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Your ref: C/LP/1
Our ref: IQD/2/400/1

March 2008

Dear Sir

FINALISED WEST LOTHIAN LOCAL PLAN

We were appointed, on 23 January 2006, to conduct the public local inquiry into objections made and not withdrawn to the above local plan. A business meeting was held on 8 February 2006, and further business meetings were held on 30 March 2006, 24 May 2006, and 21 June 2006. A pre-inquiry procedure meeting was held on 27 April 2006. The purpose of these meetings was to discuss the administrative and procedural arrangements for the inquiry. The inquiry sat between 8 August 2006 and 9 February 2007. For much of the inquiry, we conducted separate sessions run in parallel. The inquiry was held at West Lothian College, Livingston. Where appropriate, we have carried out site visits and a number have been accompanied. These visits occurred before, during and after the inquiry.

We now enclose our report on the inquiry. The report contains 4 parts and 4 appendices. Part 1 of the report concerns the objections made to the general strategic issues considered at the inquiry of housing land and the preferred core development area strategy (including matters of transportation and education), developer contributions, affordable housing, and economic development. Part 2 deals with objections relating to the 3 core development areas identified in West Lothian. Part 3 covers both the objections made to allocated housing sites in the finalised local plan in other parts of West Lothian, and those which seek to promote alternative sites. Part 4 concerns all other matters, including countryside, employment, transportation, retailing, and minerals. Appearances for the inquiry are set out in appendix 1, and appendix 2 provides details of the relevant documents. Appendices 3 and 4 provide the notes of the pre-inquiry meeting and the business meetings. We have also provided a summary of our recommendations.

In the report, the chapters follow similar structures. First, the background to the objection is set out, including where appropriate a description of the site and its location. This is

generally followed by details of the policies which are the subject of the objection. Summaries of case for the objectors and the council are then outlined. We then draw conclusions on the objections made and make recommendations. Although in our report we have only set out in brief the main points of the evidence, we would emphasise that we have taken into account all of the evidence submitted to the inquiry, all of the written submissions made, and all of the documents lodged. We have highlighted whether the objection was heard through oral evidence or proceeded by way of written submissions, or a combination of both. Since the inquiry closed, new national guidance and advice has been published, and matters have evolved. As none of this was before the inquiry, we have not taken it into account in preparing our report.

We note that on 25 November 2005 Scottish Ministers granted the Finalised West Lothian Local Plan an exemption from the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004. We draw to your attention the requirement for the local plan to comply with the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007.

We wish to record our appreciation of the arrangements the council put in place for the inquiry and the hard work of officials. This enabled the inquiry to proceed as efficiently as possible, and to take into account the interests of all parties concerned. We would particularly like to thank Mrs Amanda Finlayson, the Programme Officer, for her excellent administration of all procedures, for her co-operation, and for the support she has given us before, during and after the inquiry.

Yours faithfully

This was the version of the Report that was issued to parties on 20 March 2008

E D K Thomas
Inquiry Reporter

W I Hastie
Inquiry Reporter

Abbreviations

AGLV	Area of Great Landscape Value
AOD	Above Ordnance Datum
CDA	Core Development Area
CEC	City of Edinburgh Council
CML	CALA Management Limited
CS	Communities Scotland
DETR	Department of Environment, Transport and the Regions
E&LSP	Edinburgh and Lothians Structure Plan
GROforS	General Registrars Office for Scotland
Ha	Hectares
HAG	Housing Association Grant
HforS	Homes for Scotland
HMA	Housing Market Area
HNA	Housing Needs Assessment
Km	Kilometres
M	Metres
NPPG	National Planning Policy Guideline
PAN	Planning Advice Note
RSL	Registered Social Landlord
SE	Scottish Executive
SEIRU	Scottish Executive Inquiry Reporters Unit
SEPA	Scottish Environment Protection Agency
SG	Scottish Government
SMs	Scottish Ministers
SNH	Scottish Natural Heritage
SofSS	Secretary of State for Scotland
SPG	Supplementary Planning Guidance
SPP	Scottish Planning Policy
1997 T&CPA	Town and Country Planning (Scotland) Act 1997
WG	The Walker Group
WLC	West Lothian Council
WLLP	Finalised West Lothian Local Plan
WDI	The Winchburgh Development Initiative

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Summary of Reporters' Recommendations

Recommendations

1. Part 1 – Strategic Matters

1.1	Strategic housing land supply, etc	Changes to plan
1.2	Developer contributions	
	Developer contribution principles	Changes to plan
	Denominational secondary school	No change to plan
	Armadale Academy	No change to plan
	Transportation Corridor Studies (A71 and A89)	Changes to plan
	Livingston Fastlink	Changes to plan
	Professional services	Changes to plan
	Travel Plan Co-ordinator	Changes to plan
	Start up costs for schools	–
	Library facilities, etc	Changes to plan
	Safer routes to schools	Changes to plan
	Third party payments	Changes to plan
	Community swimming pools	No change to plan
	Cemetery provision	No change to plan
1.3	Affordable housing	Changes to plan
1.4	Economic development strategy	–

2. Part 2 – CDA Matters

2.1	Winchburgh etc CDA (WLLP allocations)	
	CDA allocations	Changes to plan
	Castle Road, Winchburgh (HWh3)	No change to plan
2.2	Livingston etc CDA (WLLP allocations)	
	CDA allocations	Changes to plan
	Broompark, East Calder (HEc6)	No change to plan
	Langton Gardens, East Calder (HEc3)	No change to plan
	Meadowhead Avenue North, Addiewell (HAd7)	Changes to plan
2.3	Armadale CDA (WLLP allocations)	
	CDA allocations	Changes to plan
	Drove Road Park, Armadale (HAM15)	Changes to plan

		Recommendations
	Nelson Park, Armadale (part of HAm12a)	No change to plan
2.4	Winchburgh etc CDA (proposed sites)	
	Site 1: Forkneuk, Uphall	No change to plan
	Site 2: Uphall Depot, Uphall	No change to plan
	Site 3: Omission of land	No change to plan
	Site 4: Reallocation of land at East Mains, East Broxburn	No change to plan
2.5	Livingston etc CDA (proposed sites)	
	Site 1: Overton and south of Station Road, Kirknewton	No change to plan
	Site 2: South of Station Road, Kirknewton	Changes to plan
	Site 3: Land to the north of railway line, Kirknewton	No change to plan
	Site 4: Broompark (Stephen Dalton)	No change to plan
	Site 5: Land to the south and west of East Calder	No change to plan
	Site 6: Hoghill	No change to plan
	Site 7: Land at Wilkieston	Changes to plan
	Site 8: Land at Pumpherston/Clapperton	No change to plan
	Site 9: Land at Uphall Station	No change to plan
	Site 10: Hartwood Road, West Calder	No change to plan
	Site 11: Hartwood Road, West Calder	No change to plan
	Site 12: Cleugh Brae/Mossend (non-CDA), West Calder	No change to plan
	Site 13: Cleugh Brae/Mossend (non-CDA), West Calder	No change to plan
	Site 14: Freeport Retail Village, by West Calder	Changes to plan
	Site 15: Allandale Fishery, by Polbeth	No change to plan
	Site 16: Brucefield Industrial Park, Limefield, Livingston	Changes to plan
	Site 17: Omission of land from CDA (West Livingston)	No change to plan
	Site 18: Station Road, Addiewell	No change to plan
	Site 19: Station Road, Addiewell	No change to plan
	Site 20: Muirhousedykes Mains, Addiewell	No change to plan
	Site 21: Murieston, Livingston	No change to plan
	Site 22: Murieston, Livingston	No change to plan
2.6	Armadale CDA (proposed sites)	
	Site 1: Bridgecastle Golf Club, Armadale	No change to plan
	Site 2: Omission of land at Colinshiel and Standhill	No change to plan
	Site 3: Land north of Colinshiel	No change to plan
2.7	Other CDA issues	
	WLLP policy IMP3b	Changes to plan
	WLLP policy COM7 – Health centre sites	Changes to plan
	Countryside designations	No change to plan
	Self build plots	Changes to plan
	Design guides and design principles	Changes to plan
	Parkway Station, East Calder	No change to plan
	Closure of Limefield Road, West Calder	No change to plan
	Widening of A801, Armadale	No change to plan
	Airdrie/Bathgate railway line, Armadale	No change to plan
	Philpstoun Bings	No change to plan
	Retail facilities in the southern part of Armadale	No change to plan
	Provision for primary schools in Armadale	No change to plan
	20mph speed limits in residential areas	Changes to plan
	WLLP policy EM9	Changes to plan
	Ethylene pipeline west of Livingston	No change to plan

		Recommendations
Costs at Armadale CDA		No change to plan
3.	Part 3 – Housing Sites In Other Areas	
3.1	Bathgate (WLLP allocations)	
	Site 1: Windyknowe/Glasgow Road (HBg47)	No change to plan
	Site 2: Boghall playing fields (HBg49)	Changes to plan
3.2	Blackridge (WLLP allocations)	
	Craiginn Terrace (HBr8)	Changes to plan
3.3	Breich (WLLP allocations)	
	Woodmuir Road (HBC6)	No change to plan
3.4	Dechmont (WLLP allocations)	
	Bangour Village Hospital (+ Expansion)(HBn1)	No change to plan
3.5	Fauldhouse (WLLP allocations)	
	Shotts Road (HFh11)	Changes to plan
3.6	Livingston (WLLP allocations)	
	Site 1: Eliburn [east part] (HLv115)	Changes to plan
	Site 2: Cedarbank Special Education Centre (HLv124)	Changes to plan
	Site 3: Inveralmond Community High School (HLv128)	Changes to plan
	Site 4: Almondvale (HLv126; and HLv131-133)	Changes to plan
	Site 5: Almondvale (HLv126; and HLv131-133)	Changes to plan
	Site 6: Almondvale (HLv126; and HLv131-133)	Changes to plan
	Site 7: Almondvale (HLv126; and HLv131-133)	Changes to plan
	Site 8: St Andrews Primary School [East] (HLv127)	Changes to plan
	Site 9: New Calder Paper Mill (HLv134)	No change to plan
	Site 10: Beatlie School former playing field (HLv120)	Changes to plan
	Site 11: Craigshill East Road (HLv117)	No change to plan
	Site 12: Former Laboratory Craigshill East Road (HLv68)	No change to plan
	Site 13: Land at Calder Road, Bellsquarry (HLv73)	Changes to plan
	Site 14: Former Kirkton North 10B site (HLv111)	No change to plan
	Site 15: Inglewood Street/Cousland Interchange (HLv109)	Changes to plan
3.7	Westfield (WLLP allocations)	
	Site 1: North Logie Brae (HWf1)	Changes to plan
	Site 2: South Logie Brae & Paper Mill (HWf2)	Changes to plan
3.8	Whitburn (WLLP allocations)	
	St Joseph's Primary (South)(HWb13)	Changes to plan
3.9	Bathgate (proposed sites)	
	Site 1: Whiteside Farm	No change to plan
	Site 2: ABP Limited land, Whitburn Road	Changes to plan
	Site 3: Land at Inchcross	No change to plan
	Site 4: Land south of Woodthorpe Garden Centre	No change to plan
	Site 5: Inchcross (Pond) Industrial Estate	No change to plan
	Site 6: Land at Eastoun Farm	No change to plan
	Site 7: Moore House School	No change to plan
	Site 8: Land at Bughtknowes Farm	No change to plan
3.10	Blackburn (proposed sites)	
	Site 1: Mosshall	Changes to plan
	Site 2: Redhouse	No change to plan

		Recommendations
3.11	Bridgehouse (proposed sites) Site 1: South Bridgecastle Cottage Site 2 – Former coal yard	Changes to plan Changes to plan
3.12	Bridgend (proposed sites) Site 1: North East Bridgend Site 2: North West Bridgend	No change to plan No change to plan
3.13	Dechmont (proposed site) Burnhouse Farm	No change to plan
3.14	East Whitburn (proposed sites) Site 1: Hens Nest Road Site 2: Redmill Park Site 3: Redmill Cottages North	No change to plan Changes to plan No change to plan
3.15	Ecclesmachan (proposed sites) Site 1: Binny Park Site 2: Oatridge Farm Steading	No change to plan No change to plan
3.16	Fauldhouse (proposed sites) Site 1: Lanrigg Road (East) (HFh7 part and HFh18) Site 2: Cemetery Road Site 3: Sheephousehill and Crofthead Site 4: Sheephousehill and Crofthead Site 5: Benthead	Changes to plan No change to plan No change to plan No change to plan No change to plan
3.17	Linlithgow (proposed sites) Site 1: Bonnytoun House Site 2: Clarendon Farm Site 3: Land at Friars Brae/Preston Road Site 4: Land at Burghmuir Site 5: Land at Preston Farm	No change to plan Changes to plan No change to plan Changes to plan No change to plan
3.18	Livingston (proposed sites) Site 1: Bervie Drive & Lyon Drive Murieston Site 2: Mill Roundabout, Eliburn Campus Site 3: Alba Campus Site 4: Kirkton Lane Business Centre Site 5: Deer Park Golf Course	Changes to plan No change to plan No change to plan No change to plan No change to plan
3.19	Longridge (proposed sites) Site 1: Fauldhouse Road South, etc Site 2: Northfield Crescent South	No change to plan No change to plan
3.20	Philpstoun (proposed sites) Site 1: Pardovan Crescent/Pardovan Burn Site 2: East Philpstoun Site 3: Pardovan Farm	Changes to plan No change to plan No change to plan

4. Part 4 – Miscellaneous Matters

4.1	Countryside matters Non-compliance with SPP15 Redevelopment of farm buildings Lowland crofting Craigton Quarry	No change to plan No change to plan No change to plan No change to plan
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		Recommendations
	Paintballing	No change to plan
	Soil sustainability plans	No change to plan
	Sustainable urban drainage systems	No change to plan
	WLLP policy ENV21	No change to plan
	WLLP policy ENV5	Changes to plan
	Canal corridor	Changes to plan
4.2	Employment matters	
	Beughburn (ELv64), Livingston	No change to plan
	Land west of Polbeth Industrial Estate	No change to plan
	Boghall East (EL12), Linlithgow	Changes to plan
	Motorola, Newton North, South Queensferry	No change to plan
	Uphall West, Uphall	No change to plan
	Loaninghill South, Uphall	No change to plan
	Drum Industrial Site (EWb3), Whitburn	No change to plan
	Stankards South (EUB14), Uphall	No change to plan
	Rosebank Employment site (ELv39), Kirkton Campus	No change to plan
	Whitrigg Industrial Estate (EEw2), East Whitburn	No change to plan
	Whitequarries Industrial Estate, by Newton	No change to plan
	Blackridge and Fauldhouse Employment Land	No change to plan
	Policy EM7	Changes to plan
4.3	Transportation matters	
	M9 (junction 3) and park and ride scheme	No change to plan
	Cycle path on the A71 corridor	Changes to plan
	Parking standards	Changes to plan
	Various railway matters	No change to plan
	Support for existing railway stations	No change to plan
	Kilpunt park and ride	No change to plan
	Fauldhouse park and ride	No change to plan
	Request for future public consultation	No change to plan
	Use of developer funding	No change to plan
	Location of public utility service routes	No change to plan
4.4	Retailing matters	
	Extension to Livingston town centre boundary	Changes to plan
	Klondyke Garden Centre, Meikle Road, Livingston	Changes to plan
	Tesco Store, Blackburn Road, Bathgate	No change to plan
	Protection of town centres	Changes to plan
	Various retailing matters	No change to plan
	Other retailing and town centre matters	No change to plan
4.5	Minerals etc matters	
	Chapter 11 general	Changes to plan
	Chapter 11 issues around Fauldhouse	No change to plan
	Opencast search areas	No change to plan
	Derelict and contaminated land and policy NWR22	No change to plan
4.6	Miscellaneous matters	
	Proposed Conservation Area at Hopetoun and Abercorn	Changes to plan
	Linlithgow	Changes to plan
	Gypsy Travellers Policy and Sites	Changes to plan
	Energy Efficiency	Changes to plan
	Private Water Systems	Changes to plan

Recommendations

Policy IMP13	Changes to plan
Core path planning, etc	No change to plan
Windfarms	No change to plan
Additions to small settlements with infrastructure capacity	No change to plan
Newton Settlement Boundary	No change to plan