



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.

The LDP will set out detailed policies and proposals for the area which, together with supplementary planning guidance, will inform decisions on future development when the council assesses planning applications. This is important as Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

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	John Handley		
Company	DPP LLP		
Address	1 St Colme Street Edinburgh		
Postcode	EH3 6AA		
Telephone	(0131) 220 8253	Fax	(0131) 220 8261
Email	john.handley@dpplp.com		

2 Land owner details (if different from contact details)

Name	The Church of Scotland General Trustees		
Company			
Address	c/o 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 Ecclesmachan Glebe, Ecclesmachan, West Lothian.				
Postcode	N/A				
National Grid Ref (if known)	Unknown (location plan attached)				
Area (hectares)	c. 3 ha				
What is the site currently used for or most recently used for?	Agricultural land.				
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Low density housing				
If the site is vacant, have there been any buildings on the site in the past?	No.				
If housing is proposed, please indicate the number of units	10-15				
Has there been any planning application on this site within the last 10 years? (include reference number if known)	No				
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 Church of Scotland General Trustees own this 3 hectare site lying to the east of the B8046 road at Ecclesmachan and wish to recommend it to West Lothian Council for consideration as a potential new housing site to meet local housing needs and requirements.

Ecclesmachan is a small village which, despite its rural location, benefits from its proximity to Linlithgow to the north and Uphall and Broxburn to the south. Uphall Rail Halt is only 1.5 miles south of the village.

The Ecclesmachan parish area has a current population of c. 600 and is home to the Oatridge Agricultural College and the Scottish National Equestrian Centre which are located to the west of the village.

The Trustees's site is currently leased for agricultural use, but its development would not affect the viability of any farm unit.

The location of the site is highlighted on the attached site plan. It extends along the eastern section of the main road, to the east of the Church. It is well screened by mature landscaping along the B8046.

A small development of c. 10-15 units is anticipated which would take access off the B8046 to the north of the access road to Byburn. The proposed development would reflect the scale and density of the existing housing areas lying opposite the site to the west (Well Park and Byburn).

This form of development would effectively "balance" the settlement, and would complement development located on the opposite side of the road. It would round off the existing settlement and can be viewed as a natural and logical expansion of the village.

Development of this site would help to sustain and support the limited number of local facilities in the village, including the local hall.

There are no known built or natural environment designations that would be affected by this proposed allocation, and the layout of the new development would respect the existing topography and landscaping, and avoid any flood issues associated with the Ecclesmachan Burn which forms the site's southern boundary.

The proposed development would be in keeping with the existing scale, character and density of the village, with the design, layout and style of housing reflecting the particular characteristics of the local area.

The development of the Trustee's site would allow an appropriate level of development in a desirable and attractive location, whilst ensuring that there is no adverse impact on existing residential amenity.

The approach being considered would accord with the recommendations of the SPP (paragraph 94) which advises that new development plans should support more opportunities for small scale housing development in all rural areas, including extensions to existing small settlements.

We would therefore respectfully request that this site (as highlighted on the attached plan) is allocated for small scale housing development in the new Local Development Plan.

The Church of Scotland General Trustees would welcome the opportunity to discuss the particular merits of this site in further detail with the Council and would appreciate the opportunity to submit further supporting information at the appropriate stage.

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 type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc) | <input type="checkbox"/> Foul drainage disposal |
| <input 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?

The Local Development Plan should provide a generous supply of housing sites that are both effective and deliverable.

Thank you for taking the time to complete this questionnaire.

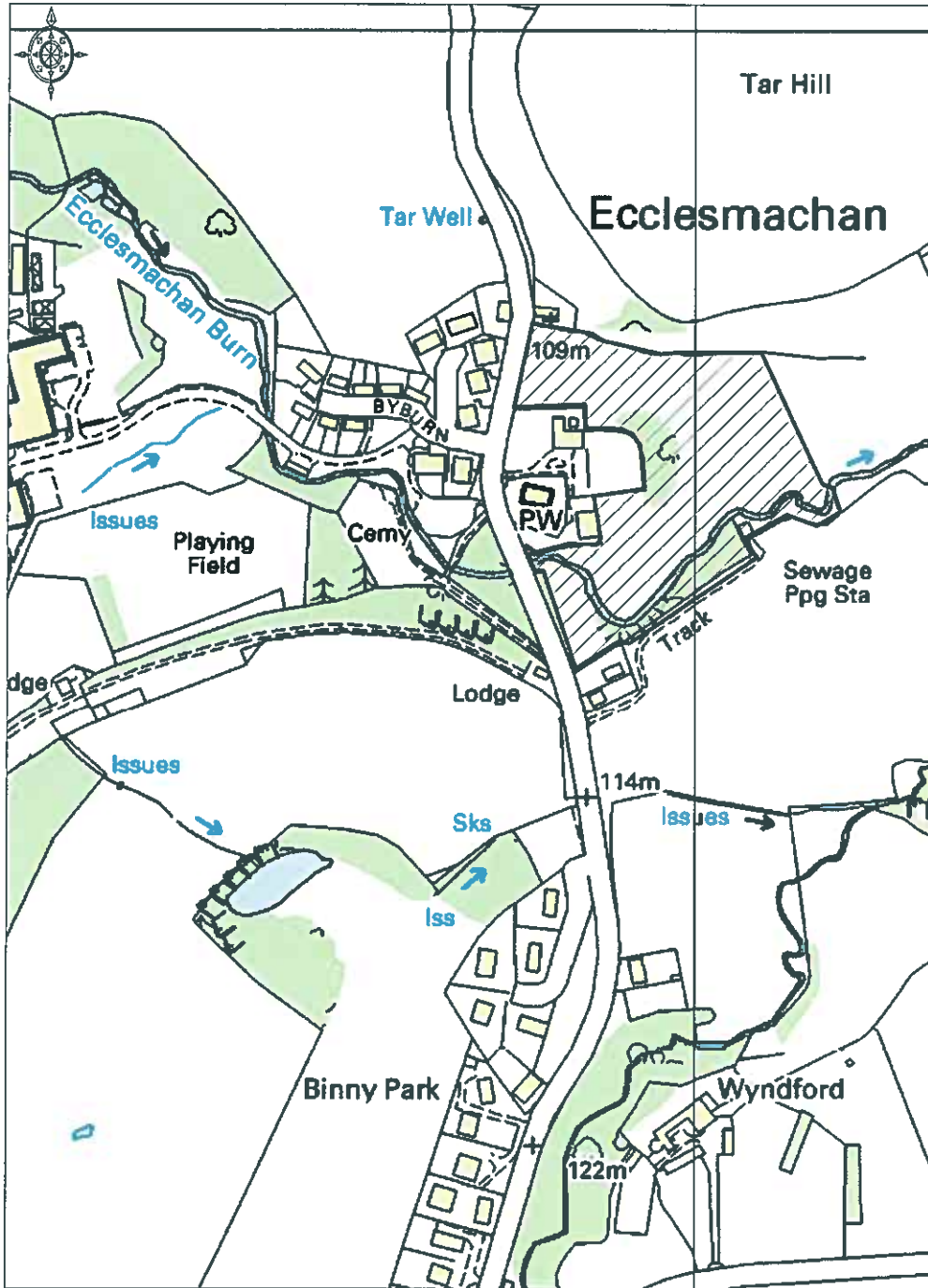
Should you wish to contact us to discuss completion of this form please telephone us on **01506 775231** (**01506 282457** after 17 February) or please e-mail us at localdevelopmentplan@westlothian.gov.uk

Customers with special requirements

Information is available in **Braille, tape, large print** and **community languages**. Please contact the **interpretation and translation** service on **01506 775000**

Text phones offer the opportunity for people with a hearing impairment to access the council. The text phone number is **18001 01506 464427**. A loop system is also available in all offices.

STRATHBROCK, ECCLESMACHAN GLEBE



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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	ROBIN MATTHEW
Company	PPCA LTD
Address	4A GLENFINLAS STREET EDINBURGH
Postcode	EH3 6AQ
Telephone	0131 225 1225
Fax	0131 220 1773
Email	robin.matthew@ppca.co.uk

2 Land owner details (if different from contact details)

Name	TRUSTEES OF THE CHURCH OF SCOTLAND		
Company			
Address			
Postcode	EH52 6QD		
Telephone	AS AGENT	Fax	AS AGENT
Email	AS AGENT		

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 ECCLESMACHAN WEST LOTHIAN				
Postcode					
National Grid Ref (if known)	NT 0589 7374				
Area (hectares)	<1 HECTARE				
What is the site currently used for or most recently used for?	AGRICULTURE				
What is the proposed use for the site: (e.g. housing, business, retail, other)?	RESIDENTIAL				
If the site is vacant, have there been any buildings on the site in the past?	NO				
If housing is proposed, please indicate the number of units	APPROXIMATELY 5				
Has there been any planning application on this site within the last 10 years? (include reference number if known)	NONE				
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)*

SEE ATTACHED REPORT

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 type="checkbox"/> Nature conservation (e.g. trees, TPOs, protected species etc) | <input type="checkbox"/> Foul drainage disposal |
| <input type="checkbox"/> Archaeological or built heritage (conservation area/ listed buildings) | <input type="checkbox"/> Surface water disposal |
| <input type="checkbox"/> Other (please specify) | <input type="checkbox"/> Ownership |
| <input type="checkbox"/> NOT APPLICABLE | <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?

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Thank you for taking the time to complete this questionnaire.

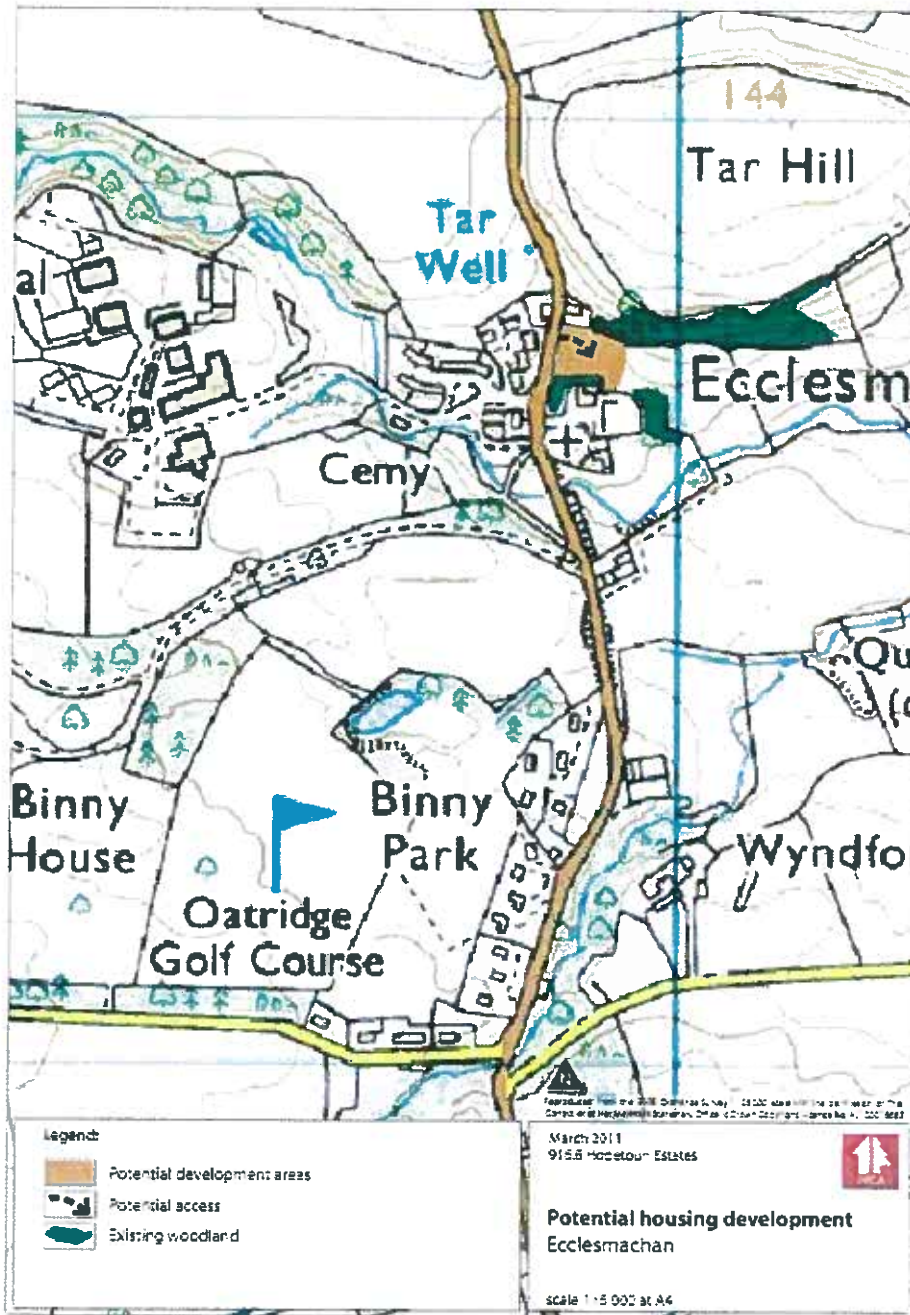
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ECCLESMACHAN



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Hopetoun Estate

**West Lothian Council Local Development
Plan call for sites submission**

PPCA Limited

May 2011



HOPETOUN ESTATE

West Lothian Council
Local Development Plan
Call for sites submission

May 2011



Job No. 916.8

PPCA Limited



CONTENTS

1. Introduction
2. Hopetoun Estate
3. Proposed residential / mixed use sites
 - Newton
 - Threemiletown
 - Bridgend
 - Ecclesmachan
 - Philpstoun
4. Conclusion on Proposed Sites
5. General Comments
6. Other Proposals

MAPS



1 Introduction

1. PPCA Limited has been commissioned by the Hopetoun Estate to respond to the emerging West Lothian Council Local Development Plan "call for sites" exercise initiated in early 2011.
2. The purpose of this document is to identify sites within Estate ownership that it considers suitable for mixed use development including residential use. Five such sites are identified. It is contended that these should be supported and promoted as such through the Main Issues Report and subsequent stages of the emerging Local Development Plan produced by West Lothian Council.
3. Local villages and settlements provide a strong and essential community focus for rural areas. They form part of the development hierarchy in a rural planning authority such as West Lothian and represent an important strategic "middle ground" between towns such as Linlithgow or Livingston and the wider rural landscape. Where such villages have the environmental capacity to accommodate growth in a sustainable and infrastructure-led manner then this should be promoted through the Development Plan. Such development can help to sustain services in such communities.
4. Submissions have been lodged separately with the SESPlan Strategic Development Plan planning authority to this effect in terms of establishing the principle of village expansions through the Strategic Development Plan.
5. Scottish Planning Policy requires that a range and choice of housing locations be brought forward through the Development Plan. This seeks to avoid a reliance on a limited number of sites to deliver a housing requirement. Deliverability is a fundamental requirement in the identification of land for development. In this respect, the five sites identified below are considered wholly deliverable in the short-medium term.

2 Hopetoun Estate

6. The Estate has a strategy and business plan based on a strategic framework that seeks to preserve and enhance the heritage and community of the Estate through innovation. This is to be achieved through the promotion of development in an environmentally sensitive manner to release funds for reinvestment in –
 - the built and natural heritage;
 - the existing agricultural and estate businesses;
 - in diversified leisure, tourism and visitor activities based on the developing Hopetoun brand.
7. The Estate is run as an environmentally aware commercial business. It has a significant landholding that is characterised by a number of villages and rural agricultural buildings dispersed throughout a high quality landscape. It is responsible for the management of a number of designated sites, landscapes and buildings.
8. The villages vary in size from groupings of houses to medium sized villages and serve an important community function for the local area. There are various small scale development opportunities – housing, tourism / recreation, employment and community – that are known to the Estate. These should be brought forward within



the context of the Local Development Plan and are in line with the overall strategic aims of the Estate as set out above. All proposals below are considered wholly sustainable in line with requirements set out in Scottish Planning Policy and promote and sustain the vitality and viability of the wider rural area.

3 Proposed residential / mixed use sites

Newton

9. Newton is located on the A904 and is one of the larger villages in the area. It has a range of local facilities including community centre, petrol filling station, shop and pub. Limited additional residential development would support these facilities and could encourage the re-opening of the village Post Office that has closed in recent times.
10. The village is highly accessible by both private and public transport. It is approximately 5 miles to Linlithgow and its rail station on the Edinburgh – Glasgow Line and 11 miles to the centre of Edinburgh. It is only 2.5 miles to Dalmeny Rail Station at South Queensferry. It is located 9 miles from Edinburgh Airport. The current Local Plan Core Development Area allocation to the south at Winchburgh will deliver 3,450 houses and associated commercial and business development to the south of Newton providing additional local employment opportunities.
11. The entire west of Edinburgh will also become much more sustainable in terms of transport in coming years with the advent of the tram system terminating at Gogar and potential reinstatement of a rail station at Winchburgh.
12. The village is already served by local public transport services along the A904. These would be supported and enhanced by additional residential development.
13. Education provision will be impacted upon by the proposed strategic growth of nearby Winchburgh promoted through the current Local Plan. Reasonable contributions would be provided at the relevant time to address any future educational requirements that arise directly as a result of the proposed development of the land put forward by this submission at Newton.
14. There are no known built or natural environment designations that would be affected by this proposed allocation. The site is not subject to flooding according to the SEPA online flood map.
15. Hopetoun Estate would promote the land for high quality development in line with national policy on the matter.
16. The proposed development area is of a scale in keeping with the character of the existing village. It would be developed for mixed use development including residential use and community facilities such as public open space within a landscape setting. It will offer wider planning benefits to the village such as provision of new affordable housing provision.
17. The proposed development site includes the field to the south of the village together with the field between the western edge of the village and Woodend. This field is bounded by the A904 to the north and residential development to the east and west. To the south there is a tree belt and planted agricultural field boundary. The site area



measures approximately 9 hectares and could provide **between 150 and 200 new dwellings** within the village.

18. The site would be accessed via a new road that wraps around the south of the village (see map). This would, provide access to new development and may, in part, resolve local community concerns in respect of existing traffic flow through the village

Threemiletown

19. Threemiletown consists of three discrete building groups on the B9080 (see map).
20. The proposed site incorporates one field to the north of the building group north of the B9080 and fields surrounding Redhouse Cottages. All are in agricultural use.
21. The proposed site will provide a rerouting of the Ecclesmachan Road to the M9 junction creating a cross roads and making the Ecclesmachan Road junction necessary for local access only. This would represent a significant improvement to road safety along the B9080, in effect creating a crossroads to the east of the village and making one junction redundant. This would create new defensible land parcels and opportunities for land release as a result to be promoted through the Local Development Plan.
22. Whilst this may constitute a change to the character of the area it will consolidate the discrete building groups and future road realignment. It is an opportunity to create a rural scale community with a sense of place. Development of this scale would be easily capable of providing local community facilities and infrastructure.
23. It would accommodate residential development as part of a wider mixed use development and provide small scale community facilities for existing and new residents. This could be centred around a new community facility such as a village open space facility.
24. As with Newton above, the strategic expansion of Winchburgh through the current Local Plan to the east of Threemiletown will provide a wide range and choice of nearby strategic employment and commercial business opportunities. This is an opportunity to promote development of an appropriate scale in the locality that reduces the need to travel. This site at Threemiletown offers the opportunity to consolidate the existing building groups and create a sustainable local village community with a range of local facilities in support of the wider strategic growth of nearby Winchburgh.
25. There are no known built or natural environment designations that would be affected by this proposed allocation. The site is not subject to flooding according to the SEPA online flood map.
26. Hopetoun Estate would promote the site for high quality development in line with national policy on the matter. A full range and choice of housing would come forward on the site including affordable housing.
27. The sites cover an area of approximately 20 hectares. **This could, potentially, deliver between 400-500 dwellings.** The remaining balance of the field to the east of Redhouse Cottages would be planted up to provide a community resource and landscape setting for the proposed development on approach from this direction.



Bridgend

28. Bridgend is located south of the B9080 and east of Linlithgow (see map). The village is a medium sized settlement with a Primary School and other local facilities.
29. One site is promoted for development in the village. This comprises a field to the rear of existing residential development east of Auldhill Road and land currently used as allotments to the south of the village.
30. To the north, east and south of the proposed development site is agricultural land. To the south land is designated as an Area of Great Landscape Value. The proposed site does not include any land covered by the designation and any development proposed in proximity to this boundary would have to respect the reasons for designation.
31. Appropriate landscape treatment along the eastern edge of the site would create a new defensible boundary for the village. The proposed development would, in effect, represent a rounding off of the village and provide a balance to the scale of development to the west of the main road running through the village. The site would produce a full range and choice of house types to meet local need including affordable housing.
32. The allotment land is required to provide a vehicular access to the proposed site. Given the local importance of the allotments it is proposed that they be relocated to the northern section of the proposed site.
33. Reasonable contributions would be provided to address any future educational constraints that arise directly as a result of the proposed development of the site.
34. There are no known built or natural environment designations that would be affected by this proposed allocation other than the AGLV noted above. The site is not subject to flooding according to the SEPA online flood map.
35. The proposed development area is, again promoted for high quality mixed use development including residential.
36. **The developable site area is approximately 5 hectares (taking into account the relocated allotments) and could accommodate approximately 100 additional dwellings within the village.**

Ecclesmachan

37. Ecclesmachan is located on the B8046 north of Uphall near to Oatridge College. Uphall Rail Halt is approximately 1.5 miles south of the village.
38. One site is promoted for development in the village (see map). This is a small field to the east of the main road running through the village at its northeast corner. It has residential development to the north and south and comprises an agricultural field on a south facing slope.
39. There are no known built or natural environment designations that would be affected by this proposed allocation. The site is not subject to flooding according to the SEPA online flood map.



40. Development of this site would support the limited number of local facilities in the village and would complement development located on the opposite side of the road. **It may accommodate five dwellings.**

Westfield

41. Westfield is small residential grouping to the east of Philpstoun. It is located approximately 2.6 miles east of Linlithgow. Philpstoun has a range of local community facilities
42. A parcel of land to the south of Westfield is promoted for small scale residential development and land to the west of this is promoted for formal open space / recreational development to ensure and maintain the separation between Westfield and Philpstoun.
43. This site has been the subject of previous representation to the current adopted Local Plan. A small scale residential development could be accommodated south of Westfield. The entire site **measures approximately 7.6 hectares in area. The net developable area measures approximately 3.7 hectares and could accommodate approximately 100 houses.**
44. The balance of the site at the burn would be laid out as a formal picnic / leisure area taking advantage of the scenic rural setting. This would avoid coalescence between Westfield and Philpstoun.
45. Reasonable contributions would be provided to address any future educational constraints that arise directly as a result of the proposed development of the site.
46. There are no known built or natural environment designations that would be affected by this proposed allocation. The Pardovan Burn is subject to flooding according to the SEPA online flood map but the form of development proposed above for land near to it would avoid such flood risk and would not materially increase it.

4 Conclusion on Proposed Sites

47. In conclusion, sites in five locations – Newton, Threemiletown, Bridgend, Ecclesmachan and Philpstoun – are put forward in response to West Lothian Council's call for sites as part of its emerging Local Development Plan through this Report.
48. It is contended that four of the five locations – Newton, Threemiletown, Westfield and Bridgend – could deliver local scale mixed use development including residential use that would support the vitality and viability of each settlement.
49. The site at Ecclesmachan is small scale and suitable for limited housing only.
50. It is respectfully recommended that West Lothian Council includes these sites as allocations in its emerging Local Development Plan for the uses outlined above.



5 General Comments

Rural development - housing and economic development

51. The Local Development Plan must conform to national policy as set out in Scottish Planning Policy and provide for the household need of the area at least in full and for all tenures. West Lothian Council has the environmental capacity to accommodate its future population needs and the Local Development Plan must be proactive in delivering land for housing and employment.
52. This includes housing in rural areas outwith the main towns. Whilst rural economic development may not be close to major transport infrastructure it is still an essential part of rural life and the sustainability of local rural communities. Rural areas are sustainable communities in their own right and need the same economic development opportunities as urban areas on an appropriate scale.
53. Scottish Planning Policy requires that planning authorities take a proactive approach to rural development. It looks to “enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality”. The Scottish Planning Policy notes that “The requirement for development plans to allocate a generous supply of land to meet housing requirements, including for affordable housing, applies equally to rural and urban areas”. It also notes that the aim of this approach is to “maintain and improve the viability of communities and to support rural businesses”.
54. All villages must be considered on their own merits with development proposals, whether for housing, economic or other uses, reflecting individual circumstances. Whilst the majority of such development may be small scale, it is not considered appropriate to limit it to this. The Plan must encourage a more flexible approach to village development throughout the area based on sustainable development principles. Rural communities are, by their very nature, dispersed over large areas.

Infrastructure

55. The sites promoted above use an infrastructure-led rather than dependant approach to new development opportunities.
56. However, it must also be recognised that Local Authorities have statutory responsibilities for elements of infrastructure provision such as education. Significant upfront works on matters such as schools provision e.g. catchment reviews, should take place at a much earlier stage in the Development Plan process to provide certainty to the development industry and local communities as to delivery of such infrastructure taking account of the considerable lead-in time for design and development. In addition, statutory consultees in the Development Plan preparation process must commit to necessary infrastructure at an early stage in Development Plan preparation to allow development to progress timeously.
57. Aithrie Estates seek the inclusion in the Local Plan of support for a new access road into Hopetoun House. The current access road is affected by the Replacement Forth Crossing works and has proven inconvenient to local residents and visitors when used for larger scale events on the Estate. These events form part of the commercial strategy for development of Hopetoun. Alternative routes would be the adoption of



the temporary construction road for the Replacement Forth Crossing, or an upgrading of an existing disused track which forms a continuation of the Banks Road.

Accessibility

58. Development should be promoted in locations that can and will be made accessible over the period of the Plan and beyond. Economic development must be encouraged in rural communities to maintain their viability. This must be augmented by an appropriate scale of supporting residential development.

Economic development

59. The Local Development Plan must recognise the particular needs of rural development and diversification for the rural economy as highlighted in Scottish Planning Policy. It must support small scale economic development in the countryside such as that at Whitequarries by Newton.
60. It must place significant weight on tourism and the benefits to the local economy. The Plan must support regionally and nationally important tourist attractions and destinations such as Hopetoun House. Continued support for its economic development and access improvements to the House are necessary and must be supported. The Replacement Forth Crossing southern landfall and bridgehead must be promoted as a regionally important gateway to the Lothians for commercial / business development.
61. Local food and drink and craft production forms a key part of the tourism offer of the rural area. The Local Development Plan must offer support for rural retail opportunities ancillary to tourism, recreation or local production e.g. food or crafts.
62. The Local Development Plan must adopt the same supportive approach to redevelopment of redundant farm steadings for residential or business use with suitable supporting development and infill opportunities as the current Local Plan does.

Brownfield development

63. Reuse of brownfield land is supported in principle in line with Scottish Planning Policy. A target must be set for this in respect of new housing development as, within a development plan led system, reliance on brownfield development (which by its nature is often windfall) is not an appropriate means by which to meet development targets. It is a policy that has only been successful in percentage terms and has not contributed to qualitative or quantitative problems in any great way. Whilst West Lothian has a proportionally larger brownfield component to its land supply, it must be recognised that a range and choice of effective land for development must be identified by the Development Plan. In many rural settlements there is little brownfield land available due to the nature of the area and greenfield land release is necessary to allow housing and economic development to support these communities.

Natural heritage and landscape

64. It is essential that built and natural heritage designations should not be used to stifle innovation and economic development that will enhance tourism and visitor



enjoyment and will contribute to investment in preservation and / or enhancement of the built and natural environment.

65. Support should be given to economic development that benefits the preservation of nationally and regionally important landscapes and built heritage.

Renewable energy

66. The Local Development Plan must take a positive and proactive approach to the promotion of renewable energy in rural areas in line with national policy set out in National Planning Framework 2, Scottish Planning Policy and the SESPlan Strategic Development Plan Main Issues Report.
67. Such opportunities promote sustainable development in general and reduce the current reliance on fossil fuels and support the vitality and viability of local rural communities by reducing energy bills and supporting local employment.
68. Some technologies are location specific e.g. wind farms and can be large scale. The Local Development Plan must, however, promote the principle of a wide range of local renewable energy technologies e.g. anaerobic digestion, individual or small groups of wind turbines, coppicing and wood fuel in rural areas to serve local communities. A site at Trinlaymire, for example, is being considered by Hopetoun Estate for an anaerobic digestion plant to serve the local area.

Forestry

69. Within West Lothian there are significant opportunities to expand the forest resource including for leisure, environmental and fuel supply uses. The Local Development Plan must encourage diversification of the resource and be proactive in taking forward the use of wood as fuel.

Minerals

70. The Local Development Plan must take a plan-led approach to mineral extraction and protection of existing mineral reserves, based on a review of mineral resources and demand. It must avoid proposals that will lead to resource sterilisation. Secondary aggregates use is significant and must be recognised by the Plan. This can include sandstone.
71. Mineral extraction is a site specific process as the minerals can only be extracted where they occur. The Local Development Plan must support the need to work minerals as close as practically possible to where need arises and to minimise transport movements having regard to other relevant environmental factors.

6 Other proposals

Whitequarries

72. It is proposed that the area around Hopetoun Garden Centre, Farmshop and Whitequarries Industrial Estate be designated for commercial, retail and tourism use and as a visitor attraction (see Map). Two successful rural retail businesses are located here that attract significant numbers of visitors to the area. The balance of the proposed area is currently a former mine site with light industrial uses set within



some of the finest landscape in West Lothian. The Hopetoun Estate Trust would wish to build on the success of the current farmshop development through an extension to this. In addition, the Estate would intend a redevelopment of the former mine site with the outcomes of tidying up a degraded site with undermining and, thereby, enhancing an already popular tourist destination. Any development would be of the highest quality to fit in with the adjacent Designed Landscape, and would facilitate access to the wider landscape for visitors. The area would remain in Estate ownership and contribute to the wider estate tourist and visitor offer.

Craigton Quarry and Fawnspark

73. Part of the Hopetoun strategy involves provision of rural leisure opportunities and accommodation to encourage visitors to visit to area and then to stay there. The area at Craigton Quarry and along the canal running westwards would provide a suitable area for holiday lodge sites and camping with associated canal-side and leisure activities and should be allocated as such. This would help facilitate the restoration of nearby Craigton Quarry. Such uses might also offer the opportunity to connect Cockmuir Quarry to the Union Canal as a small berthing basin.

Binns Mill

74. Binns Mill is a derelict property with surrounding land at the west of Hopetoun Estate adjacent to junction 2 of the M9. As part of the developing Hopetoun strategy, Hopetoun wishes to establish an activities centre as a base for its activities such as cycling, simulated game shooting, shooting etc.

North Philpstoun Bing

75. North Philpstoun Bing provides a resource of recycled aggregates. The sources of these are diminishing. In particular, it is envisaged that within the life of the current local plan Niddry Castle Bing will no longer be available. Up until quite recently, North Philpstoun Bing was identified in previous Local Plans as a mineral resource. Conversely, the bing currently sits in an unrestored state with steep slopes overhanging the busy Union Canal towpath. Extraction could lead to restoration for recreational uses. Extraction would occur after cessation of extraction from Niddry Castle Bing. The Local Development Plan should identify the bing as an extraction source for aggregates with recreational after-use.