



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](http://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](mailto: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.

<b>1 Contact details</b> (e.g. agent where applicable)	
Name	Fiona Clandillon
Company	RYDEN
Address	46 Castle Street Edinburgh
Postcode	EH2 3BN
Telephone	0131 4733225
Fax	
Email	fiona.clandillon@ryden.co.uk

**2 Land owner details** (if different from contact details)

Name	Pumpherstons Estates	
Company	c/o RYDEN	
Address	46 Castle Street Edinburgh	
Postcode	EH2 3BN	
Telephone	0131 4733225	Fax
Email	fiona.clandillon@ryden.co.uk	

**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	Pumpherstons Farm	
Postcode	EH53 0HR	
National Grid Ref (if known)		
Area (hectares)	86.97 hectares	
What is the site currently used for or most recently used for?	Agriculture and farm steadings	
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Housing led mixed use development including employment uses	
If the site is vacant, have there been any buildings on the site in the past?		
If housing is proposed, please indicate the number of units	TBC	
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 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)*

See separate sheet.

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

- |   |   |
|---|---|
| <input checked="" 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?**

See separate supporting statement.

Thank you for taking the time to complete this questionnaire.

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**Pumpherstons Estates**

**Local Development Plan Expression  
of Interest – Supporting Statement  
relating to land at Pumpherstons Farm,  
Livingston, West Lothian**

**4<sup>th</sup> May 2011**

**Ryden LLP  
46 Castle Street  
Edinburgh  
EH2 3BN  
Tel: 0131 4733225  
[fiona.clandillon@ryden.co.uk](mailto:fiona.clandillon@ryden.co.uk)**

## Contents Amendment Record

Issue	Description	Date	Signed
1	LDP Eol Submission	03.05.11	FC

**Site Context:**

1. On behalf of Pumpherstons Estates, Ryden is pleased to submit an expression of interest relating to land at Pumpherstons Farm, Pumpherstons which our client is seeking to promote for housing-led development.
2. This 87 hectare (215 acre) site comprises farmland and Pumpherstons farmstead. The southern boundary of the site runs along the River Almond. Along the site's western boundary is Pumpherstons Road. The small settlement of Pumpherstons village is at the site's north westernmost corner. Pumpherstons Golf Course is to the site's north and to the east, a development of seven poultry sheds under the ownership of Dutch food group VION.
3. The Houston Industrial Estate is nearby to the site's west as is Livingston town centre (approximately 3.3 miles). The train station and Park and Ride at Uphall Station are 2-3 kilometres north west of the site.

**West Lothian Local Plan Inquiry 2006:**

4. At the West Lothian Local Plan Inquiry 2006, this site was promoted alongside the poultry farm to the east as a strategic site of approximately 450 acres gross, net 300 acres that could provide land for around 2,500 houses, a new primary school and community facilities. While the status of the land to the east still needs to be confirmed, Pumpherstons Estates believes that the land under its control is a suitable housing – led development site and should be included within the emerging Local Development Plan.

5. The site's suitability for development was confirmed by the local plan inquiry Reporter. In the report into the West Lothian Local Plan, the inquiry Reporter states that the site is well contained and its development would maintain a reasonable level of separation between Livingston, Mid-Calder and Pumpherstons. The environmental impact of the site's development would be acceptable.
6. However, the Reporter did state that more information was needed on the steps that could make the site effective and that evidence was required to demonstrate the site could deliver housing within the local plan timescale.
7. Therefore, the principle of development on this site was not problematic. However, its advantage over other major sites had to be demonstrable in terms of effectiveness.

**SESplan SDP:*****Housing Requirement***

8. The publication of the Main Issues Report (MIR) for SESplan was a disappointment for many with a very conservative approach taken to calculating the need for future development. The 'preferred' scenario set a target of 27,000 houses as the additional requirement for housing land for the SESplan area in the period to 2032. This would require no additional housing land to be identified in the period to 2019 and only 7,000 houses in the period to 2024. In the West Lothian Corridor, 5,750 additional homes beyond existing allocations are proposed up to 2032.
9. The MIR justifies its approach based on the Housing Needs and Demand Assessment prepared by Tribal Consultants in March 2010 and the approved Housing Land Audits from the respective local authorities. GRO projections were also adjusted downwards to take account of the economic and housing market slowdown. Yet the GRO projections supporting a target of 45,000 houses to meet housing need to 2032 already took into account the impact of the economic slowdown. This MIR position has already been challenged by Homes for Scotland.
10. It is hoped that the higher growth target will prevail. One key advantage of the 'higher growth' scenario is that allows half of the higher target to be delivered in the period to 2024 and half post 2024. This ensures further land can come forward in the short/medium term rather than solely relying on existing housing allocations, many of which are now proven not to be 'effective'.

***Sustainable Development and Transportation Strategy***

11. In addition, sustainable development is clearly a high priority for SESplan. The Executive Summary states that SESplan will continue the delivery of identified development areas and link the development strategy to the availability and provision of supporting infrastructure, promoting a sustainable pattern of development. The preferred approach set out in the MIR is to guide new development, where possible, to locations that are well served by public transport, thereby reducing the need to travel by car.
12. The emerging West Lothian LDP must respond to these priorities. It has an opportunity to assess whether identified development areas can comply with these criteria given difficulties in delivering sustainable transport infrastructure some CDAs are experiencing.
13. Alternative sites which meet these objectives more fully must be considered to be able to partially or wholly replace previously allocated sites which are not developed and cannot be considered to comprise sustainable development.
14. Since the Inquiry, Uphall Station, located 2-3km from Pumpherston Farm, has been upgraded and now has extended platforms, an increased number of services and an enlarged car park. Uphall Station is on the Airdrie to Bathgate Rail Link, which has now opened. This provides a high quality service with four trains per hour to both Edinburgh and Glasgow. Given the investment that has already taken place along the Airdrie to Bathgate Rail Link, it is reasonable to expect the West Lothian LDP will favour a spatial strategy that takes advantage of this in order to maximise opportunities for sustainable development in West Lothian.

**Scottish Government & Delivery:**

15. The Scottish Government is placing a renewed emphasis on ensuring the housing land requirement can be met since the adoption of the West Lothian Local Plan. This is due to concern about the concentration of housing supply into large sites, such as West Lothian's Core Development Areas, and the failure of these large, infrastructure heavy sites to deliver housing to date. This failure is mainly due to the lack of debt financing and the difficulties in delivering upfront costs associated with servicing large sites.
16. Scotland's Chief Planner, in a letter dated 29<sup>th</sup> October, encouraged local authorities to monitor their 5 year supply of effective housing land through the housing land audit. Where a failure in the 5 year supply is anticipated, he makes it clear that measures should be taken to ensure that this is addressed to ensure the Scottish Planning Policy requirement is met.

17. This guidance is likely to influence the content and strategy of the proposed SESplan and the emerging West Lothian Local Development Plan.

**Pumpherston - Expression of Interest:**

18. Pumpherston Estates wishes to formally submit an expression of interest in seeing land at Pumpherston Farm, West Lothian developed for housing and employment uses.

19. The arguments for the site's allocation are stronger than they were in 2006 thanks to changes in the policy framework for the emerging local development plan and a better appreciation for the difficulties some of the larger allocated sites have in delivering housing.

20. The site is in an excellent location for development being a planned extension of Pumpherston Village, part of the Greater Livingston Area and therefore within the Livingston and Almond Valley Core Development Area identified in the approved Edinburgh and Lothians Structure Plan.

21. Pumpherston Estates has demonstrated previously that the site is capable of development. Further work is required to determine exactly the infrastructure necessary to serve the development. While the site as a whole is a longer term development, albeit still within the West Lothian LDP period, areas adjacent to Pumpherston Village could be developed in the shorter term and the wider development would flow from there.

22. The evidence of Claire Carr of Colin Buchanan at the 2006 inquiry demonstrated that the site is in a good location for linkages to the principal road network including the M8 corridor. The site has a defined hierarchy of roads and footpaths and would be capable of attracting public transport bus services. Fundamentally, it is also within 2-3 kilometres of the park and ride station at Uphall which is on the Airdrie - Bathgate - Edinburgh line which has four train services in each direction every hour. The site is therefore in a location which is sustainable in transport terms. It is acknowledged that Drumshoreland Road would require to be upgraded and the traffic entering Pumpherston Village from the southerly access would have to be carefully managed.

23. The site would provide an appropriate extension to an existing settlement and would make provision for neighbourhood retail and primary education as required. There is also the opportunity to expand and enhance the Country Park at the southern edge of the Pumpherston land along the River Almond.

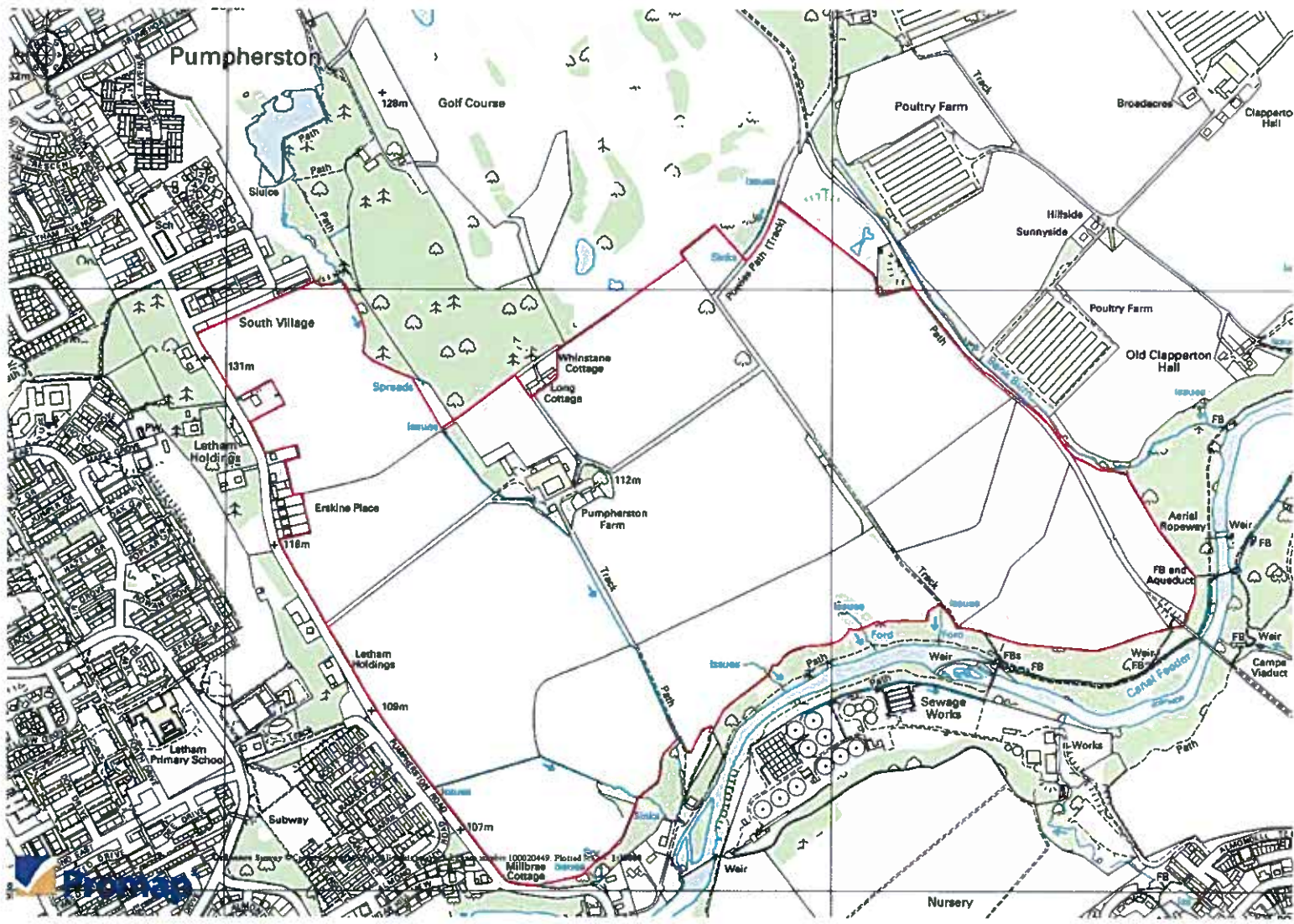
24. On this basis, the site's sustainability credentials are particularly strong. Allocating housing in this location would allow West Lothian Council to build on existing infrastructure and make the most out of recent investment in the local rail network.
25. West Lothian Council must look afresh at the ability of allocated sites, particularly those within Core Development Areas, to deliver housing in a timely fashion. Where sites are failing to deliver, the Council must amend its strategy to make provision for new sites to come forward in order to maintain a 5 year housing land supply. Supplementing large sites with additional fresh allocations ensures flexibility is built into the local plan's housing land supply.
26. Pumpherston has the ability to be brought forward in small tranches that will enhance Pumpherston village before any significant investment in infrastructure is required.
27. Further evidence is to be provided to demonstrate how land at Pumpherston can be phased along with infrastructure requirements to ensure the site remains effective and deliverable.
28. On the basis that the site is in a sustainable location, will be able to support housing and employment uses and has the ability to be brought forward in a flexible and responsive manner, there is a strong justification for land at Pumpherston to comprise a housing land allocation in the emerging West Lothian Local Development Plan.

Fiona Clandillon MRTPI

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**Associate**  
For and on Behalf of Ryden LLP

**04/05/2011**





**West Lothian  
Council**

**Local Development Plan  
Expression of interest form**

**January 2011**

Site reference  
(FOR OFFICIAL USE ONLY)

E01-0096

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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	Property Management & Development
Company	West Lothian Council
Address	West Lothian Civic Centre Howden South Road Livingston West Lothian
Postcode	EH54 6FF
Telephone	01506 281836
Fax	01506 281863
Email	Propertymanagement@westlothian.gov.uk

**2 Land owner details** (if different from contact details)

Name	<input type="text"/>	
Company	<input type="text"/>	
Address	<input type="text"/>	
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	Land at Harrysmuir Gardens (east) Pumpherstons West Lothian	
Postcode	EH54 5DD <input data-bbox="1444 1097 1460 1120" type="button" value="+"/>	
National Grid Ref (if known)	306761 (eastings) 669022 (northings) <input data-bbox="1444 1142 1460 1164" type="button" value="+"/>	
Area (hectares)	0.62 <input data-bbox="1444 1187 1460 1209" type="button" value="+"/>	
What is the site currently used for or most recently used for?		
<input type="text" value="This site is allocated as public open space in the 2009 Local Plan."/>		
What is the proposed use for the site: (e.g. housing, business, retail, other)?		
<input type="text" value="Residential development site."/>		
If the site is vacant, have there been any buildings on the site in the past?		
<input type="text" value="Not known."/>		
If housing is proposed, please indicate the number of units <input type="text" value="25"/> <input data-bbox="1444 1769 1460 1792" type="button" value="+"/>		
Has there been any planning application on this site within the last 10 years? (include reference number if known)		
<input type="text" value="Not known."/>		
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*)

This site is currently an area of informal public open space. It is located within an established residential settlement area that's well served by other local recreational facilities and areas of public open space. In keeping with the surrounding locality, it is considered that the most suitable future use for this site would be residential development.

**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?**

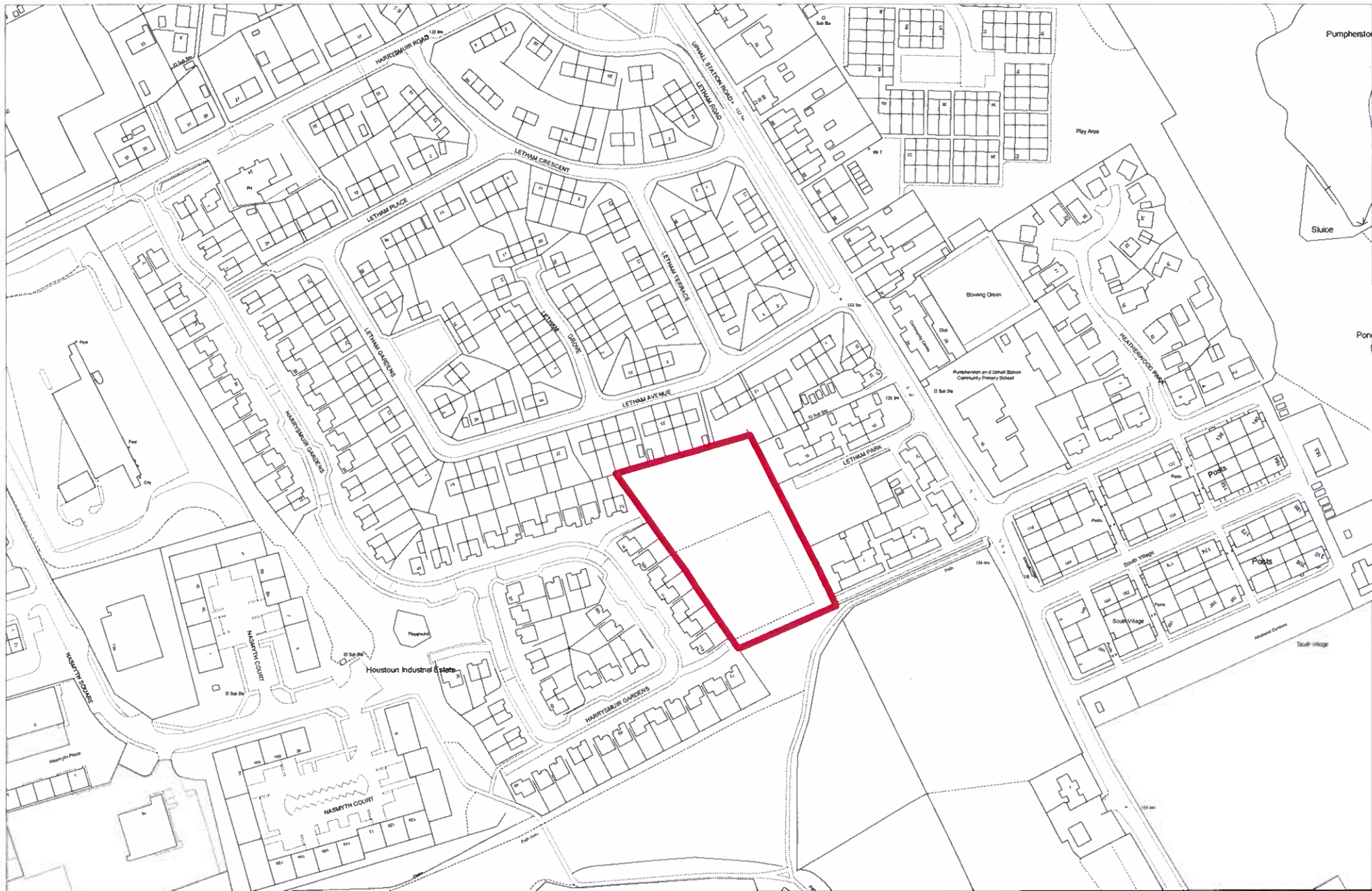
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	<p><b>Harriesmuir Gardens East, Pumpherston. 0.624 ha</b></p> <p>Property Management &amp; Development, Civic Centre, Livingston, West Lothian, EH54 6FF.</p>	<p><b>1:2500</b></p> <p>15:38 27/04/2011</p>	
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Postcode	EH2 3BN
Telephone	0131 4733225
Fax	
Email	fiona.clandillon@ryden.co.uk

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Name	VION Agriculture Ltd	
Company	c/o RYDEN	
Address	46 Castle Street Edinburgh	
Postcode	EH2 3BN	
Telephone	0131 4733225	Fax
Email	fiona.clandillon@ryden.co.uk	

**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 Clapperton	
Postcode	EH52 5PE	
National Grid Ref (if known)		
Area (hectares)	95 hectare	
What is the site currently used for or most recently used for?	Poultry farm	
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Housing-led mixed use development	
If the site is vacant, have there been any buildings on the site in the past?		
If housing is proposed, please indicate the number of units	TBC	
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 type="radio"/> 0-5 years	<input type="radio"/> 5-10 years	<input checked="" type="radio"/> over 10 years

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See separate sheet.

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# Ryden

**VION Agriculture Ltd**

**Local Development Plan Expression  
of Interest – Supporting Statement  
relating to land at Clapperton,  
Livingston, West Lothian**

**6<sup>th</sup> May 2011**

**Ryden LLP  
46 Castle Street  
Edinburgh  
EH2 3BN  
Tel: 0131 4733225  
[fiona.clandillon@ryden.co.uk](mailto:fiona.clandillon@ryden.co.uk)**

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Issue	Description	Date	Signed
1	LDP EoI Submission	06.05.11	FC

**Site Context:**

1. On behalf of VION Agriculture Ltd, Ryden is pleased to submit an expression of interest relating to land at Clapperton Farm, Pumpherston which our client is seeking to promote for housing-led development.
2. This 95 hectare (235 acre) site comprises a poultry farm. The southern boundary of the site runs along the Almondell and Calderwood Country Park and abuts Old Clapperton Hall. Along the site's eastern boundary is Roman Camp Road, which goes on to Broxburn to the north and East Calder to the south. To the site's west is Pumpherston Farm owned by Pumpherston Estates and, further west, Pumpherston Village. Drumshoreland Road runs along the site's northern boundary, beyond which is farmland.
3. In total there are seven large poultry sheds on the site, which is fully operational at present. Access into the site is currently provided via Roman Camp Road and Drumshoreland Road.



**West Lothian Local Plan Inquiry 2006:**

4. At the West Lothian Local Plan Inquiry 2006, this site was promoted alongside Pumpherston Farm to the west as a strategic site of approximately 450 acres gross, net 300 acres that could provide land for around 2,500 houses, a new primary school and community facilities.
5. The site's overall suitability for development was confirmed by the local plan inquiry Reporter. In the report into the West Lothian Local Plan inquiry, it states that the larger development site is well contained and its development would maintain a reasonable level of separation between Livingston, Mid-Calder and Pumpherston. The environmental impact of the site's development would be acceptable.
6. However, the Reporter stated that more information was needed on how the site would be made effective and how the site could deliver housing within the local plan timescale.
7. Therefore, the principle of development on VION's land was acceptable, however its advantage over other major sites required further evidence in order to demonstrate its effectiveness.

**SESplan SDP:**

***Housing Requirement***

8. The publication of the Main Issues Report (MIR) for SESplan was a disappointment for many with a very conservative approach taken to calculating the need for future development. The 'preferred' scenario set a target of 27,000 houses as the additional requirement for housing land for the SESplan area in the period to 2032. This would require no additional housing land to be identified in the period to 2019 and only 7,000 houses in the period to 2024. In the West Lothian Corridor, 5,750 additional homes beyond existing allocations are proposed up to 2032.
9. The MIR justifies its approach based on the Housing Needs and Demand Assessment prepared by Tribal Consultants in March 2010 and the approved Housing Land Audits from the respective local authorities. GRO projections were also adjusted downwards to take account of the economic and housing market slowdown. Yet the GRO projections supporting a target of 45,000 houses to meet housing need to 2032 already took into account the impact of the economic slowdown. This MIR position has already been challenged by Homes for Scotland.

10. It is hoped that the higher growth target will prevail. One key advantage of the 'higher growth' scenario is that allows half of the higher target to be delivered in the period to 2024 and half post 2024. This ensures further land can come forward in the short/medium term rather than solely relying on existing housing allocations, many of which are now proven not to be 'effective'.

#### ***Sustainable Development and Transportation Strategy***

11. In addition, sustainable development is clearly a high priority for SESplan. The Executive Summary states that SESplan will continue the delivery of identified development areas and link the development strategy to the availability and provision of supporting infrastructure, promoting a sustainable pattern of development. The preferred approach set out in the MIR is to guide new development, where possible, to locations that are well served by public transport, thereby reducing the need to travel by car.
12. The emerging West Lothian LDP must respond to these priorities. It has an opportunity to assess whether identified development areas can comply with these criteria given the difficulties some CDAs are experiencing delivering sustainable transport infrastructure.
13. Alternative sites which meet these objectives more fully must be considered to be able to partially or wholly replace previously allocated sites which are not developed and cannot be considered to comprise sustainable development.
14. Since the Inquiry, Uphall Station, located 2-3km from Pumpherston Farm, has been upgraded and now has extended platforms, an increased number of services and an enlarged car park. Uphall Station is on the Airdrie to Bathgate Rail Link, which has now opened. This provides a high quality services with four trains per hour to both Edinburgh and Glasgow. Given the investment that has already taken place along the Airdrie to Bathgate Rail Link, it is reasonable to expect the West Lothian LDP will favour a spatial strategy that takes advantage of this in order to maximize opportunities for sustainable development in West Lothian.

#### **Scottish Government & Delivery:**

15. The Scottish Government is placing a renewed emphasis on ensuring the housing land requirement can be met since the adoption of the West Lothian Local Plan. This is due to concern about the concentration of housing supply into large sites, such as West Lothian's Core Development Areas, and the failure of these large, infrastructure heavy sites to deliver housing to date.

16. This failure is mainly due to the lack of debt financing and the difficulties in delivering upfront costs associated with servicing large sites.
17. Scotland's Chief Planner, in a letter dated 29<sup>th</sup> October, encouraged local authorities to monitor their 5 year supply of effective housing land through the housing land audit. Where a failure in the 5 year supply is anticipated, he makes it clear that measures should be taken to ensure that this is addressed to ensure the Scottish Planning Policy requirement is met.
18. This guidance is likely to influence the content and strategy of the proposed SESplan and the emerging West Lothian Local Development Plan.

**Clapperton - Expression of Interest:**

19. VION Agriculture Ltd wishes to formally submit an expression of interest in seeing land at Clapperton, West Lothian developed for housing and employment uses. While no formal arrangement is in place with Pumpherston Estates at present, VION is interested in investigating the potential of again jointly promoting both Pumpherston Farm and Clapperton.
20. The arguments for the allocation of this site have strengthened since the adoption of the West Lothian Local Plan. As detailed above, there is a strong emphasis emerging at the Strategic Development Plan level on sustainable development, which must take place at sustainable locations. West Lothian Council are also required to assess existing allocations for their ability to deliver effective land for housing.
21. Evidence presented at the 2006 inquiry demonstrated that the site is in a good location for linkages not only to the principal road network including the M8 corridor, but to the rail network due to its proximity to the rail station at Uphall Station. With recent upgrades to the services provided along the Airdrie - Bathgate - Edinburgh line, it is logical to bring forward sites that will support this investment in the rail network.
22. It is anticipated that land associated with Pumpherston Farm would come forward for development before land at Clapperton. Therefore, this site is being presented as a 10-15 year option for development. Together with the adjacent Pumpherston land, the larger site presents an opportunity for an appropriate extension to an existing settlement, enhanced neighbourhood retail and education facilities as required. It also offers the opportunity to expand and enhance the Almondell and Calderwood Country Park along the southern edge of the site. The redevelopment of the site will also remove a use that has caused an environmental blight due to smell.

23. West Lothian Council must look afresh at the success of allocated Core Development Areas in delivering housing. Where sites are failing to deliver, the Council must amend its strategy to make provision for new sites to come forward. Supplementing existing CDAs with additional allocations ensures flexibility is built into the local plan's housing land supply.
24. At the last local plan inquiry, it was demonstrated that the wider site is capable of development. Further work is required to determine the infrastructure necessary to serve the development and evidence is to be provided to demonstrate how land and infrastructure can be phased to deliver this site for housing led development.
25. On the basis that the site is in a sustainable location, can support housing and employment uses and can potentially be brought forward alongside Pumpherston Farm to deliver a comprehensive, well planned extension of Pumpherston within an attractive environment, it is proposed that this site be allocated for development within the emerging West Lothian Local Development Plan.

Fiona Clandillon MRTPI

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**Associate**  
For and on Behalf of Ryden LLP

**06/05/2011**

