and network of roads, e.g. Linlithgow, must be excluded from new development to safeguard the health, air quality, attractiveness of the area.	Site allocations in the LDP will seek to amximise use of available infrastructure. Developers will be required tp contribute towards infrastructure provision where required to assist in delivery of development.
			3	16-17	No response to questions 16-17	Noted.
				18	Consideration must be given to possible demolition of a building (particularly the '60s + 70s' houses which were poorly constructed) so that high density, affordable studio flats built for first time buyers, using all the latest technology for an eco-dwelling. E.g. The Vennel, Linlithgow which is currently single storey retail space, should be rebuilt to the highest design + eco standards.	The council would support such a development in the conservation area, subject to appropriate design and density. The test of any proposal would as ever be a planning application.
			4	19	Thought should be given to including some residential accommodation in commercial areas e.g. stylish flats above a new showroom or retail development, or existing empty retail space be converted to affordable housing units e.g. High Street of Linlithgow.	Noted, such developments may be acceptable in certain circumstances, but in town centres, in order to maintain the vitality and viability they have commercial development should remain on the ground floor rather than residential developments. Flats above commercial will usually be supported, subject to appropriate design considerations.
			4	20	No – Much work and effort has gone into some of the sites allocated, which will have a bearing on the new sites in a new local plan, even though some of these sites are still under dispute as being unacceptable.	Not agreed, the council will be taking forward the preferred approach to de-allocate some sites.
			4	21-22	No response to questions 21-22	Noted.
			4	23	Yes – Focus should be on the brownfield/shale bing areas NOT on the prime agricultural land.	Comments noted, whilst the council supports the re-development of brownfield sites, it is unrealistic to promote development on the land populated by bings at this time and greenfield release is required to deal with the volume of housebuilding that is required. In any case, Niddry Castle Bing for example, has a long standing consent for extraction of material which is used in the building industry. The council does however support brownfield development sites wherever possible.
			4	24	No	Noted.
			4	25	No	Noted.
			4	26	Yes	Support noted.
			4	27-28	No response to questions 27-28	Noted.
			4	29	No – Linlithgow has reached full capacity in terms of housing, health care, schools and road networks. The very lie and nature of the land precludes more pressure on access to the High Street if it is to retain its unique character and attractiveness to both resident and visitors to the town.	Not agreed. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.

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						<p>The allocation of sites in Linlithgow will however require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council is mindful to protect the historic character of the town however and will assess any developments direct impacts on these to ensure there is no significant impact.</p>
			4	30	Re-designation of, say, the county buildings for a new health centre, and affordable studio flats plus redevelopment of the Vennel as mentioned before.	Noted, however the County Buildings is to be redeveloped as a council and general use offices. The council as mentioned earlier, may be able to support redevelopment at the Vennel. Subject to appropriate detailed planning applications coming forward.
			4	31	Yes – What is the cost of creating a west facing slip? If it is in region of £100k then surely a combination of central government, local government, and local private investment (even from individuals) could meet the cost and it doesn't require a new development to promote the idea. As a last option, let Linlithgow residents and commercial users make a one-off payment to fund it.	Support noted, the council will develop a developer contribution policy for housebuilding to contribute towards the cost of west facing slip roads at junction 3 on the M9.
				32	Yes – So as long as houses are of a high standard of design and 100% eco-friendly (drawing heat from the ground, solar panels. E.g. insulation using renewable sourced wood, AND each property has an area for growing food.	Noted, whilst the council cannot guarantee that houses will be 100% eco friendly, they will meet the very high standard of insulation required in terms of Building Standard regulations. Properties have gardens where residents have the option of growing food.
			4	33	No	Noted, the preferred approach is being taken forward.
			4	34	No	Noted.
			4	35	Don't know	Noted. The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			4	36	Don't know	Noted.
			4	37	Don't know	Noted.
			4	38	Yes – As mentioned earlier, use the county buildings in Linlithgow for a new health centre, parking is already available at the rear, it is a central location, and bus route. It is the obvious answer to a current problem.	Noted, however the County Buildings is to be redeveloped as a council and general use offices. The council as mentioned earlier, may be able to support redevelopment at the Vennel. Subject to appropriate detailed planning applications coming forward.
			4	39	No	No
			4	40	Don't know	Noted.
			4	41	Don't agree to a new development before agreement and provision on infrastructure is reached	Noted, the council will seek to ensure that there is appropriate infrastructure in place or has been committed to by any prospective developer. Sometimes developments are forward funded by the council and contributions are then provided by

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						the developer.
			4	42	Yes – Any new roads created must not use up more greenfield acreage. If West Lothian is to maintain its policy of 'sustainable' development for a growing population. Surely food for that population is the overriding concern, <u>not</u> building <u>new</u> roads, even for development to existing public transport facilities.	Not agreed, new developments will require new roads as part of infrastructure, the council would however agree that it is better to avoid prime agricultural land being lost to such infrastructure developments where at all possible.
			4	43	Yes	Support noted.
			4	44	No response	Noted.
			5	45	Yes – However, in the café of Linlithgow and Bathgate. Their character must be retained in regards to new development over shops –e.g. The Vennel.	Noted and agreed.
			5	46	Yes – Also agree with this approach as it perhaps safeguards the historic elements of Bathgate + Linlithgow more.	Not agreed, the council is to take forward the preferred approach.
			5	47	No response	Noted.
			6	48	Yes – It is difficult to see how release of new development sites on the edge of settlements protects the natural amenity + Biodiversity of the countryside, particularly where you have historic, listed buildings of unique importance.	Noted, the council has sought to allocate sites on brownfield land first before allocating greenfield land for development. The council also can require biodiversity assessments be undertaken on sites where it considers the sites may have some biodiversity value within it.
			6	49	No	Noted
			6	50	No response	Noted.
			6	51	No – If the current designations for landscape value have protected it in the past, then why change it. At all costs, West Lothian's limited landscapes of special interest must be maintained and safeguarded.	Not agreed, the council has undertaken a landscape designation review to bring designations up-to-date for the LDP. This will actually mean that more land is protected than before, with up-to-date protected status.
			6	52	Yes	Not agreed, the council is taking forward the preferred approach.
			6	53	No response	Noted.
			6	54	Yes	Support noted
			6	55	No	Noted.
			6	56	No response	Noted.
			6	57	Yes	Support noted
			6	58	No	Noted
			6	59	No	Noted
			6	60	No	Noted
			6	61	Don't know – Not able to comment without further knowledge	Noted
			6	62-64	No response to questions 62-64	Noted.
			6	65	Don't know – But maybe a good idea	Noted.
			6	66	Yes – But the present system and approach to these sites is working so having more guidance and promote improvements sometimes works in an adverse way.	Not agreed, the additional guidance will help to in fact protect biodiversity sites.
			6	67-69	No response to questions 67-69	Noted.

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			6	70	Don't know	Noted
			6	71	Yes	Support noted
			6	72	No	Noted
			6	73	No	Noted
			6	74	Yes – Should this development be designated the most eco-friendly in the whole of West Lothian and act as a benchmark for further developments? I think so, considering its position in the landscape i.e. allow natural roofing (grass) + green walls (plants providing flowers for bees from gutter to ground), i.e. the opposite of the little boxes in the new development at Winchburgh.	Comments noted, any development of housing would require to meet the Building Standard regulations in terms of insulation for example. A planning permission in principle application has been submitted in August 2015.
			6	75	No	Noted
			6	76	No response	Noted.
			6	77	No	Noted
			6	78	Yes	Not agreed, the council is to continue to promote the preferred approach.
			6	79	No response	Noted.
			6	80	Yes	Support noted.
			6	81	Yes – Only if no other way of accessing the canal for maintenance was available, then a very limited track/path could be made.	A policy approach for the canal will be included in the proposed plan.
			6	82	No	Noted
			6	83	Yes	Support noted
			6	84	Don't know	Noted.
			6	85	No	Noted
			7	86	Yes – A detailed review of all traffic lights and roundabout junctions, and other busy junctions should be made to reduce emissions from cars in long queues. In a relatively built-up area already, Large wind turbines are definitely not the answer, but small ones in a few areas, which won't harm birds, could be considered.	Support noted. The council seeks to minimise queuing where at all possible at traffic lights, but this is not always possible. The council is promoting a wind energy SPG for wind farms and already has in place a capacity study as well as guidance for smaller scale turbines.
			7	87	No	Noted
			7	88	No	Noted
			7	89	Yes – Encourage homeowners to have 'soluble' driveways, gravel etc. and not tarmac, particularly properties near steep roads.	Noted, the council supports the provision of porous paving wherever possible in terms of surface water run off to prevent flooding.
			7	90	No	Noted
			7	91	No	Noted
			7	92	Yes	Support noted.
			7	93	No	Noted
			8	94	No – With the latest technology , the pollution, sound, dust etc., can be minimised and so long as the area is restored to a	Support noted for well regulated mineral extraction.

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					greenfield after extraction, then no much harm is done. Mineral extraction will boost employment and revenue for West Lothian.	
			8	95	Yes	Not agreed, the preferred approach is supported to go forward in this case.
			8	96	No	Noted
			8	97	Yes	Support noted
			8	98	No	Noted.
MIRQ0230	Donald and Margaret Spencer	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0231	Dr Henry Payne	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of</p>

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MIRQ0232	Mr & Mrs Graham	N/A				any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3		PREFERRED HOUSING SITE EO1 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
MIRQ0233	Robert French	Clyde, Deveron, Annan Land Services	Vision	1	Yes – There is a need to be robust and flexible in areas of 'multiple deprivation' this approach is required to provide addition employment hubs, therefore any submitted request for mixed use site should be accepted where practical, unless this approach is approved we could create a region of very differing aspirations.	Noted and agreed, the council is seeking to promote developments in all settlements in West Lothian in the hope this can help tackle multiple deprivation.
			Vision	2	Fully accept the main thrust of the vision but the details must adequately assist the area of deprivation, the accept method of improving the prospects of less advantaged settlements is to provide employment and new housing. With employment comes dignity and self-worth, therefore in areas of deprivation a more flexible approach to mixed use sites.	Noted and agreed, the council is seeking to promote developments in all settlements in West Lothian in the hope this can help tackle multiple deprivation.
			Vision	2	The council should accept sites; LATE-0003 & EO1-0225 both Blackridge & sites MUB1 & MUB2 both Breich.	Not agreed, sites LATE-003 AND EO1-0225 are not accepted as there are better sites for development than these that are proposed. Sites MUB1 and MUB2 are however supported for development. Allocations will be reviewed as the LDP progresses to proposed plan stage.

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			Vision	3	As Q 1&2	See response above
			Vision	4	As Q 1&2	See response above
			1	5	Yes – The regeneration potential is based on providing a range of housing and employment based on the settlement location and the ability to encourage inward investment, the council have covered areas out with the communities described as multiple deprivation 2012, in these areas an approach must be given to provide a range of housing and employment opportunities. The housing should include low density, high amenity sites to enhance the character and quality of the local environment, this vision should assist the 'captains of industry' to consider the area for residential/employment. The main thrust should encompass mixed use sites as a priority, the inclusion of sites LATE-0003 & EOI-0225 and other similar mixed use sites in multiple deprivation 2012 locations.	Support noted. The council has a wide range of existing employment allocations that it is looking to take forward from the West Lothian Local Plan as well as allocating new sites. Sites LATE-0003 and EOI-0225 are not supported for development as there are better sites to come forward for employment and housing and in terms of mixed use also. However, allocations will be reviewed as the LDP progresses to proposed plan stage.
			1	6	No	Noted
			1	7	As Q 5	Noted
			1	8	No – The multiple deprivation areas require a more robust approach and the best way to alter the status of the affected areas to ensure employment opportunities and in the more rural areas, more mixed use sites are necessary. Employment raises the profile of a region and give dignity and self-worth.	Noted, the council has a spread of employment sites throughout West Lothian and there is some new employment land being allocated at Standhill east of Blackridge for employment sites.
			1	9	Yes	Support noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Yes	Support noted.
			1	11	Yes – The most deprived area should be given additional support in terms of providing additional opportunities for mixed use growth ref LATE-0003 & EOI-0225 as two examples where the additional mixed use site can stimulate the regeneration process.	Not accepted, there are better employment and mixed use sites allocated throughout the plan, including in the west of the district.
			2	12	Yes	Support noted
				13	No	Noted.
			2	14	No response	Noted.
			3	15	Yes	Support noted
			3	16	No	Noted
			3	17	No response	Noted.
			3	18	The aims of housing strategy are aim at the already well provided and desirable area my concern is the less advantaged communities do not receive an adequate mixed use housing allocation, housing sites without an element of employment are acceptable, however, housing with employment offers sustainability.	Noted, the council considers the LDP provides for balanced communities through the allocations it is promoting through the LDP through all settlements for housing, employment, mixed use and retail.
			3	19	Without the gift of second sight this question will prove very difficult, the housing market has become increasingly volatile	Comments noted, the council will aim to maintain a 5 year effective land supply, but notes the challenges of doing this as

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					and major house builder are cautious after being left with land banks sometimes in the wrong locations and often overpriced. The council may have to retain some 10-15% of its allocated site in the more desirable area and observe how the markets are reacting over the 5 year cycle, the alternate releasing all the site then discovering that the market demand has waned and the unused land bank gets higher and other areas are denied housing allocations.	set out in this response.
			3	20	No	Not agreed, the council take forward this as a preferred approach.
			3	21	Yes	Not agreed, the council take forward the preferred approach.
			3	22	Yes – A balanced view is required many previous sites may never be developed therefore bring no advantage to the community, however, if a sustained housing up turn occurs the previously allocated sites may be of value in sustaining West Lothian.	Agreed in part. The council is seeking to de-allocate sites that have proved non effective over the years and replace these with sites it considers can become effective over the period of the plan.
			3	23	Yes	Support noted
			3	24	No response	Noted.
			3	25	No response	Noted.
			3	26	Yes	Support noted
			3	27	No response	Noted.
			3	28	No response	Noted.
			3	29	No	Not agreed, the council is to promote the preferred option here. It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3	30	No response	Noted.
			3	31	No response	Noted.
			3	32	Yes	Support noted
			3	33	No	Noted.
			3	34	No	Noted.
			3	35	Yes	Noted. The council is reviewing the affordable housing policy.
			3	36	No	Noted.
			3	37	No	Noted.
			4	38	Yes	Support noted.
			4	39	No	Noted.
			4	40	No	Noted.
			4	41	By continuing the process of enticing new major inward investment programme, both national and local governments are struggling to secure adequate funding therefore a new	Comments noted. The council is looking at ways to entice new capital investment in infrastructure into West Lothian beyond its existing Local Infrastructure Fund, such as Tax Incremental

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					source must be found and without additional borrowing which future generations may have to carry without sufficient resources	Funding and City Deal.
			4	42	Yes	Support noted.
			4	43	Yes	Support noted.
			4	44	No	Noted.
			5	45	No	Noted.
			5	46	No	Noted.
			5	47	Yes – Accept that shopping patterns are irreversible, online shopping and major shopping hubs have altered out habits, therefore out with the successful like Livingston a new radical approach be the way ahead. My vision would be to regenerate town/village centres by providing any new programmed leisure facilities into the centre, all new proposed private facilities to be assisted being located at the centre this includes gyms, swimming pools, fitness centres, libraries, public houses, hotels & specialist shops.	Not accepted, the council is to take forward its preferred approach to town centre planning. The council will look to support town centres through strategies such as the Villages Regeneration Strategy. The council is committed to maintaining the vitality and viability of the town centres to maintain their long terms health and minimising vacant shop units. The council is also lifting the restrictions in Bathgate and Linlithgow town centre for class 2 uses to help minimise the number of vacant units.
			6	48	Yes	Support Noted
			6	49	No	Noted
			6	50	No	Noted
			6	51	Yes	Support Noted
			6	52	No	Noted
			6	53	No	Noted
			6	54	Yes	Support Noted
			6	55	No	Noted
			6	56	No	Noted
			6	57	Yes – refQ54	Support noted
			6	58	No	Noted
			6	59	No	Noted
			6	60	Yes	Support Noted
			6	61	Yes	Support Noted
			6	62	Yes – More feeder paths into villages, and possible contributions sought for cycle ways and paths within development sites.	Noted and accepted, wherever possible the council seek to integrate new developments in terms of footpath links and in certain circumstances can seek contributions to improve
			6	63	No	Noted
			6	64	No	Noted
			6	65	Yes	Support noted
			6	66	No	Noted
			6	67	Yes	Support noted
			6	68	Yes	The council is to take forward the preferred approach.

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			6	69	No	Noted
			6	70	No	Noted
			6	71	Yes	Support noted
			6	72	No	Noted
			6	73	No	Noted
			6	74	No – The siting of so many of the housing allocation may have an adverse effect on the less advantaged area, a more phased approach would be acceptable. I would suggest releasing 50 - 75 units per year, for every major housing allocation impacts on other applications therefore a phased programme of residential unit release would help regulate the housing market and lessen the impact on less able locations.	Noted, the council would expect that such large development sites such as Bangour would be released on a phased basis. Such build out rates can only be conditioned where it is considered reasonable and there is a valid planning reason for doing so in terms of Circular 4/1998 that relates to use of planning conditions.
			6	75	No – ref Q74	Noted
			6	76	Yes	Noted, but the council wishes to take forward the preferred approach.
			6	77	No – ref Q74	Noted
			6	78	No – ref Q74	Noted
			6	79	Yes- answer given in Q74	Noted
				80	Yes	Support noted
			6	81	No	Noted
			6	82	No	Noted
			6	83	No – Concerned that developer may opt away from West Lothian if additional burdens are placed on them with resulting loss of potential employment	Not accepted, the public art contributions are considered minimal and the benefits of public art to local culture can be hard to measure, but can be culturally beneficial
			6	84	Yes	Not agreed, the council is taking forward the preferred approach.
			6	85	Yes – Balanced approach if major developers can pay fine, but consider the implications on smaller company's.	Not agreed, the council is taking forward the preferred approach. The council has also reduced monies expected from developers in recent years for certain contributions, including public art, to help the development industry.
			7	86	Yes	Support Noted
			7	87	No	Noted
			7	88	No	Noted
			7	89	Yes	Support Noted
			7	90	No	Noted
			7	91	No	Noted
			7	92	Yes	Support Noted
			7	93	No	Noted
			8	94	Yes	Support Noted
			8	95	No	Noted

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			8	96	No	Noted
			8	97	Yes	Support Noted
			8	98	No	Noted
<p>Additional Information : Relates to Questions 23,24 and 25</p> <p>MOSSEND / CLEUGH BRAE</p> <p>The Council should consider the following three options for Mossend Cleugh Brae:</p> <p>(a) seeking a recognition of the increase in the capacity of existing CDA allocations at Mossend /Cleugh Brae from 300 units to 523 units;</p> <p>(b) adjusting the site boundary of existing allocations at Mossend / Cleugh Brae to more logical and defensible boundaries creating capacity for a further 59 units taking capacity to 582 units, and;</p> <p>(c) to seek a further expanded CDA allocation of land at Mossend / Cleugh Brae to deliver a further 240 units, sufficient to deliver necessary infrastructure.</p> <p>In total these measures represent an additional 526 units over that which is accounted for in the established housing land supply.</p> <p>WLC Response: CDAs remain a core element of the development plan strategy for the LDP. Housing allocations will be reviewed as the plan progresses to Proposed Plan stage.</p>						
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MIRQ0234	Facilities Engineering and Design Solutions Ltd	Ian Findlay	3		The representation seeks to persuade the council that it should retain site HLv119 (Pumpherston Golf Course), in whole or part, to help meet the shortfall in housing land required in the short to medium term of the new LDP.	The council will review housing land allocations for the proposed plan.
			3		The representation supports the Alternative Option that all housing sites allocated in the adopted WLLP and identified in the HLA 2012 should be included in the LDP, including HLv119.	The council has undertaken a full review of all sites to determine what sites should come forward and what sites should be de-allocated from the adopted West Lothian Local Plan. However, the approach to housing land will be reviewed.
			3	15	Yes – we agree with the preferred housing strategy to provide more than the minimum required, to support the SDP. The LDP should thus plan for an additional amount of land above the committed development, Whilst it is noted that the Council believes this strategy is only likely to be effective where infrastructure required can be delivered to support the scale of development, this approach need not be put at risk those sites which are already identified as suitable for housing development where the planned infrastructure was already identified and in some cases, such as Pumpherston Primary School, able to be addressed through committed allocations. It would be wrong for the Council to retract its support for committed LP sites, such as HLv119 (Drumshoreland Road Pumpherston) on the assumed basis that infrastructure requirements are not deliverable.	Support noted. The council is continuing to support the allocation of site HLv119 (now H-PU2) at Pumpherston.
			3	19	The Council can maintain an effective five year housing land supply given the current economic climate by measures which in this objectors case include re-instatement of committed housing site HLv119. The objector's response to Qs 21 and 22 provide further detail on its thoughts about alternative options	Support noted for inclusion of site HLv119 in the plan

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					for housing sites proposed for removal from the LDP.	
			3	20	No – For the reasons stated in questions before, removal of sites allocated in the adopted LP and identified in the HLA 2012 is not entirely justified. Indeed the Council's proposal may be considered contradictory when it has indicated a development strategy of allocating more housing land over and above that already committed; and that it has also recognised the constraints placed on site effectiveness and delivery due to the economic recession. It is agreed that sites identified in the HLA as constrained because of physical factors such as access, drainage or factors which would conspire to make lengthy delay to the delivery of sites should be removed. Therefore a more detailed effectiveness assessment of sites needs to be undertaken for sites allocated in the adopted LP but not yet being delivered. Whilst the HLA is a robust tool, it is only as accurate as the information given to the Council by housebuilders or HfS.	Comments noted, the council is de-allocating some WLLP sites and allocating new sites, with the express intention of increasing the effective housing land supply i.e. to deliver more houses.
			3	21	Agree in part. For the reasons stated above, there is a case for sites which clearly demonstrate their failure to be delivered due to physical constraints. For sites where market conditions have stalled their progress, a more forensic analysis needs to be undertaken to establish whether the improving market conditions now put a more positive emphasis on delivery. This is true in the case of site HLv119.	Comments noted, the council undertook a robust analysis of land supply by asking developers to fill out site effectiveness forms. This has helped to identify sites which sites have development constraints.
			3	22	Yes – For the reasons stated above, a further alternative option may be to review the effectiveness of sites previously constrained by market forces (as opposed to constraint through physical matters). And where these are demonstrated to be free from such constraints, their status should be retained as allocation in the LDP. Site HLv119 should be retained in the LDP under these circumstances.	Comments noted, the council is mindful that some sites have been constrained not just by physical issues such as ground conditions or infrastructure issues, but by the economic downturn. There is therefore considered an adequate land supply of housing, but some sites have simply been constrained by certain factors. In such cases where there is a will to develop the site, it would not be de-allocated.
MIRQ0235	Mr & Mrs McLeod	N/A	3		PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.

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MIRQ0236	Mr & Mrs Corey	N/A				The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0237	Christina Benei	N/A	3		PREFERRED ALTERNATIVE HOUSING SITE (IN PART) EOI-0110 (MURIESTON CASTLE FARM) Recognises the attractiveness of the site from a development point of view and notes that it is well located in terms of access to amenities. However objects to development for reasons allied to disturbance of wildlife, loss of natural habitat and concerns about ground stability, drawing attention to a recent incident when a sink hole appeared.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0238	John Donald	N/A	3		Requests consideration of a site at Croftfoot Farm, Fauldhouse for inclusion in the LDP.	This site has not been identified for development in the MIR. It has not been the Council's intention within the LDP to allocate small sites for less than 5 units
MIRQ0239	Aithrie and Hopetoun Estates & Hopetoun Estates Trust	Justin Lamb, Justin Lamb Associates	Vision	1	We agree with the general principle of the LDP vision however have specific comments that we wish West Lothian Council to take into account in preparing the finalised version of the LDP – as defined in and attached to this submission.	Support noted.
			Vision	2	No response	Noted.
			Vision	3	No response	Noted.
			Vision	4	We understand the need for a spatial strategy across the county.	Noted
			Vision	4	We believe that there is however a need to recognise that countryside/rural areas are sustainable units in themselves. If	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the

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					economic development is discouraged in rural locations, then all residents have to travel further to work. It is also important to note that less critical mass in terms of housing and local jobs for rural services leads to a downward spiral.	proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan.
			1	5	Yes. Specific support should be included for a new vehicular access into Hopetoun House.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses are not normally allocated but may be acceptable in planning terms and this is acknowledged. A new vehicular access would not be allocated in the plan but would have to be assessed on its own merits through a planning application. A policy approach will be set out in the Proposed Plan.
			1	6	No response	Noted.
			1	7	We are keen to promote tourism (which in turn creates jobs) in West Lothian and believe that Hopetoun Estate already plays a part but has more to offer from its landholding. Part of the Hopetoun strategy involves provision of leisure opportunities and accommodation where visitors can stay.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan. It may well be the case the council can support the tourism strategy of Hopetoun House, through assessing proposals on a case by case basis.
			1	7	The site at Craigton Quarries close to the Union Canal can provide a suitable area for holiday lodge sites and camping associated with the canal-side leisure activities. This initiative would also help facilitate the restoration of Craigton Quarry and the sympathetic restoration and preservation of Craigton Steading. The initiative would create a tourism and leisure hub in association with the garden centre, farmshop, hotel and rural leisure and recreation activities at Hopetoun Woods/Whitequarries. The area is well connected by paths for walking, cycling and riding, including to the core development area at Winchburgh and the Union Canal. The new Forth crossing and associated road connections provides a gateway to the hub to draw visitors into West Lothian and hold them in the area, rather than bypassing to Edinburgh. The hub could include the provision of canal facilities and a basin at Cockmuir Quarry. Promotion of canal side development is in line with the Scottish Canals development strategy.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan. It may well be the case the council can support the tourism strategy of Hopetoun Estates, through assessing proposals on a case by case basis.
			1	7	A copy of the plan of Craigton and Cockmuir Quarries are shown attached, further information in terms of potential site layout information could be provided support this proposal.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan.

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						It may well be the case the council can support the tourism strategy of Hopetoun Estates, through assessing proposals on a case by case basis.
			1	7	In addition to the above specific opportunity the estate supports the preferred approach to encourage small business development by promoting small workshop developments within communities including the opportunity for home working. Hopetoun is keen to provide land to support small scale workshops and employment opportunities with the small communities within the estate and is seeking reference to such opportunities within the LDP.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses such as home working /small workshop related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan. It may well be the case the council can support such sites owned by Hopetoun Estates, through assessing proposals on a case by case basis.
			1	7	The estate is keen to further develop the offering at Hopetoun House and would like the plan to specifically support the further development of tourism related uses at Hopetoun House including support to provide a new vehicular access arrangement.	Comments noted and agreed. The council can support rural development in certain circumstances as set out in the proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged. A policy approach will be set out in the Proposed Plan. It may well be the case the council can support the tourism strategy of Hopetoun Estates, through assessing proposals on a case by case basis.
			1	8-11	No response to questions 8-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes. We agree with the general principle of the Preferred Strategy however would comment that not all allocations of housing should be large sites of 50 houses or more in larger settlements. The range of choice for people should extend to the opportunity to live in some of West Lothian's rural settlements as well as the larger settlements where the major growth takes place.	Noted and agreed. The council will however only make specific allocations where a site contains 5 or more units, which will often not be the case in rural areas. Such proposals need to be assessed on a case by case individual planning application basis.
			3	16-18	No response to questions 16-18	Noted.
			3	19	The council can maintain an effective housing land supply by allocating wider range of sites across the county, including with the rural areas as noted.	Agreed in part. Allocating more sites may help, however the issue of effective land supply is caught up in difficulties throughout the district such as land assembly, economic downturn, so it is simply not the case that allocating more sites will provide the answer necessarily. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	Yes, we agree, however we believe that the reallocation should include some of the rural locations as noted in question 15 and 22.	Agreed in part. The council will only make allocations where housing developments include 5 or more houses.
			3	21	No response	Noted.

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			3	22	Yes. In addition to the preferred strategy there needs to be some recognition that rural communities need to be supported and have their own amenities and activities that need regeneration and development to sustain such communities. We believe that the following communities would benefit from inward investment and new housing including affordable housing to sustain local facilities and sense of place. The following submissions highlighting land that would be appropriate to accommodate some of West Lothian Council's housing land supply. Submissions for the following settlements are shown attached: Bridgend, Ecclesmachan and Philpstoun.	Noted, the council is making allocations at Bridgend and Philpstoun, but not Ecclesmachan that it considers to be better than the 3 sites being put forward. The council has assessed the additional site but for various reasons including infrastructure, it is not proposing to make additional allocations beyond those already made at Bridgend Philpstoun (both of the sites put forward here would be clearly in the countryside). It is also considered that in landscape terms (the site would be in the countryside belt), the site at Ecclesmachan would not be considered acceptable as well as in infrastructure terms.
			3	23-37	No response to questions 23-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48	No response	Noted.
			7	49	Yes. The preferred approach should offer flexibility as one size doesn't fit all. Consideration should also be to be taken to enable sustainable rural development.	Noted and agreed, the council considers its approach flexible enough to allow appropriate forms of rural development.
			7	50	No response	Noted.
			7	51	It is felt that there are specific situations where landscape designations should be challengeable with a process of agreement to allow changes where appropriate.	Noted and agreed. There will be an opportunity at the proposed plan stage to challenge the landscape designations made in the plan.
			7		With regard to the proposed Forth Coast Special Landscape Area, we would strongly suggest that the area around Whitequarries Industrial Estate should be excluded as it is a car park, 2 retail premises and an industrial estate – this area does not contribute meaningfully to the FCCLA. Designation is an obstacle to sustainable economic development. We would suggest that a more defensible boundary would be to the north of this area. See separate submission for the whitequarries area where an improved tourism and economic development approach exists with potential for a hotel and further activities at this location.	Noted, the council however does not agree with removing this site from the designation, as the defensible boundary for this landscape character type is considered to be the A904 road. The council can also not exclude every area of built development from within such a designated area, whether these be recent or historic.
			7	52-54	No response to questions 52-54	Noted.
			7	55	Yes. We have partial support for the preferred strategy, and partial support for the alternative approach 1.	Partial support noted
			7		Whilst residential development must be sensitive to location, it should be recognised that rural areas are communities in themselves needing to balance economic activity and residential properties with ancillary services. The plan should not seek to constrain this or be silent on this matter.	Comments noted, the council sets out broad support for appropriate rural development so does not consider itself to be silent on the matter or necessarily proportionately constraining on developments. Policies will be set out in the Proposed Plan where and were not that such proposals will be supported.
			7		Brownfield development should be supported if delivered in a sustainable manner.	Noted and agreed, brownfield redevelopment is normally acceptable.

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			7	56	No response	Noted.
			7	57	We support the "preferred" approach policy which encourages economic activity in the countryside. This support is vital to sustaining and improving communities and or countryside.	Support noted
			7	58-65	No response to questions 58-65	Noted.
			7	66	These designations should have a formal engagement process involving land owners and managers involved with right of appeal and hearing similar to that of the Core Path Planning or planning process.	Noted, landowners will be able to have sight of the LBS and geodiversity sites at the proposed stage of the plan.
			7	67	No response	Noted.
			7	68	There should not be supplementary guidance unless this is resourced in such a way to ensure that it is effective and views and opinions are taken on board and challengeable or appealable.	Not agreed, the council is taking forward the preferred approach.
			7		The content of the proposed supplementary guidance should be reviewed and debated through the LDP process.	Noted and agreed
			7		We support the inclusion of Core paths and asserted Rights of Way only in the LDP.	Support noted
			7	69	No response	Noted.
			7	70	No response	Noted.
			7	71	No response	Noted.
			7	72	No. We do not support the need for a Conservation Area at Hopetoun and Abercorn. The area is covered by a number of designations already which affords any perceived need for oversight. There has been no need demonstrated. The Reporter found specifically against this at last Local Plan enquiry and we do not see any need for this to be reconsidered at this time.	Comments noted, as specified the council still considers that conservation areas would be worthwhile in these locations, despite being covered by other designations and the previous reporters decision.
			7	73-79	No response to questions 73-79	Noted.
			7	80	Yes. We fully support sports tourism and leisure development based in and around the Union Canal.	Support noted. A policy approach will be set out in the Proposed Plan.
			7	81-85	No response to questions 81-85	Noted.
			7	86	Yes, Hopetoun support the preferred option of a presumption in favour of renewable energy development. This should include support of PV schemes and AD schemes where appropriate.	Support noted.
			7	87-93	No response to questions 97-93	Noted.
			8	94	No response	Noted.
			8	95	Yes. We support a more flexible approach than the preferred strategy and believe what West Lothian Council should recognise the value of recycled aggregates such as shale bings. This resource should be safeguarded as part of its 10 year reserves. The Bing at North Philpstoun should be re-identified as a resource and safeguarded for future extraction as other	Noted, the council is however taking forward the preferred approach. Niddry Castle and Drumshoreland Bings have consents for extraction moving forward and there is no need to designate another bing extraction at this stage.

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					sources are depleted. Opening of small scale sandstone quarries which provide material for repair to historic building should be supported.	Should small sandstone quarries be identified, these may be supported subject to compliance with the policies in the proposed plan relative to minerals extraction.
			8	96	Yes. We support a more flexible approach than the preferred strategy and believe what West Lothian Council should recognise the value of recycled aggregates such as shale bings. This resource should be safeguarded as part of its 10 year reserves. The Bing at North Philpstoun should be re-identified as a resource and safeguarded for future extraction as other sources are depleted. Opening of small scale sandstone quarries which provide material for repair to historic building should be supported.	Noted, the council is however taking forward the preferred approach. Niddry Castle and Drumshoreland Bings have consents for extraction moving forward and there is no need to designate another bing extraction at this stage. Should small sandstone quarries be identified, these may be supported subject to compliance with the policies in the proposed plan relative to minerals extraction.
			8	97	No response	Noted.
			8	98	No response	Noted.

Additional Information :

Craigtoun Quarry and Cocksmuir Quarry, West Lothian

Hopetoun Estate is keen to promote tourism (which in turn creates jobs) in West Lothian and believe that Hopetoun Estate already plays a part but has more to offer from its landholding. Part of the Hopetoun strategy involves provision of leisure opportunities and accommodation where visitors can stay.

The site at Craigtoun Quarries close to the Union Canal can provide a suitable area for holiday lodge sites and camping associated with the canal-side leisure activities. This initiative would also help facilitate the restoration of nearby Craigtoun Quarry. Such uses could also connect Cocknuir Quarry to provide a larger facility.

Promotion of canal side development is in line with the Scottish Canals development strategy.

A copy of the plan if Craigtoun and Cockmuir Quarries is shown attached in Appendix 1.

Further information in terms of potential layout information can be provided in support of this proposal.

WLC response - Comments noted. The council can support rural development in certain circumstances. A policy approach will be set out in the proposed plan. Certain uses such as tourist related sites are not normally allocated but may be acceptable in planning terms and this is acknowledged.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0240	Airthrie & Hopetoun Estates Ltd		3		Requests consideration of land for housing to the south of B8028, Philpstoun for inclusion in the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0241	Airthrie & Hopetoun Estates Ltd		3		Requests consideration of land for allotments and housing east of Woodside Place, Bridgend for inclusion in the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
MIRQ0242	Airthrie & Hopetoun Estates Ltd		3		Requests consideration of land for housing east of B4046, Ecclesmachan for inclusion in the LDP.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. However, the council considers that there are other more appropriate sites for development within the district and the site should remain as countryside belt.
MIRQ0243	L E Thomas		3		EOI-0045, EOI-00?? and EOI-0114 Objects to the inclusion of these sites and advises that they are contrary to Main Issue 3 "protecting the area's built and natural heritage".	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
			3		Linlithgow seems to have a disproportionate number of planned new houses on "preferred sites", relative to larger towns in the county and questions why.	The council has chosen to identify land for a number of reasons, not least because Linlithgow is a well connected and sustainable location for new development and because there is latent demand, particularly for affordable housing. Linlithgow has not however been treated disproportionately and it can be demonstrated that housing allocations have subsequently been made across the plan area.
			3 & 4		Education and Health infrastructure issues need to be addressed.	The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.
			4		A new railway station would serve the town well, and would considerably ease pressure at Linlithgow Station from commuters and their need for parking.	Support noted. The new rail station at Winchburgh is to be operational from December 2018.
			1		Many proposals in the MIR contradict the stated Vision and Aims and Guidelines from the Council. This projected plan will only be to the detriment of Linlithgow and so to the whole of West Lothian.	Note agreed. The Vision and Aims have been updated and refined for inclusion in the Proposed Plan. Linlithgow is a well connected and sustainable location for new development particularly for affordable housing.
			3		Area of restraint on further building should be retained, and "preferred sites" be removed from any further long term plans.	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town.
MIRQ0244	R N Balmer		3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0245	William E Hourston					<p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITES E01-0045, MANSE ROAD, and E01-0210 CLARENDON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITE E01 - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in</p>

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0247	Mr & Mrs Bucks					<p>particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
			3		<p>PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW)</p> <p>Objects to identification of the site for residential development.</p>	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0248	John Handley Associates LTD	On Behalf of Hallam Land Management Limited	Vision	1-4	No response to questions 1-4	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12	Yes - We support the preferred approach to focus regeneration initiatives on the smaller settlement in the west of West Lothian, which specifically includes Blackburn, through the creation of more balanced communities and the attraction of private sector investment and development. This objective could be achieved through the allocation of our client's 6.5 hectare site at Seafeld Road, Blackburn (part of Site EOI -	Not agreed, the council considers that there better sites throughout West Lothian and locally that should be allocated for development than that proposed. This site would lead to significant countryside intrusion and would go some way to coalescing Blackburn with Seafeld and would also have significant impacts on school infrastructure, therefore it is not supported.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					0136) for new housing development. Full details on the particular merits and advantages of this site are set out in the attached Supporting Planning Statement.	
			3	13-14	No response to questions 13-14	Noted.
			3	15	Yes - We support the preferred strategy to provide more housing than the minimum required and the allocation of a generous supply of effective housing land throughout the West Lothian LDP Area. This should include the release of additional housing land in the Blackburn area in line with the preferred community regeneration strategy as set out under Main Issue 2 above. We would therefore request that the Council reconsiders its assessment of our client's 6.5 hectare site at Seafield Road, Blackburn and allocates this for new housing development in the Proposed LDP. Full details on the particular merits and advantages of this site are set out in the attached Supporting Planning Statement and accompanying technical reports which confirm that this site is an appropriate housing site.	Support noted. However, the council considers that there better sites throughout West Lothian and locally that should be allocated for development than that proposed. This site would lead to significant countryside intrusion and would go some way to coalescing Blackburn with Seafield and would also have significant impacts on school infrastructure, therefore it is not supported.
			3	16-18	No response to questions 16-18	Noted.
			3	19	By focussing on the allocation and delivery of effective housing sites in accessible, marketable and sustainable locations. Further to our responses to questions 12 and 15, the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136) for new housing development would help to meet this objective. Full details of the particular merits and advantages of this site are set out in the attached Supporting Planning Statement and accompanying technical reports.	Comments noted. However, the council considers that there better sites throughout West Lothian and locally that should be allocated for development than that proposed. This site would lead to significant countryside intrusion and would go some way to coalescing Blackburn with Seafield and would also have significant impacts on school infrastructure, therefore it is not supported.
			3	20-27	No response to questions 20-37	Noted.
			4	38	Yes – We support the preferred approach to promote additional growth which utilises existing capacity and allows for appropriate level of developer contributions to be sought to help deliver planned improvements, particularly in respect of education capacity. Further to our responses to questions 12, 15 and 19, the allocation of our client's 6.5 hectare site at Seafield Road, Blackburn (part of Site EOI-0136) for new housing development would help to meet this objective. Full details of the particular merits and advantages of this site are set out in the attached Supporting Planning Statement and accompanying technical reports.	Support noted. However, the council considers that there better sites throughout West Lothian and locally that should be allocated for development than that proposed. This site would lead to significant countryside intrusion and would go some way to coalescing Blackburn with Seafield and would also have significant impacts on school infrastructure, therefore it is not supported.
			4	39-44	No response to questions 39-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-85	No response to questions 48-85	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0249	Aithrie Estates and the Hopetoun Estates Trust	Peter Allan for Peter P C Allan Ltd	1, 3, & 6		PREFERRED MIXED USE SITE EOI-0193 (WEST OF GLENDEVON AND SOUTH OF LAMPINSDUB, WEST OF WINCHBURGH) Supports identification of the site as 'preferred'. The submission does however suggest a capacity of 300 units (as opposed to 250 in MIR).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1, 3, & 6		NOT PREFERRED MIXED USE SITE EOI-0194 (WEST OF WATERSTONE FARM AND WEST OF GLENDEVON, WEST OF WINCHBURGH) Disagrees with identification of the site as 'not preferred'. Suggests that the site is readily integrated and sustainable and proposes a capacity of 185 units.	Not agreed, the council considers there are other better sites that have been allocated for development in the plan rather than this site, that would be remote from services and represent a significant intrusion into the countryside as well as potential impacts on infrastructure.
			1, 3, & 6		PREFERRED ALTERNATIVE MIXED USE SITE EOI-0201 (SITE WEST OF NIDDRY CASTLE, SOUTH OF WINCHBURGH) Supports its identification as 'preferred' but in its own right and not as an alternative. Proposes a capacity of 200 units (as opposed to 250 in MIR).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			1, 3, & 6		NOT PREFERRED MIXED USE SITE EOI-0202 (SITE AT SEWAGE WORKS, SOUTH OF WINCHBURGH) Disagrees with identification of the site as 'not preferred'. Proposes a capacity of 190 units	Not agreed, the council considers there are other better sites that have been allocated for development in the plan rather than this site, which would be remote from services and represent a significant intrusion into the countryside as well as potential impacts on infrastructure.
			1, 3, & 6		NOT PREFERRED MIXED USE SITE EOI-0203 (NORTH OF NIDDRY FARM COTTAGES, SOUTH OF WINCHBURGH) Disagrees with identification of the site as 'not preferred'. The site is a natural extension to the existing urban envelope, is in a sustainable location, provides for recreational and heritage opportunities. Proposes a capacity of 130 units.	Not agreed, the council considers there are other better sites that have been allocated for development in the plan rather than this site, which would be remote from services and represent a significant intrusion into the countryside as well as potential impacts on infrastructure.
			1, 3, & 6		Supporting statements - (1) Housing Land & Other Matters (2) Non-allocation of land at South Winchburgh/proposed adjustment to East Broxburn CDA boundary (3) Landscape & Visual Analysis These statements were also submitted as part of representation MIRQ0141. Therefore, in order to avoid repetition, please refer to this entry to view summary and response.	Noted, as specified previously all these sites are considered to not be supported. The council considers there are other better sites that have been allocated for development in the plan rather than these sites, which would be remote from services and represent significant intrusions into the countryside as well as potential impacts on infrastructure.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
MIRQ0249	Donald Noble, Chief Executive	Aithrie Estates/Hopetoun Estate Trust	Vision	1	No - See separate report 'Housing Land and other matters'	Not agreed, the council wishes to take forward this vision and strategy.
			Vision	2	See separate report 'Housing Land and other matters'	Not agreed, the council wishes to take forward this vision and strategy.
			Vision	3	Partly. See separate report 'Housing Land and other matters' with reference to Main Issue 3	Noted the council wishes to take forward this vision and strategy.
			Vision	4	Partly. See separate report 'Housing Land and other matters' with reference to Main Issue 4	Noted the council wishes to take forward this vision and strategy.
			1	5	Yes - See separate report 'Housing Land and other matters'. Include Classes 4, 5 and 6 which are also major employment generators. Support for the allocation of employment land on site reference EO1-0197.	Support noted for allocation of site EO1-0197. The council also notes that classes 4, 5 and 6 are also major employment generators
			1	6	No response	Noted.
			1	7	No response	Noted.
			1	8	Yes	Supported noted.
			1	9-11	No response to questions 9-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15	Yes - Partly. See separate report 'Housing Land and other matters' which shows a greater need for further new housing allocations above scenario 3 for the reasons given.	Not agreed, the council is content with its preferred approach to housing. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	16	No response	Noted.
			3	17	No response	Noted.
			3	18	There is no restriction in government advice to the 'over-supply' of housing land. This is what is recommended in the separate report 'Housing Land and other matters' in view of the grave shortfall in meeting the effective housing land requirement.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The council considers it is down to various factors such as economic downturn and issues such as complex site works and assembly that have led to a non-effective housing land supply.
			3	19	Reference to the current economic climate is not understood. The separate report 'Housing Land and other matters' advocates, amongst other things, releasing all land in Winchburgh in both the preferred and alternative categories as, by definition, this land has been shown to be suitable for development. Further land to the west of Winchburgh adjacent to the preferred site and which displays similar characteristics, is also proposed for release.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	20	Yes - But the process should go further and review the effectiveness or likelihood of sites becoming effective in the relevant period and which have been allocated since the finalised West Lothian Local Plan was published but which have	Comments noted, the council identified sites for de-allocation where there had been no recent planning permission and developer interest for around 10 years or more and were sites identified as non effective for many years in the councils

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					no planning consent. Other difficulties include failure to provide a joint masterplan and achieve joint infrastructure provision with Winchburgh.	Housing Land Audits.
			3	21	No - The process should go further and review the effectiveness of sites which have been allocated since the finalised West Lothian Local Plan was published but which have no planning consents and have other known difficulties.	Comments noted, the council identified sites for de-allocation where there had been no recent planning permission and developer interest for around 10 years or more and were sites identified as non effective for many years in the councils Housing Land Audits.
			3	22	Yes - See answer to question 20 and to references in the separate report 'Housing Land and other matters'.	Comments noted, the council identified sites for de-allocation where there had been no recent planning permission and developer interest for around 10 years or more and were sites identified as non effective for many years in the councils Housing Land Audits.
			3	23	No - Refer to the separate report 'Housing Land and other matters' and the report prepared on behalf of Aithrie Estates and the Hopetoun Estate Trust. The argument in paragraph 3.75 of the MIR is not accepted. Additional land should be allocated in the Winchburgh area. Additional land should be allocated for early development over and above what is identified in the MIR. The lack of progress in East Broxburn, a part of the CDA, provides further justification.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The council notes the lack of movement at the East Broxburn CDA, but will nevertheless seek to retain this allocation and are hopeful more development will come forward in early course.
			3	24	No - This representation proposes that site references 0199 (part), 0201, 0202, 0203, and 0193 should all be allocated for development within the Plan period and that site 0194 should be shown for development in the longer term as a substitute for the inclusion of site 0193 for earlier release. The site 0194 would make a logical extension to site 0193. There is nothing in the SEA which would preclude its identification. Reference is made to the potential for rehabilitation of Niddry farm steadings.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The council notes the lack of movement at the East Broxburn CDA, but will nevertheless seek to retain this allocation and are hopeful more development will come forward in early course.
			3	25-28	No response to questions 25-28	Noted.
			3	29	Yes - See accompanying report 'Housing Land and other matters' which refers to the important qualification of support in relation to ND secondary school capacity with regard to the committed development at Winchburgh. No substantial new housing can be permitted until, firstly WLC finally establish what is the spare capacity at its schools and secondly, the new ND secondary school is provided in Winchburgh.	It is proposed to remove the 'area of restraint' and as such a number of development sites have been identified. Delivery of these sites is dependent upon availability of infrastructure to support development and address infrastructure and environmental issues in the town. The council is also mindful of providing too many allocations that would effect education capacity in local schools where there is a catchment overlap with Winchburgh.
			3	30-34	No response to questions 30-34	Noted.
			3	35	Yes	Noted, the council is reviewing the affordable housing policy. Supplementary Guidance will be prepared
			3	36-37	No response to questions 36-37	Noted.

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
			4	38	Yes	Support noted
			4	39	No response	Noted.
			4	40	No response	Noted.
			4	41	The proposals in answer to question 25 will assist in providing further funds as a contribution towards meeting education requirements.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			4	42	Yes	Support noted
			4	43	Yes	Support noted
			4	44	No response	Noted.
			5	45	Yes	Noted
			5	46-47	No response to questions 46-47	Noted
			6	48	Yes - Partly. With reference to the presently designated 'Countryside Belt', the attached reports 'Non-allocation of land at South Winchburgh/proposed adjustment to East Broxburn Core Development area boundary', the Open report 'Winchburgh Southerly Expansion' and the report on behalf of Aithrie Estates and Hopetoun Estate Trust proposes a change to the boundary to the south and west of the settlement and to the north of site CDA WW. The proposal to review the Countryside Belt policy is supported.	Countryside Belt is to be reviewed for the Proposed Plan
			6	49	No response	Noted.
			6	50	No response	Noted.
			6	51	Yes	Support noted
			6	52	No response	Noted.
			6	53	No response	Noted.
			6	54	No	Noted
			6	55	No	Noted
			6	56	Yes - Neither the current nor alternative policies addresses the issue of small settlements such as Newton and Threemiletown. New development in some villages could be beneficial and lead to more sustainable locations being created either individually or in combination with others. Blanket designation as countryside is a negative control which fails to address issues of facilities and services in such communities.	Comments noted but not agreed. If the council receives proposals for limited expansion either within or on the edge of settlements, such developments can be supported, subject to infrastructure considerations. Unfortunately, there are no proposals for Newton and Threemiletown that the council considers it can support in this instance, despite submissions being made to both settlements.
			6	57	No –see answer to questions 59	Noted
			6	58	No response	Noted.
				59	Yes – As noted in answer to question 56, smaller villages, while shown as 'countryside', might well be able to accommodate housing but also business, tourism and recreational uses, thus further advancing the prospects of achieving sustainable	Noted, the council, if it receives proposals for limited expansion either within or on the edge of settlements, such developments can be supported, subject to infrastructure considerations. Unfortunately, there are no proposals for Newton and

Unique Reference	Name of Respondent	Agent Name and Organisation (where applicable)	Main Issue (which Representations relate to)	Comment Number/ Question Number	Representation/Response To Question	West Lothian Council's Response to Representation
					development.	Threemiletown that the council considers it can support in this instance, despite submissions being made to both settlements.
			6	60-79	No response to questions 60-79	Noted.
			6	80	Yes - The reference to the countryside belt should acknowledge that this policy is to be reviewed. It should also acknowledge that the approved master plan for Winchburgh indicates the location for longer term development to the south and west of the settlement. It is somewhat disingenuous not to refer to the extensive canal-side development proposed in Site CDA WW and to draw a favourable distinction with.	Support noted.
			6	81	cont.: the proposed new land proposed in the attached report 'Housing Land and other matters' and in answer to question 25.	Support noted
			7	82-85	No response to questions 82-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0250	J. S. MacGarvie	MacGarvie & Co Ltd (Uphall Estates Ltd & Barratt Homes.	Vision	1	Yes – Residential development should be complemented by effective provision of employment opportunities; be sited in sustainable locations and be supported by viable development initiatives such as the case at Uphall Estates Ltd/Barratt Homes.	Support noted for the vision, but the council does not support allocation of the sites for residential development at this site, as the sites, while close to Uphall Station railway station are divorced from both Uphall and Uphall Station that have the defensible boundaries of the A89 and M8 motorway respectively.
			Vision	2	The council should concentrate on the release of sites which are: <ul style="list-style-type: none"> •In sustainable locations/public transport •Can be delivered within an agreed timetable/developer backed •Tangible community benefits •Viable 	Support noted for the vision, but the council does not support allocation of the sites for residential development at this site, as the sites, while close to Uphall Station railway station are divorced from both Uphall and Uphall Station that have the defensible boundaries of the A89 and M8 motorway respectively.
			Vision	3	The principle of the LDP is Acknowledged. Concern is expressed over certain detail regarding 'Affordable Housing' AND 'Infrastructure provision' (see later comments)	Noted, will refer to later comments
			Vision	4	In terms of release of sites for housing. The council should favour sites which have tangible benefits and readily comply with the main aims of the M.I.R.	Noted and agreed, this site is not considered to have benefits in terms of the landscape impact as well as the location between the M8 and the A89.
			1	5	Yes – The proposal by Uphall Estates Ltd/Barratt Homes for the site at Uphall provides for clear employment generation, which fully complies with council's economic strategy and the creation of jobs. The cross subsidy of monies from the development of 200 houses will directly fund employment initiatives on the adjacent site; All within the same ownership. (This excludes the economic benefit associated with 200 houses).	The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.

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			1	6	No – The council should promote flexible mixed uses within/bordering existing industrial sites. This is particularly relevant where compatible land uses can be satisfactorily promoted. A case in question is the dated/Redundant buildings at the main entrance to Uphall industrial estate. Flexible/commercial land uses would be suitable	Noted, the council is taking forward a flexible approach to employment land and is satisfied that land for classes 4, 5 and 6 can continue to be supported on these sites.
			1	7	The proposal for the site at Uphall is clearly linked with employment generation. The development of the proposed residential site by Barratt Homes will generate Funds which will be channelled directly into Uphall industrial estate. This is a direct alternative approach and in this regard the release of this site for residential use should be prioritised.	The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.
			1	8	There is a limit to effective employment sites in west Lothian. The council should focus on improving existing sites by alternative approaches such as that being advocated by this submission. The land is recognised in part for development however its use for housing would generate funds which can directly assist employment.	The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.
			1	9	Yes –The release of land at Linhouse for mixed uses is similar to that being proposed for the site at Uphall. The release of land for residential use (200 houses by Barratt Homes) will assist in directly funding employment opportunities by the owner of Uphall Industrial Estate.	The approach to Linhouse will be determined as the LDP progresses to proposed plan stage. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.
			1	10	No comment	Noted.
			1	11	No comment	Noted.
			2	12	Any approach which creates employment and regeneration should be supported. A case in example is the proposed residential release at Uphall. The resultant expenditure on employment generation in the existing industrial estate (single ownership), along with easy pedestrian access from the upgraded Uphall Railway station, can assist areas which require regeneration, through improved public accessibility	The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site. It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.
			2	13	No comment	Noted.
				14	Further direct investment into Uphall industrial estate will assist in creating employment opportunities. Couple this with improved public access from Uphall railway station (Adjacent/5	The council supports continued employment use on these historic employment use sites, but does not support housing.

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					min walk) and areas which require regeneration can benefit, through enhanced employment and accessibility opportunities.	<p>It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.</p> <p>It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.</p>
			3	15	Yes – The proposal to build 200 houses by Barratt homes at Uphall will make a significant contribution to the effective housing land supply between 2019 – 2024. There will be a range and choice of private family houses from 2 bed to 4 bed. There will be a 15% affordable housing (c. 30 units). The completion rate is expected thus: 2016/17 – 25; 2017/18 – 35; 2018/19 – 35; 2019/20 – 35; 2020/22-35; 2021/22- 35.	<p>The council supports continued employment use on these historic employment use sites, but does not support housing.</p> <p>It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.</p> <p>It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.</p>
			3	16	The strategy should be to concentrate on the sites which are supported by developers and are of a size which can be readily delivered. Close proximity to a rail station is a considerable advantage. The ability provide enhanced benefits, such as employment opportunities such as Uphall, must be considered as a significant material advantage.	<p>The council supports continued employment use on these historic employment use sites, but does not support housing.</p> <p>It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site.</p> <p>It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.</p>
			3	17	Any strategy for housing growth requires to be flexible. There are a number of large sites in West Lothian which may very well be delayed in terms of delivery. It is therefore sensible to plan for additional sites, such as Uphall.	<p>It is correct that some of the CDAs and larger sites in the adopted WLLP have taken time to come forward, however these re now starting to deliver after the economic downturn. There are enough smaller sites also now delivering and the council is allocating other smaller sites that it considers are better than allocating this housing site for development.</p>
			3	18	The council should be sympathetic to sites such as the Uphall proposal which has significant attributes and can make a significant contribution to the effective housing supply.	<p>Not agreed, whilst the site could deliver housing at a steady rate, this is not considered a site conducive to good planning as the site will lie on its own in the countryside, beyond the</p>

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						nearest settlement of Uphall Station.
			3	19	The council should prioritise sites such as this Uphall proposal. It is supported by Barratt homes (200 houses + 15% affordable). It is supported by detailed technical information. It is within 5 minutes walk from a railway station. It is set within a mature landscape setting. It will cross-finance tangible projects in the Uphall industrial estate.	The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site. It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.
			3	20	Yes - If housing sites are not being developed then they should be removed and replaced with viable smaller sites which have the benefit of being supported by developers.	Support noted. The council has carefully considered the removal of some sites that have been allocated for some time without delivery and is proposing these be de-allocated.
			3	21	Similar comment as in Q20	Support noted. The council has carefully considered the removal of some sites that have been allocated for some time without delivery and is proposing these be de-allocated.
			3	22	Yes – Identify the Uphall site for housing – circa 200 units	Not accepted. The council supports continued employment use on these historic employment use sites, but does not support housing. It is considered that employment sites could be developed in their own right without the need of cross subsidy from any prospective housing site. It is noted that any housing site would be immediately adjacent to the railway station so there could be noise issues from the railway but more likely the M8 motorway to be overcome, should housing be permitted on this site. In this sense, the access to a close by railway station is only a minor benefit to the site if it were allocated for housing.
			3	23	No – The council should concentrate on viable sites which provide for a range of community benefits as opposed to secular housing developments.	Not agreed, the council will still support the CDA allocations moving forward and it should be recognised that these developments are now delivering on the ground. For reasons already given the proposed development of housing on this site would be better avoided.
			3	24	No – Similar to question 20	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	25	Yes - Consider bespoke viable sites such as the Uphall/Barratts proposal for 200 homes.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	26	No – If there is any doubt of the delivery of a housing site, the	The approach to housing land and housing allocations will be

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					council should consider additional viable sites, identified through the M.I.R. process.	reviewed as the LDP progresses to Proposed Plan stage.
			3	27	As per question 26	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	28	As per question 26	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	29	No – The council should consider sites which provide for added community benefits, for example Uphall/Barratts site. (200 units).	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3		Yes – The sequential test should reflect all sites in the area.	Support noted
			3	30	Similar to question 28/29	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	31	No – The cost benefit of this proposal is not proven	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			3	32	No – The housing allocation can be more beneficially used elsewhere in West Lothian, notably Uphall.	Not agreed, the Deans South site is a brownfield site within a settlement that it is better to develop rather than a greenfield site out with a settlement.
			3	33	Yes – The allocation of houses should be directed to Uphall.	Not agreed, the Deans South site is a brownfield site within a settlement that it is better to develop rather than a greenfield site out with a settlement.
			3	34	Yes – As per Question 32/33 regarding the viable and effective site at Uphall	Not agreed, the Deans South site is a brownfield site within a settlement that it is better to develop rather than a greenfield site out with a settlement.
			3	35	Yes – see question 36/37	Support noted.
			3	36	No – Barratt Homes/Uphall Estates does not support the council's approach to the provision of affordable housing. The council's approach may not readily increase the supply if too reliant on one method of delivery. The current policy is biased towards council house funding. Instead, similar to other councils, other providers including RSI's and indeed private developers must play a role to ensure the timely delivery of affordable housing in West Lothian to meet established need.	The affordable housing policy will be reviewed and a revised policy is to be included in the Proposed Plan. Supplementary Guidance will be prepared.
			3	37	Yes – see question 36 above	As above.
			4	38	No – BDW Trading Ltd/Uphall Estates do not agree with the preferred approach to infrastructure provision as the strategy relies on piecemeal developer contributions via supplementary guidance (SG) and does not provide certainty for proposed and windfall sites and how development impacts relate to infrastructure provision and the level and timing of developer contributions. The council and infrastructure providers need to liaise with the development industry on proposed allocations expeditiously, to inform the proposed plan of and action programme within the LDP. This will clearly explain any	Not agreed. The council does not consider that its developer contribution policies are piecemeal and it has a partnership approach to development contributions. The council also forward funds infrastructure through its Local Infrastructure Fund and then receives developer contributions.

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					impacts, any infrastructure required, capital spend and the timing and level of developer contributions. In particular, a partnership approach between the housing industry and the Council is required to ensure that programmed housing completions are aligned with a planned infrastructure investment programme. This programme should not rely on piecemeal developer contributions as this may not ensure delivery.	
			4		Instead WLC is urged to further investigate more innovative capital investment approaches to ensure that infrastructure provision enables rather than hinders development over time.	The council has a Local Infrastructure Fund and will also consider other funding mechanisms such as Tax Incremental Funding and may also benefit from the City Deal.
			4		Barratt Homes /Uphall Estates welcome the opportunity of providing further input to WLC with regard to alternative approaches, as required.	Noted
			4	39	No - See questions 38 & 40	Noted
			4	40	No response	Noted.
			4	41	Please refer to questions 38 and 40 - As an aside the proposal for Uphall provides for significant benefits creating opportunities for direct employment generation which cannot be matched by other proposed housing release sites.	Whilst the benefits are noted, the site at Uphall is not considered to be as sustainable to develop compared to other sites for example brownfield sites within settlement envelopes that will be allocated in the proposed plan.
			4	42	Yes – The proposed site being now promoted by Barratt Homes and Uphall Estates is adjacent to (5 mins direct footpath via pedestrian walkway) the upgraded Uphall railway station. This site complies with sustainable development and should be prioritised as a viable housing site 2019-2024.	Support noted and the proximity of the site to the Uphall Station Railway Station is also noted.
			4	43	No comment	Noted.
			4	44	Yes – Identify the site being promoted by Barratt Homes/Uphall Estates for 200 houses at Uphall.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage
			5	45-47	No comment to questions 45-47	Noted.
			6	48	No – WLC already suffers from a number of “brownfield sites” which are not viable at this juncture for development. The council needs to be circumspect in choosing viable sites which can be developed within an agreed time period. The proposed site at Uphall is such a site where it is set within a natural landscape setting, with direct footpath links to Uphall railway station; an employment area adjacent and a network of footpaths.	Not agreed, the council considers there will be better sites to be allocated than that proposed in terms of landscape impact and sustainability. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The LDP preferred strategy for development is being pursued.
			6	49	Yes – The proposed site at Uphall has no agriculture benefit and is clearly suitable for development. There is a direct correlation with employment uses, public transport and effective housing provision.	Not agreed, the council considers there will be better sites to be allocated than that proposed in terms of landscape impact and sustainability. The approach to housing land and housing allocations will be

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						reviewed as the LDP progresses to Proposed Plan stage. The LDP preferred strategy for development is being pursued.
			6	50	Yes – see question 49 previous.	Not agreed, the council considers there will be better sites to be allocated than that proposed in terms of landscape impact and sustainability. The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The LDP preferred strategy for development is being pursued.
			6	51	No comment	Noted.
			6	52	No comment	Noted.
			6	53	No comment	Noted.
			6	54	No – the policy is too restrictive.	Noted.
			6	55	Yes – a more flexible policy will reflect Scottish Government Guidance. Review such policies recently adopted by Perth/Kinross and Stirling Councils.	Comments noted, the council will be taking account of SPP and policies will be reviewed as the LDP progresses to Proposed Plan stage.
			6	56	Yes – see question 56 previous.	Comments noted, the council will be taking account of SPP and policies will be reviewed as the LDP progresses to Proposed Plan stage.
			6	57	No – The policy is too restrictive and contradicts recent planning guidance.	Not agreed, the council at the proposed plan stage will be taking account of SPP and policies will be reviewed as the LDP progresses to Proposed Plan stage.
			6	58	Yes	Support noted for the alternative approach, but the council is seeking to take forward the preferred approach.
			6	59	Yes – Please review policies recently adopted by Perth/Kinross and Stirling Councils.	The council will review its policies for the proposed plan stage.
			6	60	No – Green networks are important but should not be	Noted, however the council wishes to take forward its preferred approach to green networks. The site in question is likely to be considered to be better being part of the countryside as opposed to being allocated for a housing site.
			6	61-74	No comment to questions 61-74	Noted.
			6	75	Yes – Restrict numbers to ensure an effective housing strategy.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.
			6	76-85	No comment to questions 76-85	Noted.
			7	86	Yes	Support noted.
			7	87	No	Noted.
			7	88	No comment	Noted.
			7	89	Yes	Support noted
			7	90	No	Noted

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			7	91-93	No comment to questions 91-93	Noted.
			8	94-98	No comments to questions 94-98	Noted.
MIRQ0251	T G Packe	N/A	Vision	1	Yes	The Vision and Aims have been updated and refined for inclusion in the Proposed Plan.
			Vision	2	Yes	Alternative approach is noted.
			Vision	3	In some cases yes, but it is wrong to "provide a strong supply of housing land." As stated above, the environment and amenity must come first and where land has been designated as an area of Great Landscape Value (or equivalent designation), then such areas must be respected. I strongly believe that the boundaries of these areas should not be reviewed except in very exceptional circumstances. In addition, the loss of good agri. land should not be allowed to happen, because once it has gone, it has gone forever. Aim for brownfield sites first and foremost.	The preferred approach has been refined and is to be taken forward to the Proposed Plan. Countryside belt has been reviewed alongside landscape designations to assist in the prevention of settlement coalescence. The Proposed Plan supports the principle of development of brownfield land. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			Vision	4	Covered above.	Noted – see response above.
			1	5	Yes- In general yes.	Support noted.
			1	6	No	The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			1	7	No	Noted.
			1	8	Don't know	Noted.
			1	9	Don't know	Noted. The approach to Linhouse will be determined as the LDP progresses to proposed plan stage.
			1	10	Don't know	Noted.
			1	11	Don't know	Noted.
			2	12	Don't know – I would have thought that the Scottish Index is rather too general?	Noted.
			2	13	Don't know – if it has worked in the past reasonably well, then stick with it!	Noted.
			2	14	Education and encourage the young and so give them hope. But good quality housing is also important too. We want a caring society, so a mix of housing is important including affordable homes in that mix.	The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage. The council will seek to have a mixture of allocations and tenures throughout the district.
			3	15	Yes – In general yes, but if a community is "full" then more land should not be allocated just to get the number of housing sites up to the bench mark.	Support noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	16	No	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	17	No	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	18	Let towns, villages and communities develop gradually, preferably with a central focus such as a green or hall or	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.

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					whatever, rather than having satellite dormitory communities on the edge of built up areas that just serve the larger towns and cities.	
			3	19	House building is now beginning to pick up in numerous areas.	Comment noted. There has recently been a marked improvements in house completions and sales. Progress on the delivery of house completions and maintenance of a five year effective housing land supply will be monitored through the annual Housing Land Audit process.
			3	20	No	Comment noted.
			3	21	No – as above I think this question has been incorrectly asked – look above (i.e. included rather than excluded)?	Comment noted.
			3	22	No	Noted.
			3	23	Yes – Get a balance. But there is some good agricultural land at Winchburgh that would be lost – to the detriment of farming community. And don't let the existing communities be swamped by new development en masse	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan. The council has sought to minimise the development of new housing on prime agricultural quality land, but some development on such land is required through this plan to meet the housing requirements of SESplan.
			3	24	No	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	25	No	Comment noted. The preferred approach has been refined and is to be taken forward to the Proposed Plan.
			3	26	Don't know	Noted.
			3	27	Don't know	Noted.
				28	Don't know	Noted.
			3	29	No - The infrastructure is not adequate to cope with more houses on the scale currently being suggested. That includes roads, drainage, healthcare, sports facilities and schools, especially the secondary schooling facilities. Although it is proposed that Winchburgh will get a secondary school, Linlithgow Academy really will not be able to cope to any great extent, even though they have, I understand, increased their facilities somewhat. At the same time, there should be no loss of agricultural land (it is classed as 2 and 3.1 on the whole, which is treated as "prime" land. Further, the Area of Great Landscape Value must retain its existing boundaries. Shrinkage of these areas every few years to meet housing demand is surely wrong.	The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations. The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'. The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission. The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to

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						support development.
			3	30	No Look at sites on their merit, aiming first at brownfield sites and infill areas. But see my comments above.	Noted, the council would first of all look at brownfield sites in the town before allocating greenfield sites in the town and finally greenfield sites out with the town.
			3	31	Yes – The slip road to and from the west would be beneficial in reducing the amount of traffic that travels through the town but this should NOT depend on development in the area for its funding. I would have thought there would be a strong argument for getting extra funding for this from central government since it forms part and parcel of a motorway.	Support noted. West-facing slip roads on the M9 and greater use of the M9 as a means to bypass Linlithgow High Street is supported by the Council. The LDP will seek to secure developer contributions from development where appropriate to support the fruition of this project.
			3	32	Don't know	Noted.
			3	33	Don't know	Noted.
			3	34	Don't know	Noted.
			3	35	Don't know	Noted.
			3	36	Don't know	Noted.
			3	37	Don't know	Noted.
			4	38	Each situation should be looked at on its merits. And if too much cost is put on developers, then this would become an unacceptable burden and in turn, the cost would be added to the sale price of properties, so causing a number to become out of reach for many people.	Comments noted The council has to ensure that any housing development has the requisite contribution requirements attributed to it.
			4	39	No – If contrary to national planning policy, then this should not be considered further.	Noted.
			4	40	Yes – Put responsibility onto the landowners and/or developers, but there is a danger of schemes becoming uneconomic, resulting in many pulling out. If it can't be funded, then development will just have to stop until it can be.	Comments noted, however, the council is to take forward its preferred approach to infrastructure.
			4	41	See above	Noted.
			4	42	Yes – Only if you have any additional roads are kept away from prime agric. land and areas designated as Great Landscape Value (or equivalent) and most importantly, do not harm the landscape, amenity, environment and the general character of the town or village. Noise and vehicle lights must also be taken into account.	Support noted. The council would have to carefully consider the impact of any new road developments on the environment.
			4	43	Yes	Support noted for new railway station at Winchburgh.
			4	44	Improve the bus services, 'Park and ride' too perhaps. And one day the tram?!!	Comments noted, the council is to take forward the preferred approach, which will include car parks associated with the railway station as a 'park and ride'
			5	45	No – Presumably, these restrictions were put in place for a very good reason. Perhaps the vacant properties are vacant because rent and rates being asked are too high? Restrictions should be reviewed perhaps, but it is essential that the character of towns and villages are not harmed.	Comments noted. The council has no control over rent unless it relates to their own properties. The council is seeking to protect and enhance town centres with such schemes as the Villages Improvement Strategy.

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			5	46	Yes – I do rather – see my comments above. Out-of-town big superstores should be very much more carefully controlled as they can harm or kill High Street businesses very quickly.	Comments noted. The council is taking forward the preferred approach in terms of sequential testing for retail developments.
			5	47	No response	Noted
			6	48	Yes – But historic and interesting built heritage (and that includes all Listed Buildings) must also be taken into account. Such buildings are often set in a garden or landscape that forms part and parcel of its integrity. Ruin the setting and this has a detrimental effect on the building concerned. Again I come back to what I said earlier and that is if a community can no longer be expanded to any great degree without spoiling the whole, then no further development should be permitted.	Support noted. The council will require to have policies in the proposed plan that protect the setting of listed buildings as well as their fabric. Support noted for LLDR; LDP policy framework addresses assessment of proposals for development.
			6	49	No	Noted.
			6	50	No response	Noted.
			6	51	No – This is an invitation to release areas for future development. The protected landscape areas are important for the wonderful scenery. Protect them! I do not see that it really matters having a number of separate designations, but if you must consolidate them then fine. But keep the existing boundaries the same.	Noted, the council will take account of the candidate Special Landscape Areas when collating the proposed plan. Support noted for LLDR.
			6	52	Yes – see comments above	Noted but not agreed as the alternative approach mentions building on protected/designated land and this does not accord with respondent's views to other questions.
			6	53	No response	Noted.
			6	54	Yes	Support noted.
			6	55	No	Noted.
			6	56	No response	Noted.
			6	57	Yes	Support noted.
			6	58	No	Noted.
			6	59	No	Noted.
			6	60	No – I can see the logic, but I can also see problems ahead if this approach is followed. The current policy appears to work perfectly well, so let it continue as before. The public have rights to walk and roam almost everywhere already, enshrined in statute. And there are the core paths well spread across West Lothian.	Comments noted. The green network will help to formalise areas that people have access to at the moment and this will help protect them from future development.
			6	61	Yes – I can't say whether there are or aren't any missing links without studying the subject.	Comments noted.
			6	62	No – see comment above	Noted
			6	63	No – see above	Noted
			6	64	No – see above	Comments noted.
			6	65	Don't know – But probably good?	Noted.

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			6	66	No	Comments noted.
			6	67	Yes – Probably! O would have though the existing system works perfectly well, so if it does, then why change it? It all comes down to education and making owners of such land and property aware within the importance explained to them.	Noted
			6	68	Yes – See above. If the sites would have more prominence, then that would be very good. I don't see why process would be less functional. But see above comments.	Noted
			6	69	No	Noted
			6	70	Don't know	Noted
			6	71	Yes – BUT treat such estates and (especially Hopetoun) and their villages separately. The owners are as much aware of the importance of protecting the historic buildings and landscape as anyone. These historic buildings and landscapes are already well protected by Town and Country Planning legislation (including the listing of important buildings and structures). Estates struggle to balance the books and any more restrictions could be detrimental. And how do you describe an estate? Is it the house and policies or the whole estate including the farms and woodland? My advice would be to exclude designating such areas unless the owners specifically request it. Therefore consult first.	Comments noted. The council will consider its approach to the historic environment for inclusion at the proposed plan stage. This may or may not suggest that conservation areas designated at Hopetoun and Abercorn.
			6	72	Yes – see my comments above.	Comments noted. The council will consider its approach to the historic environment for inclusion at the proposed plan stage. This may or may not suggest that conservation areas designated at Hopetoun and Abercorn.
			6	73	No – see above comments though.	Noted
			6	74	Yes	Support noted
			6	75	No – But keep the density light and vary it. Aim for a good mix of housing of good design. The setting justifies it.	Comments noted. The council will carefully consider its position with regard to allocations in this conservation area and in terms of protecting existing listed buildings.
			6	76	No – see above comments	Noted
			6	77	No – I believe there is no effective alternative other than to maintain the policy of presumption in favour of development. If someone says that it has not worked because it has not sold, then the asking price is presumably too high. But infrastructure costs, especially roads and drainage will determine the price to a certain extent, because they are expensive and a set amount of houses must be permitted in order to justify the costs.	Comments noted. The council want to take forward the preferred approach to carefully consider any proposals against development in the countryside policies.
			6	78	Yes – see my comments above	Noted
			6	79	No – See comments above	Noted
			6	80	Yes	Noted
			6	81	No – Your 'preferred' option is right and you correctly state that neighbouring local authorities along its route, together with the Waterways Board and so on are consulted and work	Comment noted and agreed.

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					together.	
			6		A separate entity should be created to maintain the canals (from commercial profits), should such an entity no already exist. In my opinion, it would be unfair to ask adjacent landowners to pick up the cost of canal maintenance, unless they have been negligent in their actions.	Comment noted – The issue of canal maintenance would be an issue for Scottish Canals.
			6	82	No	Noted
			6	83	No – Not sure whether it really is fair for developers to contribute towards this unless they create it themselves? There are plenty of charitable funds that might consider this including the national lottery fund perhaps?	Comments noted, however the council wishes to continue with the preferred strategy to seek developer contributions for public art.
			6		Could you be more specific as to what 'Public art' includes and what it does not please?	Noted, the council seeks to explain public art through its public art strategy and supplementary planning guidance.
			6	84	Yes – but see my comments above	Comments noted. The council wishes to take forward its preferred approach to public art.
			6	84	No	Noted.
			7	86	Yes – But wind turbines should not be looked at in isolation, as the Scottish landscape now appears to give that impression. Studies to the different types of alternative energy must be examined much more closely, as well as looking at the other alternatives now on the horizon.	Comment noted, the council will also consider in the plan such renewable energy uses as hydro and solar in the right locations.
			7	87	No	Noted
			7	88	No – see comments above	Noted
			7	89	Yes – But common sense must also prevail occasionally! Ditching and dredging of all water-courses (including ditches as well as rivers) on a regular basis (usually every year up until the end of the 1960's) were the norm. If watercourses silt up, then water can only go-sideways so cause flooding. The other causes and possible remedies are well known.	Comments noted. The council will seek to protect existing and planned development from flood risk.
			7	90	No- see comments above	Noted
			7	91	No – but see above comments	Noted
			7	92	Yes	Support noted
			7	93	No	Noted
			8	94	No – I do believe a more liberal approach should be taken, so long as a SUFFICIENT bond is taken from the operator BEFORE any work commences and that all top soil is kept aside and replaced at the restoration stage. If a good restoration is carried out, then after a year or two, no one will be aware that any mining (especially open-cast) has ever taken place. Look at some of the sites on the west side of the county and in Stirlingshire (during the 1980's).	Comments noted, the council will be taking forward the preferred approach in the proposed plan and will require to carefully consider requirements for restoration and associated bonds
			8	95	Yes – see comments above	See response above
			8	96	No – see comments above	See response above
			8	97	Yes	Noted

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			8	98	No – A wider range of waste for recycling is required and that includes commercial waste	The proposed approach to waste management reflects national guidance
Additional Information :						
<p><i>No 'Question number text' but an observation regarding Linlithgow Station. Alternative or additional car parking facilities for rail commuters has been debated on various occasions. At present, parking on Manse Road (and other nearby roads) works reasonably well at present, although it is a slight irritation to some residents. However, I suggest that no decision is taken to make any alterations or additional parking provisions for this until (and if) the new proposed station at Winchburgh is built, because that should pull away a large number of commuters from Linlithgow. However, with the vast expansion of Winchburgh, I can see quite a large number of commuters preferring to travel from Linlithgow station and that, in the short term before any new station at Winchburgh is provided, will create big problems for the residents in that part of Linlithgow.</i></p>						
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MIRQ0252	Ian Ure	N/A	Vision	1-4	No response to questions 1-4	Noted.
			1	5-11	No response to questions 5-11	Noted.
			2	12-14	No response to questions 12-14	Noted.
			3	15-37	No response to questions 15-37	Noted.
			4	38-44	No response to questions 38-44	Noted.
			5	45-47	No response to questions 45-47	Noted.
			6	48-57	No response to questions 48-57	Noted.
			6	58	Yes	Support noted.
			6	59	No response	Noted.
			6	60	Yes	Support noted.
			6	61	Yes – (see Q.62)	Support noted.
			6	62	Yes – The 'Already-sign posted' route (from 2012) 'The old Drove Road', Should be extended South across the 12 mile 'Gap' to the cross borders Drove Road – recently extended to little vantage on the A70, to complete the Drove Route the 'Gap' is from the South-east of Beecraigs to little vantage).	<p>This is not a strategic priority and currently there is no funding identified to progress this proposal.</p> <p>There are several historic drove roads passing through West Lothian. However, while there is some uncertainty about the exact line to the eastern drove route and walkers still have rights of access under the Land Reform Act; the council through the CPP does not consider its signage and promotion as a short term priority.</p>
			6	63	Yes – (see Q.62) – Also the existing 'Old Drove Road' is signposted from Union Canal to the South-East of Beecraigs but is unrecognised in the local plan, even though it exists since February 2012.	<p>This is not a strategic priority and currently there is no funding identified to progress this proposal.</p> <p>There are several historic drove roads passing through West Lothian. However, while there is some uncertainty about the exact line to the eastern drove route and walkers still have rights of access under the Land Reform Act; the council through the CPP does not consider its signage and promotion as a short term priority.</p>
			6	64	Yes- (See Q.62)	Alternative approach noted.

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			6	65	Yes – The Pentland Hill Regional Park should be extended. But the boundaries should be geographically all land (in West Lothian) within 'East Livingston and East Calder'- Ward 5- Should be included within the boundary as state.	Support for extending the Regional Park is noted. MSP Private Members bill is currently under consideration at Holyrood.
			6	66	No	Noted.
			6	67	Yes	Support noted.
			6	68-70	No response to questions 68-70	Noted.
			6	71	Yes	Support noted.
			6	72-85	No response to questions 72-85	Noted.
			7	86-93	No response to questions 86-93	Noted.
			8	94-98	No response to questions 94-98	Noted.
MIRQ0253	Rajagopalan Ramamurthy	N/A	3		PREFERRED HOUSING SITE EOI - 0168 (PRESTON FARM, LINLITHGOW) Objects to identification of the site for residential development.	<p>The council's preferred position is to remove the 'area of restraint' designation as previously applied to Linlithgow, having had consideration to infrastructure requirements and relevant environmental considerations.</p> <p>The allocation of sites in Linlithgow will require to be reviewed individually and collectively in the wider context of housing requirements for the local plan area generally and Linlithgow in particular, with specific regard being afforded to the outcome of the 'call in' by Scottish Ministers of planning applications relative to sites at Clarendon and Burghmuir 'A'.</p> <p>The council recognises that there are physical and practical consequences of any new development and would require these to be satisfactorily addressed by a developer as part of any grant of planning permission.</p> <p>The MIR recognises and addresses infrastructure constraints in Linlithgow and advises that supplementary guidance (SG) will be prepared to help deliver the necessary infrastructure to support development.</p>
MIRQ0254	Kenneth Ferguson and Partners (chartered surveyors)	N/A	3		ALTERNATIVE MIXED-USE SITE – KILPUNT: EOI-0115 Objects to the site not being preferred land for development in Main Issues Report. The site could be designated a preferred site for Mixed Use - Residential/Retail/Employment/Community Uses.	<p>The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p> <p>The council considers that there are better sites that can be allocated rather than the site indicated, as it is predominantly countryside.</p>
			3		ALTERNATIVE MIXED-USE SITE – MUIREND: EOI-0116/EOI-0217 Objects to site not being preferred land for development and believes there is justification for partly designating the site as	<p>The approach to housing land and housing allocations will be reviewed as the LDP progresses to Proposed Plan stage.</p> <p>The council considers that there are better sites that can be allocated rather than the site indicated, as it is predominantly</p>

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					Mixed Use – Residential/Retail/Employment/Community Uses.	countryside.