

July 2008

Appendix 5.1: Employment Sites

PREFACE

A number of revisions have been made to the documents previously referenced in the Finalised West Lothian Local Plan (FWLLP) as Appendix 5.1. The data presented in the FWLLP was incomplete and of a provisional nature and the opportunity has now been taken to remedy this and to:

- review and update specific constraints and development requirements following discussion with relevant consultees;
- remove completed sites;
- correct a number of minor typographical errors.

The council is of the view that this serves to make Appendix 5.1 a more reliable and comprehensive source of information.

July 2008

APPENDIX 5.1 EMPLOYMENT LAND ALLOCATIONS

EMPLOYMENT SITES: LOCAL PLAN CATEGORISATION

In allocating land for business and industrial uses falling within Use Classes IV, V and VI, the Local Plan has to recognise the diverse range of activities that are carried out within these Use Classes, as well as providing a range of choice of locations for each activity. The Local Plan has also to accommodate the possibility that the nature of development will change within the Local Plan period.

Accordingly, this Local Plan has adopted a more detailed categorisation of the land supply than its predecessors, as identified in paragraph 5.28, and has allocated new sites to address potential constraints. This categorisation recognises that different types of development falling within Use Classes IV, V and VI will have different locational and environmental requirements – for example a high quality office complex and a recycling centre.

The categorisation will assist businesses and developers to identify the sites most suited to their purposes, and will allow the council to steer proposals towards the most appropriate locations.

The categorisation of sites is as follows:

Core categories

- A. **General Needs industrial** – these tend to be the older, more traditional industrial estates, or new allocations for a similar purpose, where the broadest range of class IV, V and VI uses would be acceptable. The full range of industrial uses can be accommodated, subject to the appropriate controls on those which may have an impact on the local amenity, i.e. potentially hazardous or other bad neighbour uses, which may raise local environmental issues and impact on neighbouring businesses. It is unlikely that there will be restrictions on open storage, or small scale distribution uses, subject to traffic generation.
- B. **High Amenity IV/V/VI** – this category is typified by the newer industrial parks, where a broad range of activity is still acceptable, but where a better quality of development will be required and where, for example, open storage is likely to be unacceptable. It is anticipated that development will reflect modern design standards and materials, with a greater control over ancillary areas (e.g. parking and vehicle circulation) and the location and visibility of plant rooms etc., with a higher quality of on-site landscaping.
- C. **High Amenity IV/V** – West Lothian, and Livingston in particular, has a history of development for industrial and business uses in the highest quality settings. For example, Kirkton Campus, which was the original Science and Technology campus, is characterised by very low densities; modern or innovative design using high quality materials; in a highly landscaped setting. Careful control has been exercised over the height of buildings and the layout of individual sites to ensure that they are unobtrusive. Development for Class VI (Storage and distribution), which may require significant eaves height and generate a high level of heavy vehicle traffic, will be precluded.
- D. **Office only** – While recognising the flexibility that is afforded by Use Class IV, allowing development for office, Research and Development, as well as light industrial uses, in the same locality, the Local Plan also recognises that in certain locations development for industrial use may still be inappropriate. The inclusion of this category is therefore intended to ensure that development will take place exclusively for office purposes. Sites included in this category will include the flagship Alba Campus, as well as established office parks, such as Almondvale and Fairways, all in Livingston, protecting the status and quality of these office parks.

Specialist categories

- E. **Class IV and Ancillary uses** – The Local Plan recognises the need for the provision of service activities within or adjacent to industrial and office parks, to cater for demand from those working in the vicinity. Accordingly a small number of sites have been allocated for a Class IV use, or ancillary activities, such as a crèche, leisure centre, hotel or restaurant, that will complement the local business use. **Finalised** West Lothian Local Plan 2005.
- F. **Class VI only** – recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale Class VI development, of a high standard of design, in a well landscaped setting.
- G. **Single user sites** – SPP2 Economic Development (2002) maintains the allocation of two proven sites in West Lothian, for large scale single users, or for masterplanned developments of a national significance. This allocation reflects the special status of the sites at Linhouse and Eliburn.
- H. **Single User Expansion** – Previous Local Plans have allocated specific sites for high amenity, single user development. This category reflects the existence of additional development land that would facilitate the future expansion of these major employers, but which would not be suitable for alternative business or industrial development.
- I. **Storage only** – It is understood that the ground conditions in certain areas, which have been subject to land rehabilitation and/or shallow mine workings, will preclude the construction of buildings. Accordingly the allocation of sites in this category reflects the suitability of these sites for open storage only.

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

ADDIEWELL

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EAd3	Addiewell West	8.43	Private	6	H	<ul style="list-style-type: none"> • Site for extension of bonded warehouse only. Flood risk assessment required. 	Local Plan Allocation

July 2008

BATHGATE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBg2	Easter Inch	7.06	SEE&L	4, 5, 6	B	<ul style="list-style-type: none"> • Consideration for class 4 use providing design is compatible with adjacent residential properties at Easter Inch Steading. • Suitable for sub-division. 	Local Plan Allocation
EBg3	Inch Wood South	2.46	SEE&L	4, 5	C	<ul style="list-style-type: none"> • Protection of existing mature woodland on west boundary (Minimum 10m stand-off from buildings to trees crown drip-line). 	Local Plan Allocation
EBg8	Starlaw Farm	80	Private	4	G	<ul style="list-style-type: none"> • Allocated for high amenity, single user employment development or developments of comparable national importance. • Two 13 ha core development areas each comprising approximately 3 ha for buildings, 5 ha for internal landscaping and 5 ha for access and parking. • Remaining undeveloped half of farm (54 ha) requires structural planting. 150 m wide woodland belt between Starlaw Farm West and Starlaw Road, and woodland block separating Starlaw Farm East and Tailend South bonded warehouses. • Landscaped hill between 2 sites. • Access from existing Starlaw West roundabout or single additional access from Starlaw Road. 	Site set within Livingston Countryside Belt.

July 2008

BLACKBURN

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBb1	Riddochill	6.28	WLC	4, 5, 6	A		Local Plan Allocation
EBg7	Pottishaw	50	Private	6	F	<ul style="list-style-type: none"> • High quality design of elevation fronting onto M8 required. • Riddochhill site subject of joint venture rehabilitation proposals and tackling burning bing. • Allowance for possible road dualling of adjacent A801 to west to be retained. • Existing tree belts to be retained and right-of-way retained or realigned. • Good quality structural woodland planting required, including 50m buffer along south boundary to M8. • Provide cycle path on eastern edge linking Wester Inch and Standhill areas to Blackburn. 	Planning permission granted 2004 and planning permission for rehabilitation scheme granted 2007.

WHITEHILL INDUSTRIAL ESTATE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
Ebb2	Inchmuir Road	2.46	Private	4, 5, 6	A	<ul style="list-style-type: none"> • Compliance with A89/A7066. • Environmental Improvement Strategy along north boundary. 	Local Plan Allocation
Ebb4	Pottishaw Place	0.35	WLC/Private	4, 5, 6	A	<ul style="list-style-type: none"> • Retention of structural woodland screen planting along south boundary. 	Local Plan Allocation

July 2008

BRIDGEND

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EBd1	Bridgend Bing	9.34	Private	6	I	<ul style="list-style-type: none"> Worked bing, partly restored. Potential ground stability issue. Access and junction with B9080 require improvement. Uses should cause minimal disturbance to adjacent village / golf course. Additional woodland shelterbelt screen planting on northern boundary. 	Local Plan Allocation

BROXBURN - EAST MAINS INDUSTRIAL ESTATE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB1	Youngs Road south	1.68	Private	4, 5, 6	A		Local Plan Allocation
EUB3	Youngs Road north east	0.67	WLC	4, 5, 6	A	<ul style="list-style-type: none"> Flood risk assessment 	OPP for extension to food factory
EUB5/6	Clifton View	1.74	WLC/Private	4, 5, 6	A	<ul style="list-style-type: none"> Retention of medium term safeguard to provide potential access to East Broxburn CDA. Retention of structural woodland planting along west boundary. Suitable for sub-division. 	Local Plan Allocation
EUB7	Youngs Road north	0.8	WLC	4, 5, 6	A		Local Plan Allocation
EUB15	Youngs Road south	0.95	WLC	4, 5, 6	A	<ul style="list-style-type: none"> Flood risk assessment. Building stand-off 10m from West Wood tree crown drip-line. 	Local Plan Allocation

UPHALL

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EUB14	Stankards South	7.09	Private	4, 5, 6	A	<ul style="list-style-type: none"> Flood risk assessment. Culverting of Beugh Burn not 	Local Plan Allocation

July 2008

						<ul style="list-style-type: none"> acceptable. New upgraded west access road with shared use cycle/footpath along edge required as existing right of way. Prohibit entry from east access of site to north. Retain mature shelterbelt on south boundary and plant new shelterbelt straddling Beugh Burn and also along east boundary with Green Bing. Re-development of adjacent Tarmac/Wimpey depots acceptable. 	
--	--	--	--	--	--	--	--

**EAST WHITBURN
WHITRIGG INDUSTRIAL ESTATE**

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
Eew2	North East	2.63	Private	6	I	<ul style="list-style-type: none"> Flood risk assessment. Upgrading of access road and junction. Link footpath to east bus stop. Minimisation of nuisance to nearby houses and businesses. Potential ground stability and contamination issues. Retention of mature woodland boundary shelterbelt to north and east. 	Local Plan Allocation
Eew3	South West	2.54	WLC	6	I	<ul style="list-style-type: none"> Flood risk assessment. Upgrading of access road and junction. Minimisation of nuisance to nearby houses and businesses. Rehabilitated colliery. Unsuitable for buildings Suitable for open storage uses. Retention of west shelterbelt. 	Local Plan Allocation

July 2008

LINLITHGOW

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
EL12	Boghall East	3.32	Private	4	D	<ul style="list-style-type: none"> • Dedicated access for A803. • Suitable for campus type office buildings. • No building along immediate road frontage (quality landscape buffer on entrance to town). • Retention of single mature frontage tree and incorporation into layout. • Landscape buffer planting on the two non-frontage site boundaries. • Restriction of building height to 8 metres above finished ground level. 	Draft Planning Brief prepared (1997)
EL14	Mill Road Industrial Estate - Mill Road West (2 plots)	0.6	WLC	4, 5	A	<ul style="list-style-type: none"> • Flood risk assessment. • HGV traffic discouraged. • Landscaping works along east and south boundaries. 	Local Plan Allocation
EL17	Mill Road Industrial Estate – Mill Road West (2 plots)	0.33	WLC/Private	4, 5	A	<ul style="list-style-type: none"> • HGV traffic discouraged. • Landscaping works along east and south boundaries. 	Local Plan Allocation
EL18	Sun Expansion Land	9.60	Private	4	H	<ul style="list-style-type: none"> • Expansion of adjacent business use site only and maintain the combined uses for single-user occupation. • Physical integration with adjacent existing high amenity business use required. Piecemeal development will be resisted. • No separate access onto Blackness Road. • Substantial areas of structural woodland planting and internal landscaping (incorporating important 	Local Plan Allocation

July 2008

						<p>landscape features) to continue the existing open, campus appearance.</p> <ul style="list-style-type: none"> • Safeguarding of views from M9 and Blackness Road. • Typically only 20% of the allocation to be developed as new buildings. 	
--	--	--	--	--	--	--	--

LIVINGSTON

BRUCEFIELD INDUSTRY PARK

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
Elv2	Brucefield Park West	2.19	Private	4, 5, 6	A	<ul style="list-style-type: none"> • Protection of shelterbelt on west boundary (no buildings within 10m of crown drip line of trees). • Access from north boundary only. 	Planning permission for 3 units (1056/2000) of 7,897sqm for production/distribution /warehousing and associated offices and car parking.
ELv3	Brucefield East	0.94	Private	4, 5, 6	A	<ul style="list-style-type: none"> • Access from east boundary. • Retain and enhance mature hedge on south boundary and central shelterbelt. 	Local Plan Allocation
ELv63	Brucefield North	0.77	Private	4	D	<ul style="list-style-type: none"> • Minimal disturbance to nearby residential properties. • Retention of footpath along northern boundary. 	Local Plan Allocation

DEANS INDUSTRIAL ESTATE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv5	Nairn Road north east	2.04	Private	4, 5, 6	A	<ul style="list-style-type: none"> • Compliance with A89 Environmental Improvement Strategy with structural planting along north boundary. • Protection of trees on east boundary (no buildings within 10m of crown drip line of trees). 	Local Plan Allocation

July 2008

ELv9	Dunlop Square west	1.55	WLC/Private	4, 5, 6	A	<ul style="list-style-type: none"> • Access from Dunlop Square only. • Retention of mature woodland planting on west and south boundaries. 	Local Plan Allocation
ELv15	Caputhall Road east	0.68	Private	4, 5, 6	A		Local Plan Allocation
ELv16	Caputhall Road central	0.58	Private	4, 5, 6	A		Local Plan Allocation
ELv17	Caputhall Road west	0.29	Private	4, 5, 6	A		Local Plan Allocation
ELv18	Caputhall Road	1.98	WLC	6	I		Site with planning permission for a waste transfer station

ELIBURN CAMPUS

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv21	Appleton Parkway west	12.0	Private	4, 5	H	<ul style="list-style-type: none"> • Culverting of Lochshot Burn not permissible. • Access from Barracks roundabout. • Additional structural woodland shelterbelt planting along south boundary. 	Local Plan Allocation
ELv22	Appleton Parkway north west	0.74	SEE&L	4	E	<ul style="list-style-type: none"> • Access from Appleton Parkway roundabout. • Regard to proximity and amenity of School House. • Suit smaller scale building(s). 	OPP for hotel and leisure use.
ELv23	Appleton Parkway north east	5.58	SEE&L	4, 5	C	<ul style="list-style-type: none"> • Minimum set back from crown drip line of mature woodland on northern boundary. • Access from Appleton Parkway roundabout. • Retention of Barrack strip along east boundary. 	Local Plan Allocation
ELv24	Houstoun Road north	5.78	SEE&L	4, 5	C	<ul style="list-style-type: none"> • Flood risk assessment • Consideration of adjacent residential amenity. 	Local Plan Allocation

July 2008

						<ul style="list-style-type: none"> Retention of, and addition to, woodland planting along shelterbelt adjacent to burn on east boundary and at Barracks Strip on west boundary. Preferred access form Houston Road but potential from ELv23 adjacent. 	
ELv25	Appleton Parkway east	12.9	SEE&L	4, 5	G	<ul style="list-style-type: none"> Single user appropriate and consistent with SPP2. Development must respect location of Lochshot Burn and Greenway to south and no buildings within 10m of south boundary. Access form Appleton Parkway. Footpath along whole frontage/west site boundary to link into existing footways. Additional structural woodland shelterbelt planting along south boundary. 	SPP2 and E&LSP site of national importance.
ELv26	Appleton Parkway south	5.75	SEE&L	4, 5	C	<ul style="list-style-type: none"> Single user of master planned sub-division. Footpath connection along east boundary with small pedestrian footbridge over burn, to connect to Greenway (Route assessment required). Access from Appleton Parkway and footpath along frontage of site and connect to existing footways. Respect Lochshot Burn and Greenway to north. 	Local Plan Allocation

July 2008

ELv27	Appleton Parkway south west	2.43	SEE&L	4, 5	C	<ul style="list-style-type: none"> Retain and enhance existing mature woodland on western boundary. Access from Appleton Parkway; Footpath along site frontage and connect to existing footways. Additional landscaping to north of site. 	Local Plan Allocation
ELv28	Appleton Parkway south east	7.60	Private	4, 5	C	<ul style="list-style-type: none"> Access from Appleton Parkway. Single user or master planned subdivision. Respect amenity of adjacent residential areas to east and south. Additional structural woodland shelterbelt planting along south and east boundaries. 	Local Plan Allocation

HOUSTOUN INDUSTRIAL ESTATE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELV30	Nettlehill Road west	2.06	Private	4, 5, 6	A	<ul style="list-style-type: none"> Provision of cycle route along west boundary to allow connection to Knightsridge cycle path to northwest. Protection of shelterbelt on west boundary (no buildings within 10m minimum of the crown drip line of trees). Access from Nettlehill Road. Pipeline diagonally crosses site northeast to southwest. 	Local Plan Allocation
ELv32	Firth Road west	0.84	Private	4, 5, 6	A		Local Plan Allocation
ELv34	Firth Road south	2.38	Private	4, 5, 6	A		Local Plan Allocation
ELv36	Nettlehill Road east	1.47	Private	4, 5, 6	A	<ul style="list-style-type: none"> Structural planting on east boundary adjacent to houses retained or supplemented. 	Planning permission for industrial unit (70,000 square feet) in 2007.
ELv62	Houstoun Interchange east	1.31	??	4	E	<ul style="list-style-type: none"> Site suitable for other commercial uses. Access form Houstoun Road. 	Planning brief approved 2005.

July 2008

KIRKTONCAMPUS

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv37	Simpson Parkway	0.65	Private	4,5	C	<ul style="list-style-type: none"> Minimise disruption to surrounding woodland to north and west. 	Local Plan Allocation
ELv38	Charlesfield Road South	0.8	Private	4	C	<ul style="list-style-type: none"> Flood risk assessment. Suitable for other mixed commercial uses with access through adjoining site. 	Local Plan Allocation
ELv39	Former Rosebank Nursery	8.3	WLC	4, 5	C	<ul style="list-style-type: none"> Flood risk assessment. Capable for sub-division into 3 distinct areas each capable for subdivision. Quality frontage development. Footpath connection and minor pedestrian bridge across Killandean Burn to link with Greenway to north. Northeast site suitable for single/low rise building, subject to engineering works that accommodate any flood risk to site and downstream and provides a landscape masterplan for the lower area to the south. 	Local Plan Allocation
ELv41	Alba Campus	24.61	SEE&L/Private	4	D	<ul style="list-style-type: none"> Master plan prepared – various sized sites available. Completion of recreational walkway on south boundary. Road connection from West Livingston CDA to west (across Killdean Burn) to link to Charlesfield Road extension needs to be safeguarded. 	High amenity Class 4 developments situated within Livingston Countryside Belt.
ELv43	MacIntosh Road	4.79	Private	4, 5	C	<ul style="list-style-type: none"> Access from Macintosh Road. 	Local Plan Allocation
ELv44	Macintosh Road west	0.89	Private	4, 5	C	<ul style="list-style-type: none"> Access from Macintosh Road. 	Local Plan Allocation
ELv45	Kirkton South Road	0.93	Private	4, 5	C	<ul style="list-style-type: none"> Access from Lister Road. 	Local Plan Allocation
ELv46	Gregory Road east	3.31	Private	4, 5	C	<ul style="list-style-type: none"> Access form existing spur off Gregory Road. 	

July 2008

						<ul style="list-style-type: none"> Retention of shelterbelt along western boundary (no buildings within 10m of crown drip line of trees). 	
ELv47	Gregory Road	1.37	Private	4, 5	H	<ul style="list-style-type: none"> Access from existing site to west. 	Local Plan Allocation
ELv48	Gregory Road west	7.98	Private	4, 5	C	<ul style="list-style-type: none"> Access from Gregory Road. Suitable for sub-division with master plan. 	Local Plan Allocation
ELv49	Gregory Road	0.8	Private	4, 5	C		Local Plan Allocation
ELv52	Allen Road	1.09	WLC	4	D		Sub-divided to 6 plots with 4 remaining.

OAKBANK/LINHOUSE

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv54	Linhouse	75.68	WLC/Private	4, 5	G	<ul style="list-style-type: none"> Safeguarded by SPP2. Secondary access from Murieston Road. Separation of Linhouse Water and protection of watercourses from surface water contamination. Removal of power lines across Linhouse Water preferred. Core area approx. 50ha suitable for single user. Existing structural planting and recreational foot and cycle paths. 	Draft Development Brief prepared. SPP2 and E&LSP site of national importance Situated within Livingston Countryside Belt.
ELv56	Redcraig West	5.09	Private	4, 5, 6	A	<ul style="list-style-type: none"> Existing bund retained to north and east open space area. Right turn lane on A71 dependent on scale of use. Alternative access from A71 or access from east boundary. 	Planning permission granted for erection of 17, 200sqm of 6 industrial units for class 4, 5, 6 development.
ELv59	Williamston North	3.4	SEE&L/Private	4, 5, 6	B	<ul style="list-style-type: none"> Single access form Oakbank Park Road. Retention of woodland on north and west boundaries. Bunding along northern boundary to maintain residential amenity to north. 	Local Plan Allocation

July 2008

						<ul style="list-style-type: none"> • Pedestrian/cycleway across central portion of site linking Murieston East Road to south of railway/Williamston South site. 	
ELv60	Williamston South	7.29	WLC	4, 5	C	<ul style="list-style-type: none"> • Design/massing to respect prominent skyline viewed from north and minimise visual impact from Linhouse Valley. • Upgrade of adjacent recreational route to west linking north to Williamston North site and west and south into existing path network. 	Development situated within Livingston Countryside Belt.
ELv68	Houstoun Interchange (North West)	1.04	WLC	4	D	<ul style="list-style-type: none"> • Flood risk assessment • Drainage impact assessment • Planting to west to be retained. • Landscaped frontage to Houstoun Road and the A899 (Livingston Road). 	Approved planning brief 2008

STARLAW PARK

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv57	Starlaw Park	6.68	SEE&L/Private	4, 5, 6	B, C, D*	<ul style="list-style-type: none"> • 100m protection zone on north boundary with Tailend Moss SSSI. • Access form existing Tailend roundabout or new roundabout on Starlaw Road also potentially serving Starlaw Farm and Tailend South. • Quality development fronting onto Starlaw Road. 	High pressure ethylene gas pipeline along west boundary. HSE consultation zone.

- Majority of site is category B, Tailend South = Class 4 only/Category D

July 2008

DEER PARK BUSINESS PARK

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ELv61	Deer Park	0.8	Private	4	D	<ul style="list-style-type: none"> Site safeguarded for high amenity office park development. M8 frontage requires high standard of architectural and landscape design. 	Local Plan Allocation
ELv64	Beugh Burn	33.0	Private	4, 5, 6	A	<ul style="list-style-type: none"> Re-alignment of Beugh Burn and integrated SUDS scheme. Access from Dechmont roundabout/Pumpherstons Road. Consideration of integration with adjacent proposed park & ride facility. Protection of existing amenity of adjacent residential properties. Retention of shelterbelt along south boundary (thinning and replacement planting required). Master plan to include variety of plot sizes. 	Local Plan Allocation
ELv65	Almondvale Business Park	1.25	Private	4	D		Local Plan Allocation
ELv66	Almondvale Business Park	1.66	Private	4	D		Local Plan Allocation
ELv67	Almondvale Business Park	0.8	Private	4	D		Local Plan Allocation

NEWTON NORTH

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
ENn1	Newton North	1.0	Private	4, 5, 6	B	<ul style="list-style-type: none"> Suitable for small to medium to medium sized business premises. Master plan and landscaping proposals due to location within AGLV. Alternative uses for parts of the site will be considered favourably provided they remain minor and ancillary to the 	For the avoidance of doubt, the site is not suitable for retail or residential uses.

July 2008

						principle use of the site for business, general industrial and storage & distribution.	
--	--	--	--	--	--	--	--

WEST CALDER

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
Ewc1	Westwood central	6.3	Private	4, 5, 6	A	<ul style="list-style-type: none"> Suitable for small, self-contained, single user industrial/business use. Use existing access to west. Mature shelterbelt on northern boundary to be retained and under-planted. 	Outline Planning Permission granted and master plan prepared.
Ewc4	Westwood west	1.32	Private	4, 5, 6	A	<ul style="list-style-type: none"> Respect proximity of adjacent 5 Sisters scheduled ancient monument. 	Local Plan Allocation

WHITBURN

SITE REFERENCE	ADDRESS	AREA (Ha)	OWNERSHIP	USE CLASS	CATEGORY	REQUIREMENTS	PLANNING STATUS
Ewb3	Drum Farm	1.56	Private	4	D		Local Plan Allocation
Ewb4	Cowhill, Whitburn	54.09	WLC/Private	4, 5, 6	B	<ul style="list-style-type: none"> Flood risk assessment. Master plan prepared. Access from B7066. Direct access from development-funded M8 junction and new distributor road. Asserted right of way north-south across site. Site must integrate with "Heartlands" proposals at Polkemmet to south. 	Planning permission granted for a hotel, and office use (Class4).