



West Lothian Council is charged with preparing a Local Development Plan (LDP) for the West Lothian area. Preparation of the LDP is a requirement of the Planning etc (Scotland) Act 2006. The LDP will, in time, replace the current adopted West Lothian Local Plan.

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As part of the process in producing the LDP, a Main Issues Report (MIR) must be published. The council is now seeking to engage formally with interested parties to inform the preparation of the MIR. This **expression of interest** form invites the submission of expressions of interest for future development or land use allocations. We are also interested in your views on what you consider to be the key issues which should be taken into account in preparing the LDP.

As part of the MIR, all sites will be assessed on their own merits and in the context of the strategic requirement for new housing land and other land uses, in addition to identifying and assessing any constraints. Strategic requirements for housing land are set out in the Strategic Development Plan, prepared by SESplan - the Strategic Development Plan Authority. More information is available at sesplan.gov.uk

Where appropriate, all information will be made available to the public, in order to promote an open, accessible and transparent process.

Please note that by submitting a site for consideration as part of the LDP, this does not guarantee that the site will move forward for inclusion and allocation in the West Lothian Local Development Plan. Any sites that are included will also be subject to the normal planning application process.

NB This form must be returned by no later than 4pm on Friday 6 May 2011. Any submissions received after this date or where no contact name or address is provided will not be considered. It will also be preferred if submissions can be made electronically by e-mail, or by submission on CD.

Please use one form for each proposed site.

Submissions should also be limited to no more than 2000 words, in the interests of expediency and returned by email: localdevelopmentplan@westlothian.gov.uk

or by writing to: **Development Planning Manager, Planning and Economic Development, County Buildings, High Street, Linlithgow, West Lothian, EH49 7EZ**

Please fill in your contact details so that we can keep you informed of progress on the West Lothian Local Development Plan.

1 Contact details (e.g. agent where applicable)	
Name	FRASER LITTLEJOHN
Company	MONTAGU EVANS LLP
Address	4TH FLOOR EXCHANGE TOWER 19 CANNING STREET EDINBURGH
Postcode	EH3 8EG
Telephone	0131 229 3800
Fax	0131 229 2588
Email	fraser.littlejohn@montagu-evans.co.uk

2 Land owner details (if different from contact details)

Name	<input type="text"/>		
Company	NHS Lothian		<input type="checkbox"/>
Address	PER AGENT		
Postcode	<input type="text"/>		
Telephone	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>		

3 Site details Please attach an Ordnance Survey (OS) location plan/map (if possible) showing the boundary of the site. Maps can be purchased from OS through the following web link: <http://www.ordnancesurvey.co.uk/oswebsite/>

Address	FORMER BANGOUR VILLAGE HOSPITAL DECHMONT BROXBURN				
Postcode	<input type="text"/>				
National Grid Ref (if known)	<input type="text"/>				
Area (hectares)	89 ha (220 acres)		<input type="checkbox"/>		
What is the site currently used for or most recently used for?	SITE OF THE FORMER BANGOUR VILLAGE HOSPITAL				
What is the proposed use for the site: (e.g. housing, business, retail, other)?	SIGNIFICANT MIXED USE DEVELOPMENT WITH POTENTIAL TO COMPRISE A VARIETY OF USES INCLUDING HOUSING, BUSINESS, COMMERCIAL AND RETAIL DEVELOPMENT.				
If the site is vacant, have there been any buildings on the site in the past?	A NUMBER OF BUILDINGS EXIST ACROSS THE SITE, INCLUDING THOSE WHICH ARE CATEGORY 'A' LISTED.				
If housing is proposed, please indicate the number of units	In excess of 1,000; subject to site masterplanning <input type="checkbox"/>				
Has there been any planning application on this site within the last 10 years? (include reference number if known)	APPLICATION 110/P/04 WAS SUBMITTED JOINTLY BY PERSIMMON HOMES AND NHS Lothian, ALTHOUGH WAS SUBSEQUENTLY WITHDRAWN IN DISCUSSIONS WITH THE COUNCIL.				
Please indicate the availability of this site for housing development or other developments					
<input type="radio"/>	0-5 years	<input checked="" type="radio"/>	5-10 years	<input type="radio"/>	over 10 years

4 Supporting statement. Please use the space below to provide any supporting statement for the above site and proposal (*if necessary, please continue on a separate sheet*)

Since its closure, the site of the former Bangour Village Hospital has been identified by successive local plans as a redevelopment opportunity largely focussed on the residential conversion of the existing buildings.

In considering proposals for housing development, the supporting text of the extant local plan specifically identifies the scale of housing envisaged at Bangour as requiring the provision of a new primary school to be funded by the developer; the scale of which dependant on the ultimate scale of any development proposed.

The local plan notes that there is policy support for the redevelopment of this significant brownfield site. The site benefits from a housing allocation with an estimated capacity of 500 houses. This allocation has increased from previous local plans. The site is identified under policy HOU 1 of the plan highlighting its contribution to meeting the Council's housing requirements over the local plan period, and the longer term.

It is stated that 250 of these units will arise from expansion opportunities across the site over and above those potentially arising from the conversion of the listed buildings.

In discussions with the Council, the total allocation of 500 units is confirmed as relating to both the residential conversion of the existing listed properties across the site and new build. The Council suggest that the total number of units could vary by + or - 10%. There have been some discussions in relation to the total figure of 500 applying solely to the new build element to maximise the cross funding of the listed buildings across the site.

Policy ENV 14 of the plan relates to the protection of trees the subject of tree preservation orders, or within conservation areas, which have particular local amenity or nature conservation value.

Policies HER 1 and HER 2 seek to protect listed buildings. In considering proposals for development within the vicinity of listed buildings, the Council will have particular regard to the setting of listed buildings.

Policies HER 17 to HER 20 relate to the consideration of development proposals within conservation areas. Briefly stated the policies of the plan require any works affecting a conservation area to contribute to the preservation or enhancement of the character and appearance of the area.

Policy COM 8 of the adopted plan identifies the site of the former Bangour Village Hospital as a site requiring to be safeguarded through masterplans and planning permissions for the necessary primary school facilities and associated community facilities to serve the proposed major housing development.

In summary, the extant Local Plan considers the site in detail and sets out comprehensive aims for the site and it will be essential to address these issues against a commercially driven strategy to maximise value and deliver a consent.

Persimmon Homes no longer have an interest in the site however. The application was withdrawn by NHS Lothian earlier this year.

NHS Lothian are in the process of marketing the site as a major brownfield redevelopment opportunity. Both the council and Historic Scotland are parties in the process. It is evident that an increased residential allocation as well as a mix of land uses will be required to stimulate the redevelopment of this site in the challenging economic climate which should be reflected in the emerging Local Development Plan.

5 Site constraints (please tick below any known constraints that relate to the site)

- | | |
|--|---|
| <input type="checkbox"/> Roads access/parking/traffic impact | <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Flood risk | <input type="checkbox"/> Water supply |
| <input checked="" type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc) | <input type="checkbox"/> Foul drainage disposal |
| <input checked="" type="checkbox"/> Archaeological or built heritage (conservation area/ listed buildings) | <input type="checkbox"/> Surface water disposal |
| <input type="checkbox"/> Other (please specify) <input type="text"/> | <input type="checkbox"/> Ownership |
| | <input type="checkbox"/> Rights of way |

6 What do you consider to be the key issues which should be taken into account in preparing the Local Development Plan for West Lothian?

NHS Lothian consider that a key issue for the Local Development Plan will be the delivery of strategic redevelopment opportunities such as that which exists at Bangour.

The Strategic Development Plan Context

The Main Issues Report of the Strategic Development Plan (SESplan) expects that future household growth will be limited by the current economic recession and proposes a preferred scenario based on 'market recovery,' as opposed to an alternative 'high growth' scenario. Existing plans and proposals across the SESplan area are stated as already identifying housing land equivalent to just under 140,000 housing units. Existing allocations, and their delivery, are clearly an important element to Strategic Spatial Development over the coming years.

West Lothian Corridor Strategic Growth Area

Reference to the current economic climate is made throughout the strategic development plan, and in the West Lothian context there is the acknowledgement that this may prove to be an obstacle to development in the short term. The collaborative approach noted in SESplan, between West Lothian Council, developers and the Scottish Government to develop and implement mechanisms to bring development forward, is noted.

Sites such as Bangour, which present unique issues will benefit from such collaborative working.

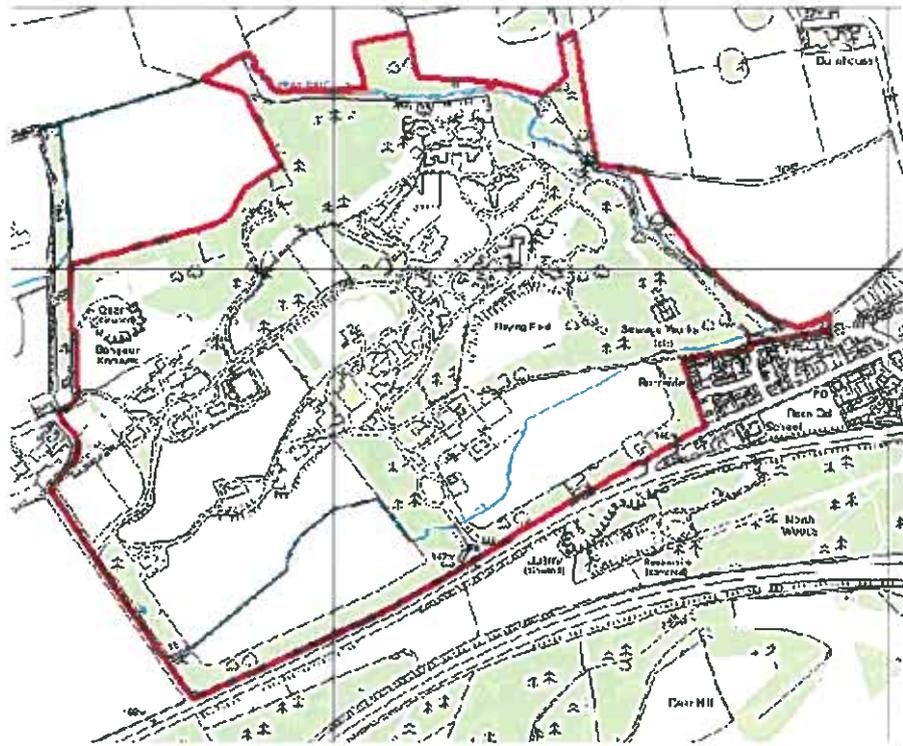
Thank you for taking the time to complete this questionnaire.

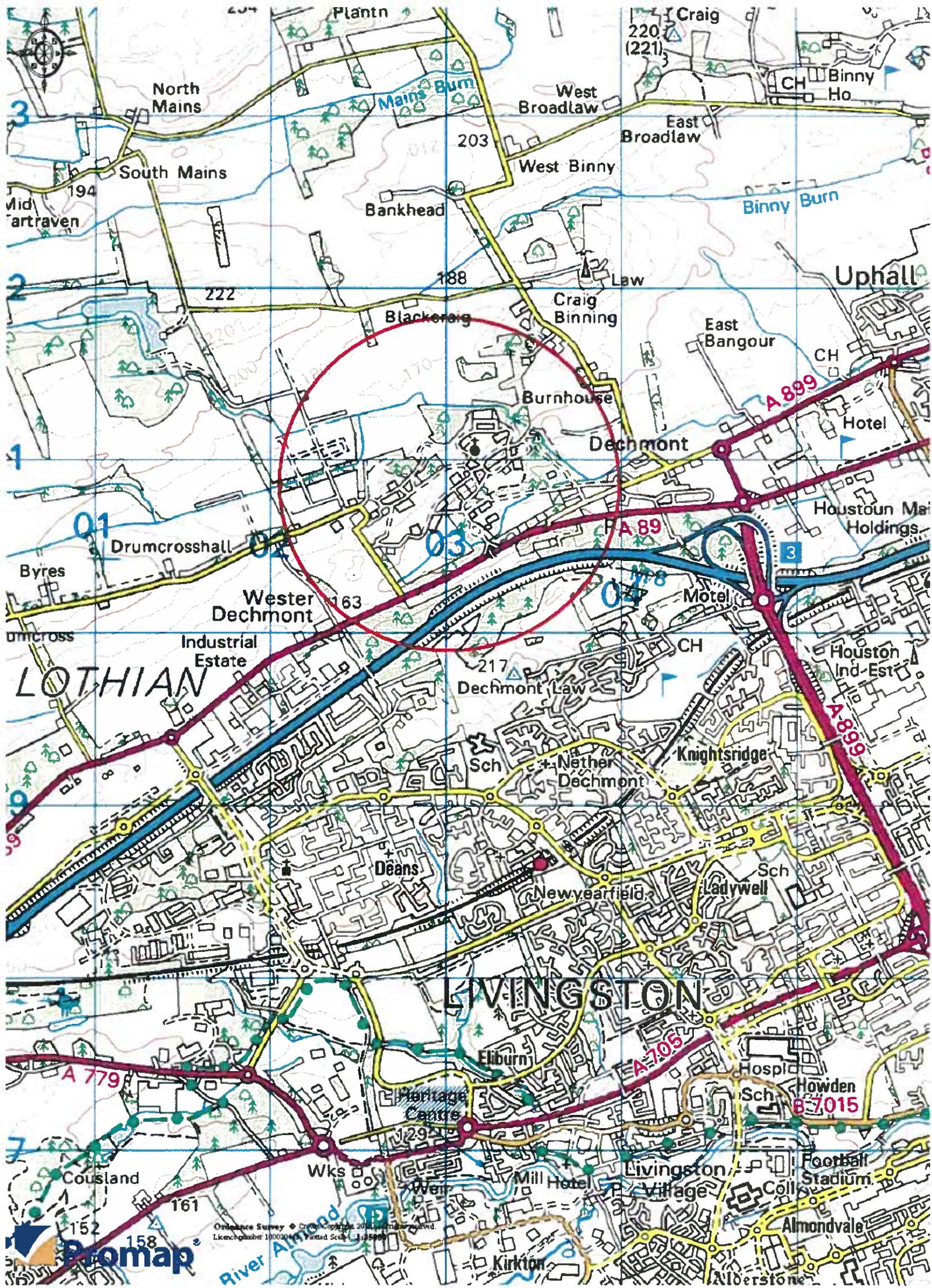
Should you wish to contact us to discuss completion of this form please telephone us on **01506 775231** (01506 282457 after 17 February) or please e-mail us at localdevelopmentplan@westlothian.gov.uk

Customers with special requirements

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Promap



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Please fill in your contact details so that we can keep you informed of progress on the West Lothian Local Development Plan.

1 Contact details (e.g. agent where applicable)	
Name	Antony Duthie
Company	Clarendon Planning and Development Limited
Address	The Breakfast Mission 15 Old Fishmarket Close Edinburgh
Postcode	EH1 1RW
Telephone	0131-220-1600
Fax	
Email	aduthie@clarendonpd.co.uk

2 Land owner details (if different from contact details)

Name	John MacFarlane and Colin MacFarlane	
Company		
Address	Per Agent	
Postcode		
Telephone		Fax
Email		

3 Site details Please attach an Ordnance Survey (OS) location plan/map (if possible) showing the boundary of the site. Maps can be purchased from OS through the following web link: <http://www.ordnancesurvey.co.uk/oswebsite/>

Address	Land at Main Street, Dechmont, West Lothian	
Postcode	EH52	
National Grid Ref (if known)	n/a	
Area (hectares)	5.5	
What is the site currently used for or most recently used for?	Agricultural - rough grazing	
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Mixed - use including residential	
If the site is vacant, have there been any buildings on the site in the past?	The site is predominantly greenfield but includes a private residential property	
If housing is proposed, please indicate the number of units	Approx. 100 units (at 20 d.p.h.)	
Has there been any planning application on this site within the last 10 years? (include reference number if known)	Not as far as we are aware	
Please indicate the availability of this site for housing development or other developments		
<input checked="" type="radio"/> 0-5 years	<input type="radio"/> 5-10 years	<input type="radio"/> over 10 years

4 Supporting statement. Please use the space below to provide any supporting statement for the above site and proposal (*if necessary, please continue on a separate sheet*)

The proposed site sits on the eastern edge of Dechmont, just north of the M8 and the Livingston urban area, and extends to approximately 5.5 hectares, with generally level topography.

The site is currently rough grazing agricultural land (also including a private residential property) and is bound by Dechmont Main Street to the north, the A899 to the east, the A89 to the south and the existing Dechmont residential area to the west. Access could be provided to the site from Main Street.

The site has excellent public transport links, being situated on a regular service bus route and also within 1800m (approximately 20 mins walk) of Uphall rail station. First class road links are also accessible including the adjacent A89 and Junction 3 of the M8 directly to the south.

Local facilities are located within Dechmont and Uphall (1600m to the east). Major employment sources are located close by including Deer Park (800m or 20 mins walk away).

It is considered that the site would form a good opportunity for an urban extension of Dechmont, capable of accommodating a significant residential site and possibly an element of mixed-use development.

The site is not subject to any environmental planning policy designations (with the only protective policy currently being the countryside zoning) and is developable in the short term.

We would welcome the opportunity of submitting more detailed supporting statements in due course to aid the process of the new West Lothian LDP.

5 Site constraints (please tick below any known constraints that relate to the site)

- | | |
|---|---|
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Housing sites capable of short term implementation

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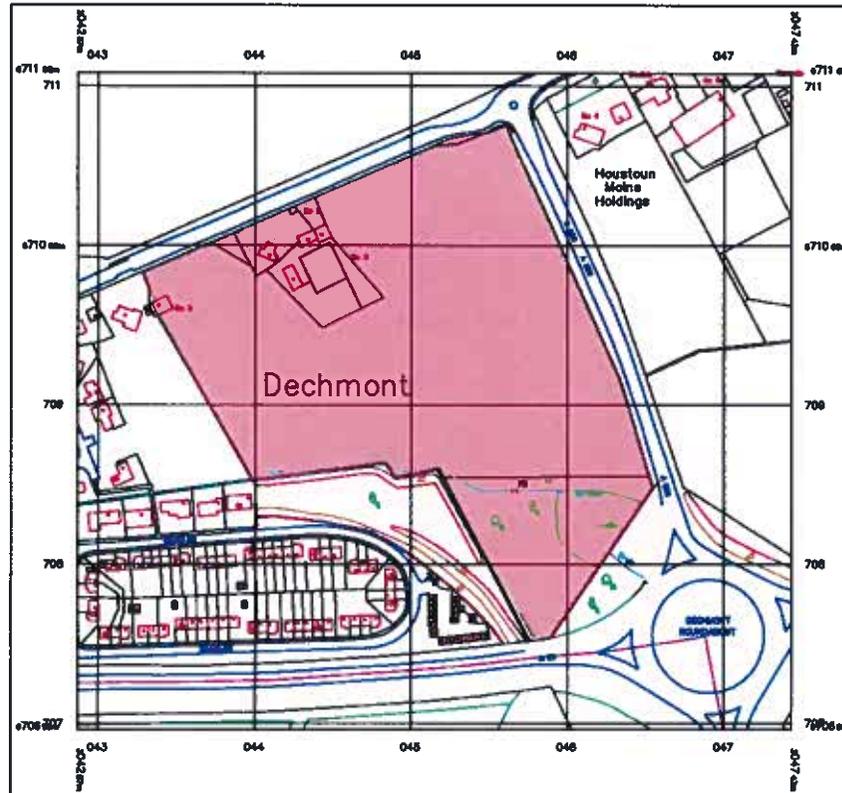
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Potential Development Site at Dechmont, West Lothian

Ordnance Survey®
Superplan Data®

Option 1
Site-centred

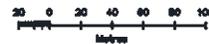


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This product contains data surveyed at one or more of the following scales: 1/1250, 1/2500 & 1/10000.

National Grid sheet reference of centre of this Superplan: 100470

The representation of a road, track or path is no evidence of a right of way. Heights are given in metres above Datum.

The alignment of fences is approximate.

Centre Coordinates: 304815 670802
Supplied by: Messrs Land Surveys Ltd
Serial Number: 4011022