



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)

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**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.

**1 Contact details (e.g. agent where applicable)**

Name	Debbie Mackay	
Company	Smiths Gore	
Address	12 Bernard Street Edinburgh	
Postcode	EH6 6PY	
Telephone	0131 5551200	Fax
Email	debbie.mackay@smithsgore.co.uk	

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

Name	George Notman	
Company	Scottish War Blinded	
Address	PO Box 500 Gillespie Crescent Edinburgh	
Postcode	EH10 4HZ	
Telephone	0131 229 1456	Fax
Email	george.notman@royalblind.org	

**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 designated under Policy HWk1 Scottish War Blinded. Linburn Wilkieston Kirknewton	
Postcode	EH27 8DU	
National Grid Ref (if known)	Easting: 312121.75m, Northing: 668270.25m	
Area (hectares)	4.5	
What is the site currently used for or most recently used for?	Land currently allocated for housing under Policy HWk1 of the adopted West Lothian Local Plan.	
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Continuation of the current allocation	
If the site is vacant, have there been any buildings on the site in the past?	n/a - existing buildings already assessed under Policy HWk1.	
If housing is proposed, please indicate the number of units	50	
Has there been any planning application on this site within the last 10 years? (include reference number if known)	No. Please note, a Masterplan and Planning Permission in Principle are currently being developed for this site.	
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*)

Site: Land currently allocated for housing under Policy HWk1 of the adopted West Lothian Local Plan.

Proposal: We would like to support the continuation of the current allocation of housing at this site as supported by the Planning Authority within the adopted West Lothian Local Plan.

#### 1.0 Introduction

1.1 This submission is in support of the existing housing allocation. There are also 3 other submissions relating to adjacent sites proposing 3 housing and mixed use sites at Linburn/Wilkieston.

1.2 Smiths Gore acts for Scottish War Blinded (SWB), who own the proposed site and the land relating to the 3 other subsequent submissions. SWB is in a position to deliver a number of land allocations and to provide support for existing services within Linburn/Wilkieston and the surrounding villages.

1.3 Scottish War Blinded are a charity that provides assistance to veterans of the armed forces who have a significant visual impairment. A day centre facility for the charity has been erected close to the proposed site and the land shown on the plan is already allocated for housing (Policy HWk1 of the adopted West Lothian Local Plan). A masterplan and Planning Permission in Principle application are currently being developed for this site.

#### 2.0 Scottish Planning Policy

2.1 The absence of an adequate supply of housing land is considered a major impediment to the provision of new homes in Scotland. As a consequence SPP continues the approach that the revised SPP3: Planning for Homes advocated, which is to require Local Planning Authorities to provide a generous release of land for housing.

2.2 SPP states 'The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet requirements across all tenures'. (para 66)

2.3 In the current market, large sites with high infrastructure costs are unlikely to come forward. The adopted West Lothian Local Plan has a heavy dependency on large infrastructure dependent sites. In order to satisfy the need for adequate sustainable housing supply, for West Lothian, a greater supply of smaller sites (50-100 units) with low opening up costs will be required in the Local Development Plan.

#### 3.0 Expansion of Linburn/Wilkieston

3.1 The existing allocation at Linburn/Wilkieston is important as it assists in the provision of a range of smaller sites to meet housing need, within the village and West Lothian as a whole. There are also three further sites to the east, south and west of the current allocation which will provide further scope for expansion either in the short or long term. These are subject to 3 separate submissions.

3.2 Building on existing towns and villages is a sustainable pattern of development. Allocating land for residential development at Linburn/Wilkieston helps sustain the existing local community facilities, increases the viability of further facilities and makes effective use of the existing infrastructure and public transport networks. Importantly, it provides a housing choice for those wishing to live in the Linburn/Wilkieston community. Continuation of this current allocation supports these objectives.

#### 4.0 Proposal

4.1 Scottish War Blinded supports the continuation of the existing policy for housing provision at this site within Linburn/Wilkieston.

#### Summary

- The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place.
- Ensuring that the existing allocation of land in Linburn/Wilkieston is maintained is important to the local community and the objectives of the Scottish Government.

**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 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?**

In relation to this submission, Section 8.51 of the current adopted West Lothian Local Plan states that 'the council intend to consider the merits of providing a good quality, safe cycle route along the A71. The extent of the land for safeguarding these initiatives will be established as part of the study'. It would be relevant to continue this particular analysis in future iterations of the Development Plan.

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**

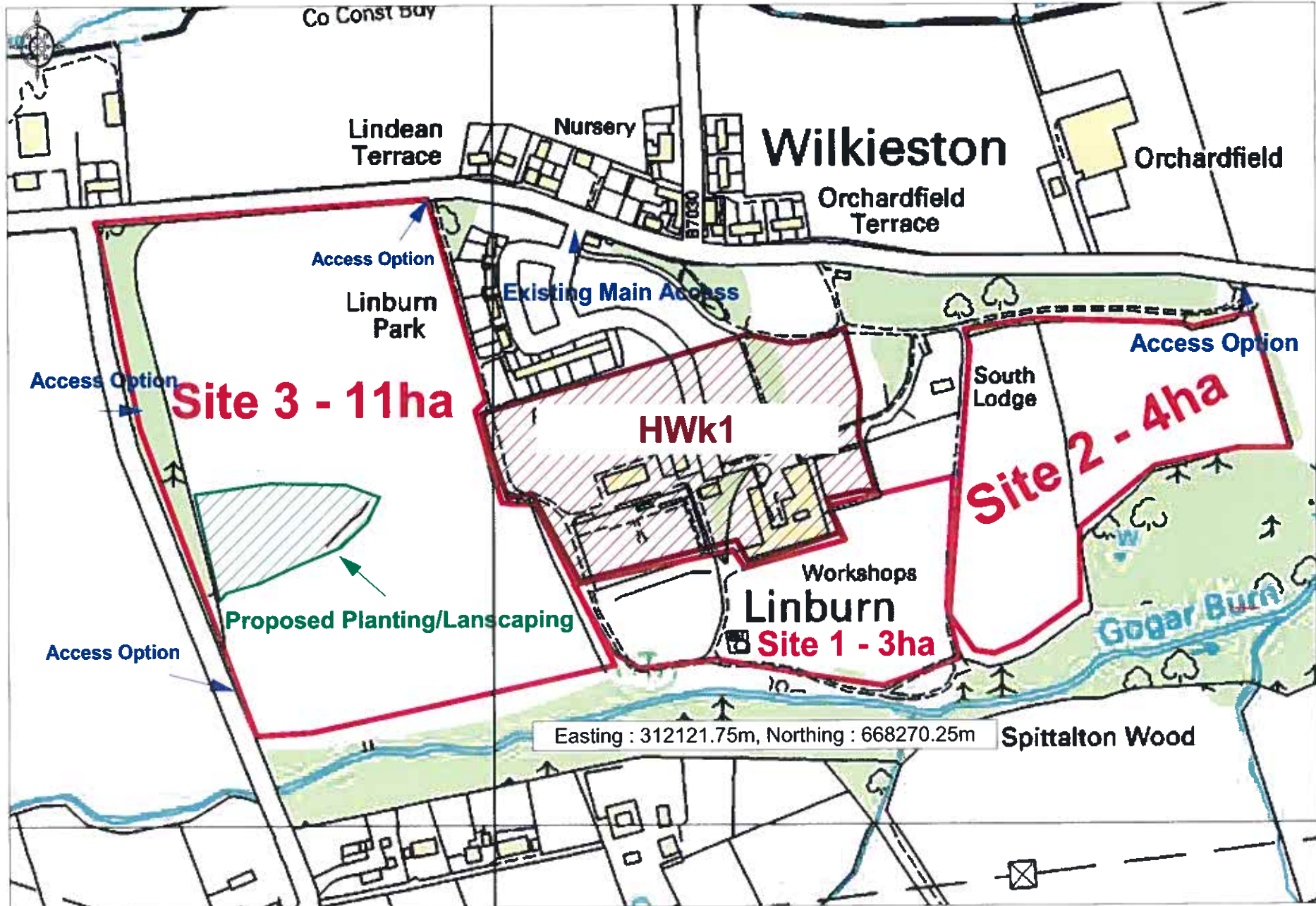
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## Site HWk1 (cont'd)

### Summary (cont'd)

- Allocating further land in Linburn/Wilkieston is a sustainable form of development. It supports the existing services and provides choices in terms of housing, employment and recreation for those wishing to live in Linburn/Wilkieston. It would therefore appropriately support a good foundation for a successful community in the longer term. The 3 separate submissions adjacent to this existing allocation also support these objectives.
- This site should be presented as a continuing allocation for development within the Main Issues Report.



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**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 Site 1 Scottish War Blinded. Linburn Wilkieston Kirknewton	
Postcode	EH27 8DU	
National Grid Ref (if known)	Easting: 312121.75m, Northing: 668270.25m	
Area (hectares)	3	
What is the site currently used for or most recently used for?	Open ground	
What is the proposed use for the site: (e.g. housing, business, retail, other)?	Housing	
If the site is vacant, have there been any buildings on the site in the past?	We are not aware of any buildings that were on the site in the past.	
If housing is proposed, please indicate the number of units	50	
Has there been any planning application on this site within the last 10 years? (include reference number if known)	No planning applications found through research	
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*)

Land at Linburn/Wilkieston (Site 1)

Proposal: Phased village expansion consisting of residential development including affordable housing with associated open space.

1.0 Introduction

1.1 This is one of 3 submissions proposing 3 housing and mixed use sites at Linburn/Wilkieston.

1.2 Smiths Gore acts for Scottish War Blinded (SWB), who own the proposed site and the land relating to the 3 other subsequent submissions. SWB is in a position to deliver a number of land allocations and to provide support for existing services within Linburn/Wilkieston and the surrounding villages.

1.3 Scottish War Blinded are a charity that provides assistance to veterans of the armed forces who have a significant visual impairment. A day centre facility for the charity has been erected close to the proposed site and the land shown on the plan is already allocated for housing (Policy HWk1 of the adopted West Lothian Local Plan). A masterplan and Planning Permission in Principle application are currently being developed for this site.

2.0 Scottish Planning Policy

2.1 The absence of an adequate supply of housing land is considered a major impediment to the provision of new homes in Scotland. As a consequence SPP continues the approach that the revised SPP3: Planning for Homes advocated, which is to require Local Planning Authorities to provide a generous release of land for housing.

2.2 SPP states 'The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet requirements across all tenures'. (para 66)

2.3 In the current market, large sites with high infrastructure costs are unlikely to come forward. The adopted West Lothian Local Plan has a heavy dependency on large infrastructure dependent sites. In order to satisfy the need for adequate sustainable housing supply, for West Lothian, a greater supply of smaller sites (50-100 units) with low opening up costs will be required in the Local Development Plan.

3.0 Expansion of Linburn/Wilkieston

3.1 There is scope to build on the existing allocation at Linburn/Wilkieston in order to provide a range of smaller sites to meet housing need. There are also two further sites to the east and west of the current allocation which will provide further scope for expansion either in the short or long term. These are subject to 2 separate submissions.

3.2 Building on existing towns and villages is a sustainable pattern of development. Allocating land for residential development at Linburn/Wilkieston helps sustain the existing local community facilities, increases the viability of further facilities and makes effective use of the existing infrastructure and public transport networks. Importantly, it provides a housing choice for those wishing to live in the Linburn/Wilkieston community.

4.0 Proposal

4.1 The intention is to create high quality, attractive, mixed tenure residential developments that remain desirable and safe places to live for many years, while taking into consideration the impact on the natural environment and the village of Linburn/Wilkieston. We would like to submit an additional area of land for residential purposes, south of the current allocation, for housing. This proposal would be a logical extension to the existing housing allocation and it would provide an appropriate position for development within the village of Linburn/Wilkieston as a whole.

4.2 Linburn/Wilkieston is an attractive village approximately 9 miles from the centre of Edinburgh and approximately 4 miles from the centre of Livingston in West Lothian. It lies on the popular A71 commuter route that provides access to Edinburgh and Livingston and surrounding villages. The main intersection in the village also provides a key transport link via the B7030 for access to the west of Edinburgh. The village serves as a focus to the Linburn Centre for the Scottish War Blinded. It is well served by public transport with a number of bus services (27, 109, 400, 427, 555, X400, X3, X27, X33) stopping within the heart of the village. The village is approximately 1km from National Cycle Route 75. A train service is provided by a railway station approximately 2kms away within the nearby village of Kirknewton. A park and ride facility is also available at Hermiston/Riccarton, approximately 6kms from the village along the A71 on the fringe of Edinburgh.

**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 checked="" type="checkbox"/> Flood risk   | <input type="checkbox"/> Water supply           |
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| <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              |
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**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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## Land at Linburn/Wilkieston (Site 1) (cont'd)

4.3 The A71 is a significant transport link from West Lothian to Edinburgh which divides the village in two. The proposed site would be suitably positioned on the same side of the A71 as the existing housing allocation, since it would help to separate vehicular traffic from the majority of proposed residential areas of Linburn/Wilkieston, while still providing good pedestrian access throughout.

4.4 The village itself supports surrounding villages and other centres which provide wider community facilities. It supports schools within the surrounding villages such as Kirknewton, East Calder and further afield such as Livingston. Additional housing and other uses in the immediate vicinity could support the development of new facilities such as a village shop. The many public transport routes make the local villages and their facilities easily and sustainably accessible from Wilkieston.

4.5 The natural environment setting of the village is characteristically agricultural land, with pockets and belts of mature woodland. The setting of the northern side of the village features agricultural fields that rise considerably up to such landmarks as Craw Hill and Tormain. The southern side of the village is surrounded by rolling agricultural land enclosed with mature woodland and tree belts. The fields gently slope down to the Gogar Burn and Spittalton Wood (Ancient Woodland).

4.6 The development of the proposed site and the other 2 adjacent sites could include further community facilities that would be the subject of separate LDP submissions for land owned by the Scottish War Blinded.

4.7 The suggested sites are shown on Appendix 1 and the attributes of Site 1 can be summarised as follows;

Site 1: The parcel of land is approximately 3ha lying to the south of the existing allocated site of 4.5ha (Policy HWk1 of the adopted West Lothian Local Plan). Directly adjacent to the north of the proposed site, the currently allocated site has a Category B listed sundial of old Linburn House which is enclosed by a walled garden. Given the nature of enclosure, the proposed allocation would not be expected to impact on the architectural or historical importance of this listed structure or setting. The proposed site is primarily open land, partially graded level within the western corner, with mature trees found on the southern boundary and south western corner of the site.

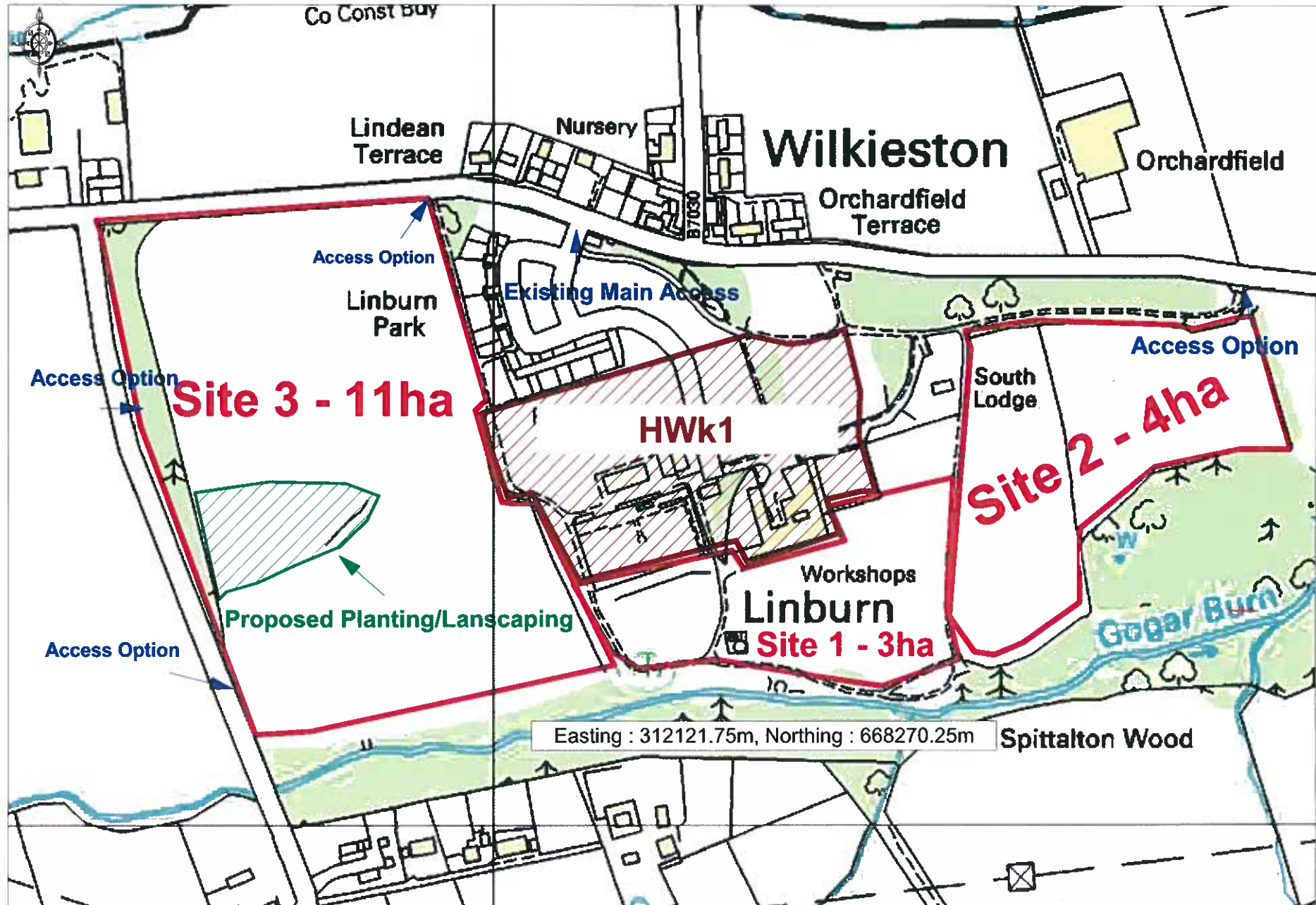
Spittalton Wood and Gogar Burn form a natural boundary along the southern edge of the proposed site. The Gogar Burn is at risk of flooding according to SEPA indicative flood risk assessments. However there is a significant fall in levels between the area which we are proposing for development and the Burn. There is a small water treatment works toward the southern edge with a gravel access road servicing it through the proposed site. To the east and west there are parcels of agricultural land that are a part of 2 further LDP submissions for development within the same context.

There are no environmental and landscape designations affecting the site other than the Ancient Woodland of Spittalton Wood that is along the southern boundary. The proposed design and layout of the proposed allocation would ensure that this designated area would be protected.

The current allocation of housing (Policy HWk1) has an estimated capacity of 50 units (minus the entrance to the day centre). The proposed site would be expected to hold approximately the same number of units, with consideration to the existing physical features found on the site and adjacent to it.

## Summary

- The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of house building by identifying a generous supply of land for the provision of a range of housing in the right place.
- Allocating further land in Linburn/Wilkieston will provide a housing choice for those wishing to live in Linburn/Wilkieston and is a sustainable form of development. The village is well supported by public transport and its residents (current and future) support the existing services in adjacent villages.
- The proposed site is a logical extension to the village and is not physically constrained. It would not impact on the character or image of the district.
- The site could be viewed on a phased basis in relation to 2 other adjacent sites that have been submitted separately. Our suggested approach would be to allocate parcels of land to ensure that adequate sustainable community services and facilities are available for the village.
- This site should be presented as an option for development in the Main Issues Report.



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Address	PO Box 500 Gillespie Crescent Edinburgh		
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Telephone	0131 229 1456	Fax	
Email	george.notman@royalblind.org		

**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 Site 2 Scottish War Blinded. Linburn Wilkieston Kirknewton
Postcode	EH27 8DU
National Grid Ref (if known)	Easting: 312121.75m, Northing: 668270.25m
Area (hectares)	4
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)?	Mixed use
If the site is vacant, have there been any buildings on the site in the past?	We are not aware of any buildings that were on the site in the past.
If housing is proposed, please indicate the number of units	75
Has there been any planning application on this site within the last 10 years? (include reference number if known)	No planning applications found through research
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*)

Land at Linburn/Wilkieston (Site 2)

Proposal: Phased village expansion consisting of residential or mixed use development including affordable housing with associated open space.

1.0 Introduction

1.1 This is one of 3 submissions proposing 3 housing and mixed use sites at Linburn/Wilkieston. A further submission is being made to secure the existing housing allocation of the adopted West Lothian Local Plan (Policy HWk1).

1.2 Smiths Gore acts for Scottish War Blinded (SWB), who own the proposed site and the land relating to the other subsequent submissions. SWB is in a position to deliver a number of land allocations and to provide support for existing services within Linburn/Wilkieston and the surrounding villages.

1.3 Scottish War Blinded are a charity that provides assistance to veterans of the armed forces who have a significant visual impairment. A day centre facility for the charity has been erected close to the proposed site and the land shown on the plan is already allocated for housing (Policy HWk1 of the adopted West Lothian Local Plan). A masterplan and Planning Permission in Principle application are currently being developed for this site.

1.4 This submission focuses on the land to the east of the village on the southern side of the A71 as highlighted on the plan.

2.0 Scottish Planning Policy

2.1 The absence of an adequate supply of housing land is considered a major impediment to the provision of new homes in Scotland. As a consequence SPP continues the approach that the revised SPP3: Planning for Homes advocated, which is to require a generous release of land for housing.

2.2 SPP states 'The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet requirements across all tenures'. (para 66) In addition, '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.' (para 94)

2.3 In the current market, large sites with high infrastructure costs are unlikely to come forward. The adopted West Lothian Local Plan has a heavy dependency on large infrastructure dependent sites. In order to satisfy the need for adequate sustainable housing supply, in West Lothian, a greater supply of smaller sites (50-100 units) with low opening up costs will be required.

2.4 SPP states 'Development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development, where no other suitable site is available.' (para 97) The site is Grade 2 Agricultural land in the Macauley Land use Classifications. However these classifications are by necessity broad-brush and it is questionable whether, if subject to a detailed assessment, this land would satisfy the requirements for Prime Agricultural land. If the sites are considered necessary to assist West Lothian to meet its housing and other land use requirements, it could form part of the settlement strategy and would therefore satisfy this SPP policy requirement.

3.0 Expansion of Linburn/Wilkieston

3.1 There is scope to build on the existing allocation at Linburn/Wilkieston in order to provide a range of smaller sites to meet housing need and other facilities. There are also two further sites to the east and south of the current allocation (Policy HWk1) which will provide further scope for expansion either in the short or long term. These are subject to 2 separate submissions.

3.2 Building on existing towns and villages is a sustainable pattern of development. Allocating land to support development at Linburn/Wilkieston will help sustain the existing local community facilities in surrounding villages given the highly accessible nature of Wilkieston. It will also increase the viability of further facilities and makes effective use of the existing infrastructure and public transport networks. Importantly, it provides housing choices for those wishing to live in the Linburn/Wilkieston community.

**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 checked="" 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 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?**

In relation to this submission, Section 8.51 of the current adopted West Lothian Local Plan states that 'the council intend to consider the merits of providing a good quality, safe cycle route along the A71. The extent of the land for safeguarding these initiatives will be established as part of the study'. It would be relevant to continue this particular analysis in future iterations of the Development Plan.

Thank you for taking the time to complete this questionnaire.

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## Site 2 (cont'd)

### 4.0 Proposal

4.1 The intention is to change all or part of the land to another use that would primarily serve the immediate community of Linburn/Wilkieston and to capture users of the A71 transport link. We would like to submit the area of land east of the current allocation for mixed use, housing, community facilities or employment opportunities. This proposal would be a logical extension to the existing housing allocation and it would provide an appropriate position for sustainable development within the village of Linburn/Wilkieston as a whole.

4.2 Linburn/Wilkieston is an attractive village approximately 9 miles from the centre of Edinburgh and approximately 4 miles from the centre of Livingston in West Lothian. It lies on the popular A71 commuter route that provides access to Edinburgh and Livingston and surrounding villages. The main intersection in the village also provides a key transport link via the B7030 for access to the west of Edinburgh. The village serves as a focus to the Linburn Centre for the Scottish War Blind. It is well served by public transport with a number of bus services (27, 109, 400, 427, 555, X400, X3, X27, X33) stopping within the heart of the village. The village is approximately 1km from National Cycle Route 75. A train service is provided by a railway station approximately 2kms away within the nearby village of Kirknewton. A park and ride facility is also available at Hermiston/Riccarton, approximately 6kms from the village along the A71 on the fringe of Edinburgh.

4.3 The A71 is a significant transport link from West Lothian to Edinburgh which divides the village in two. The proposed site would be suitably positioned on the same side of the A71 as the existing housing allocation and day centre, to provide more sustainable access throughout Linburn/Wilkieston. The advantage of being adjacent to the A71 is the good accessibility for users that come from outside of the community to enjoy the same services.

4.4 The village supports surrounding villages and other centres in relation to local facilities such as churches, schools, shops, restaurants, or health related sites. It supports schools within the surrounding villages such as Kirknewton, East Calder and further afield such as Livingston. Public open space is currently provided by a single informal playing field within the current housing allocation (Policy HWk1). If the proposed site were to become allocated for similar types of development, the local inhabitants would have a more sustainable and inclusive environment with higher amenity.

4.5 Straddling the A71 are examples of mixed businesses and uses providing employment opportunities that are not always contained within or near settlements such as a hotel/golf country club, paintball businesses and joinery workshops. The advantage of containing development within Linburn/Wilkieston is that it would provide a suitable village to build a sustainable community, while minimising impact on the countryside of West Lothian.

4.6 The natural environment within the village is characteristically agricultural land, with pockets and belts of mature woodland. The northern side of the village features agricultural fields that rise considerably up to such landmarks as Craw Hill and Tormain. The southern side of the village is surrounded by rolling agricultural land enclosed with mature woodland and tree belts. The fields gently slope down to the Gogar Burn and Spittalton Wood (Ancient Woodland).

4.7 The development of the proposed site for further community facilities would support the growing number of future inhabitants that will be living in Linburn/Wilkieston. The

cumulative effect of the proposed sites that are being put forward in separate LDP submissions would sit well within both the countryside and the village setting. By virtue of the natural woodland that encloses the boundaries of the village and high quality design, the proposed development would be well integrated into the area.

4.8 The suggested sites are shown on Appendix 1 and Site 2 can be summarised as follows;

Site 2: The parcel of land is approximately 4ha lying to the west of the existing allocated site of 4.5ha (Policy HWk1 of the adopted West Lothian Local Plan). The proposed site is primarily agricultural land, with mature trees found on the northern and southern boundaries of the site. The wooded area forming the northern boundary has been safeguarded for open space while Spittalton Wood and Gogar Burn form a natural southern boundary for the proposed site. The Gogar Burn is at risk of flooding according to SEPA indicative flood risk assessments, however, the land slopes upward significantly from the burn and the area of land proposed for development has been restricted to the higher parts of the site. The northern boundary also contains a wide disused gated entrance that could provide an opportunity for further access to the A71, in addition to the main access already servicing the southern side of the village. To the west immediately adjacent to the proposed site lies the new day centre for Scottish War Blinded and another site of open ground that is currently part of our LDP submissions for housing. To the east lies a small field and house.

There are no environmental or landscape designations affecting the site other than the Ancient Woodland of Spittalton Wood that is along the southern boundary and the tree belt on the northern boundary that is to be safeguarded for open space. The proposed design and layout of the allocation would ensure that these areas would be protected.

The 2 further LDP submissions for development within the same context lie to the west of this proposed site. The current allocation of housing (Policy HWk1) has an estimated capacity of 50 units (minus the entrance to the day centre).

The proposed site provide adequate space to incorporate a holistic and cohesive design for any necessary housing, community facilities or employment opportunities, while protecting and enhancing the natural environment, and the character and amenity of the area.

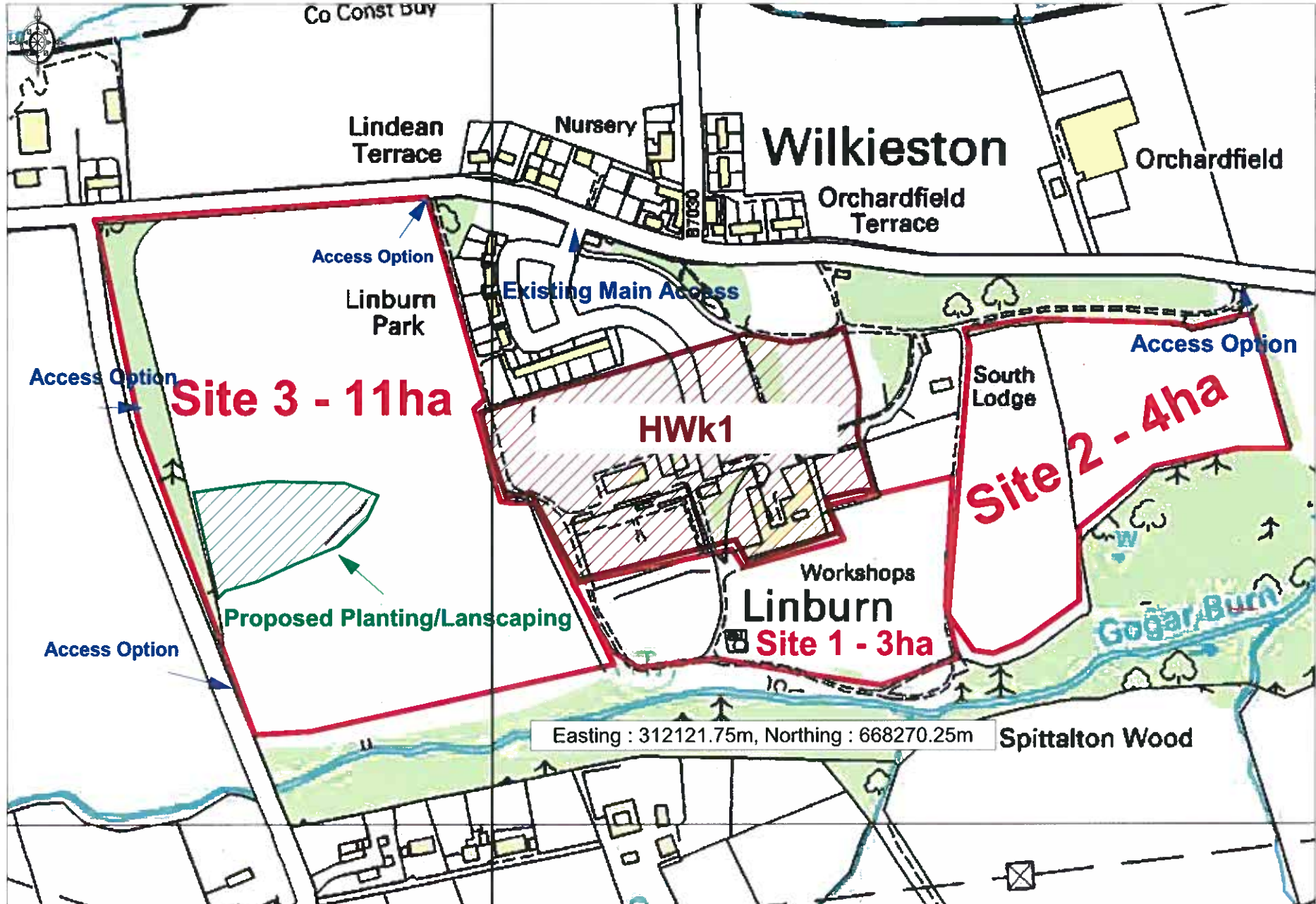
The number of proposed residential units could be of a similar proportion to current allocations and other submitted proposals, for example, 50 housing units plus other mixed uses.

Employment land and community facilities could possibly include a local shop or a small hotel and/or leisure facilities which would be in keeping with the current day centre directly adjacent. This type of use would complement the existing day centre while retaining its setting. Appropriate design of landscaping would help to protect and enhance the natural environment. The degree of enclosure of surrounding natural woodland would immediately allow the sensitive integration of any new development.

This parcel of land would allow for appropriate space for housing, employment or community facilities while retaining and enhancing the existing built and natural environment enclosing the proposed site and further afield. The benefits of such a contained form of sustainable development will outweigh the need to retain the current prime agricultural land and will align with current national Scottish Planning Policy.

## Summary

- The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place.
- Allocating further land in Linburn/Wilkieston is a sustainable form of development. It supports the existing services and provides choices in terms of housing, employment and recreation for those wishing to live in Linburn/Wilkieston. It would therefore appropriately support a good foundation for a successful community in the longer term.
- The proposed site is a logical extension to the village and is not physically constrained. It has high quality natural features that would help the new development to be integrated sensitively into its setting, protecting the character and image of the countryside and district as a whole.
- The site could be viewed on a phased basis in relation to 2 other adjacent sites that have been submitted separately. Our suggested approach would be to allocate parcels of land to ensure that adequate sustainable community services and facilities are available for the village.
- This site should be presented as an option for development in the Main Issues Report.



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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.

**1 Contact details (e.g. agent where applicable)**

Name	Debbie Mackay	
Company	Smiths Gore	
Address	12 Bernard Street Edinburgh	
Postcode	EH6 6PY	
Telephone	0131 5551200	Fax
Email	debbie.mackay@smithsgore.co.uk	

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

Name	George Notman	
Company	Scottish War Blinded	
Address	PO Box 500 Gillespie Crescent Edinburgh	
Postcode	EH10 4HZ	
Telephone	0131 229 1456	Fax
Email	george.notman@royalblind.org	

**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 Site 3 Scottish War Blinded. Linburn Wilkieston Kirknewton	
Postcode	EH27 8DU	
National Grid Ref (if known)	Easting: 312121.75m, Northing: 668270.25m	
Area (hectares)	11	
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)?	Mixed use	
If the site is vacant, have there been any buildings on the site in the past?	We are not aware of any buildings that were on the site in the past.	
If housing is proposed, please indicate the number of units	50	
Has there been any planning application on this site within the last 10 years? (include reference number if known)	No planning applications found through research	
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)

Land at Linburn/Wilkieston (Site 3)

Proposal: Phased village expansion consisting of residential development including affordable housing with associated open space.

1.0 Introduction

1.1 This is one of 3 submissions proposing 3 housing and mixed use sites at Linburn/Wilkieston.

1.2 Smiths Gore acts for Scottish War Blinded (SWB), who own the proposed site and the land relating to the 3 other subsequent submissions. SWB is in a position to deliver a number of land allocations and to provide support for existing services within Linburn/Wilkieston and the surrounding villages.

1.3 Scottish War Blinded are a charity that provides assistance to veterans of the armed forces who have a significant visual impairment. A day centre facility for the charity has been erected close to the proposed site and the land shown on the plan is already allocated for housing (Policy HWk1 of the adopted West Lothian Local Plan). A masterplan and Planning Permission in Principle application are currently being developed for this site.

1.4 This submission focuses on the land to the west of the village on the southern side of the A71 as highlighted on the plan.

2.0 Scottish Planning Policy

2.1 The absence of an adequate supply of housing land is considered a major impediment to the provision of new homes in Scotland. As a consequence SPP continues the approach that the revised SPP3: Planning for Homes advocated, which is to require a generous release of land for housing.

2.2 SPP states 'The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet requirements across all tenures'. (para 66) In addition, '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.' (para 94)

2.3 In the current market, large sites with high infrastructure costs are unlikely to come forward. The adopted West Lothian Local Plan has a heavy dependency on large infrastructure dependent sites. In order to satisfy the need for adequate sustainable housing supply, in West Lothian, a greater supply of smaller sites (50-100 units) with low opening up costs will be required.

2.4 SPP states 'Development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development, where no other suitable site is available.' (para 97) The site is Grade 2 Agricultural land in the Macauley Land use Classifications. However these classifications are by necessity broad-brush and it is questionable whether, if subject to a detailed assessment, this land would satisfy the requirements for Prime Agricultural land. If the sites are considered necessary to assist West Lothian to meet its housing and other landuse requirements, it could form part of the settlement strategy and would therefore satisfy this SPP policy requirement.

3.0 Expansion of Linburn/Wilkieston

3.1 There is scope to build on the existing allocation at Linburn/Wilkieston in order to provide a range of smaller sites to meet housing need and other facilities. There are also two further sites to the east and south of the current allocation (Policy HWk1) which will provide further scope for expansion either in the short or long term. These are subject to 2 separate submissions.

3.2 Building on existing towns and villages is a sustainable pattern of development. Allocating land to support development at Linburn/Wilkieston will help sustain the existing local community facilities in surrounding villages given the highly accessible nature of Wilkieston. It will also increase the viability of further facilities and makes effective use of the existing infrastructure and public transport networks. Importantly, it provides housing choices for those wishing to live in the Linburn/Wilkieston community.

**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 checked="" 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?**

In relation to this submission, Section 8.51 of the current adopted West Lothian Local Plan states that 'the council intend to consider the merits of providing a good quality, safe cycle route along the A71. The extent of the land for safeguarding these initiatives will be established as part of the study'. It would be relevant to continue this particular analysis in future iterations of the Development Plan.

Thank you for taking the time to complete this questionnaire.

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## Site 3 (cont'd)

### 4.0 Proposal

4.1 The intention is to provide a new use that would primarily serve the immediate community of Linburn/Wilkieston and to capture users of the A71 transport link. We would like to submit the area of land west of the current allocation for mixed use, housing, community facilities and employment opportunities. This proposal would be a logical extension to the existing housing allocation and it would provide an appropriate position for sustainable development within the village of Linburn/Wilkieston as a whole.

4.2 Linburn/Wilkieston is an attractive village approximately 9 miles from the centre of Edinburgh and approximately 4 miles from the centre of Livingston in West Lothian. It lies on the popular A71 commuter route that provides access to Edinburgh and Livingston and surrounding villages. The main intersection in the village also provides a key transport link via the B7030 for access to the west of Edinburgh. The village serves as a focus to the Linburn Centre for the Scottish War Blinded. It is well served by public transport with a number of bus services (27, 109, 400, 427, 555, X400, X3, X27, X33) stopping within the heart of the village. The village is approximately 1km from National Cycle Route 75. A train service is provided by a railway station approximately 2kms away within the nearby village of Kirknewton. A park and ride facility is also available at Hermiston/Riccarton, approximately 6kms from the village along the A71 on the fringe of Edinburgh.

4.3 The A71 is a significant transport link from West Lothian to Edinburgh which divides the village in two. The proposed site would be suitably positioned on the same side of the A71 as the existing housing allocation and day centre, to provide more sustainable access throughout Linburn/Wilkieston to its community facilities. The advantage of being adjacent to the A71 is the good accessibility for users that come from outside of the community to enjoy the same services.

4.4 Wilkieston supports surrounding villages and other centres in relation to local facilities such as churches, schools, shops, restaurants, or health related sites. It supports schools within the surrounding villages such as Kirknewton, East Calder and further afield such as Livingston. Public open space is currently provided by a single informal playing field within the current housing allocation (Policy HWk1). If the proposed site were to become allocated for similar types of development, the local inhabitants would have a more sustainable and inclusive environment with higher amenity.

4.5 Straddling the A71 are examples of mixed businesses and uses providing employment opportunities that are not always contained within or near settlements such as a hotel/golf country club, paintball businesses and joinery workshops. The advantage of containing development within Linburn/Wilkieston is that it would provide a suitable village to build a sustainable community, while minimising impact on the countryside of West Lothian.

4.6 The natural environment within the village is characteristically agricultural land, with pockets and belts of mature woodland. The northern side of the village features agricultural fields that rise considerably up to such landmarks as Craw Hill and Tormain. The southern side of the village is surrounded by rolling agricultural land enclosed with mature woodland and tree belts. The fields gently slope down to the Gogar Burn and Spittalton Wood.

4.7 The development of the proposed site for further community facilities would support the growing number of future inhabitants that will be living in Linburn/Wilkieston. The cumulative effect of the proposed sites that are being put forward in separate LDP

submissions would sit well within both the countryside and the village setting. By virtue of the natural woodland that encloses the boundaries of the village and the high quality design, the proposed development would be well integrated into the area.

4.7 The suggested sites are shown on Appendix 1 and Site 3 can be summarised as follows;

Site 3: The parcel of land is approximately 11ha lying to the west of the existing allocated site of 4.5ha (Policy HWk1 of the adopted West Lothian Local Plan). The proposed site is primarily agricultural land, with mature trees found on the western and southern boundaries of the site. Spittalton Wood and Gogar Burn form the natural boundary along the southern boundary of the proposed site. The Gogar Burn is at risk of flooding according to SEPA indicative flood risk assessments however, the land slopes upward significantly from the burn and the area of land proposed for development has been restricted to the higher parts of the site. To the east lies the Linburn Centre for the Scottish War Blinded with residential properties and ancillary garages in existence. Also adjacent to east of the proposed site, the allocated site for housing has a Category B listed sundial of Old Linburn House which is enclosed by a walled garden. Given the nature of enclosure, the proposed allocation would not be expected to impact the architectural or historical importance of this listed structure or setting.

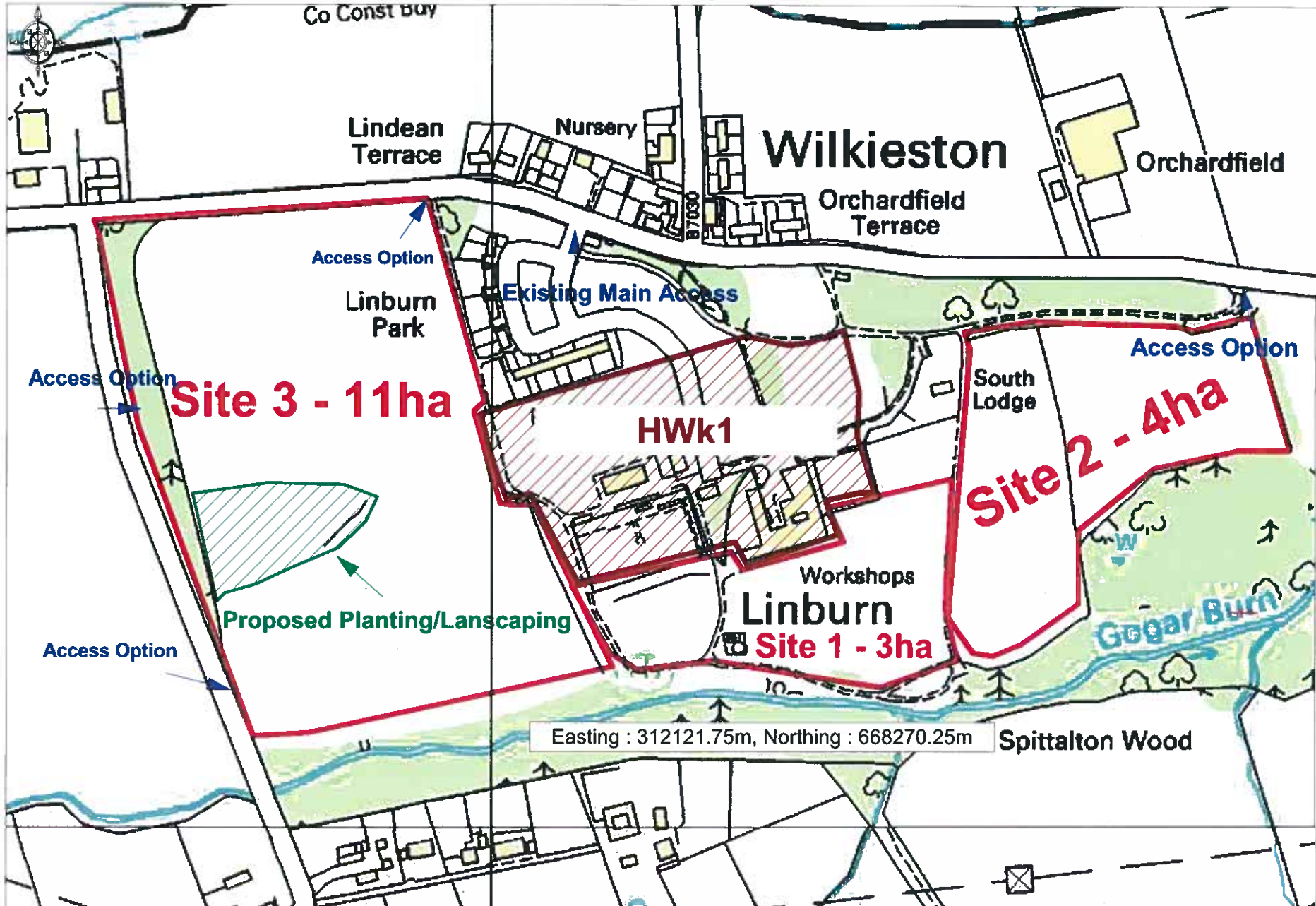
There are no environmental and landscape designations affecting the site other than the Ancient Woodland of Spittalton Wood that is along the southern boundary. The proposed design and layout of the proposed allocation would ensure that this designated area would be protected.

The 2 further LDP submissions for development within the same context also lie to the east. The current allocation of housing (Policy HWk1) has an estimated capacity of 50 units (minus the entrance to the day centre). The second site that we have proposed for housing within a separate submission would increase the number of possible housing units to approximately 100. The proposed site would be of a sufficiently large area to ensure adequate space to incorporate a holistic and cohesive design for the community while protecting and enhancing the local biodiversity of the area. It could incorporate further residential units together with areas for employment land and community facilities. The number of residential units could be of a similar proportion to current allocations and proposals of approximately 100 units, bringing the total to approximately 150 residential properties. This would allow for appropriate space for employment, community facilities, existing natural woodland, open space and possible further planting within this area. These benefits will outweigh the need to retain the current prime agricultural land and align with current national Scottish Planning Policy.

## Summary

- The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of housebuilding by identifying a generous supply of land for the provision of a range of housing in the right place.
- Allocating further land in Linburn/Wilkieston is a sustainable form of development. It supports the existing services and provides choices in terms of housing, employment and recreation for those wishing to live in Linburn/Wilkieston. It would therefore appropriately support a good foundation for a successful community in the longer term.
- The proposed site is a logical extension to the village and is not physically constrained. It has high quality natural features that would help the new development to be integrated sensitively into its setting, protecting the character and image of the countryside and district as a whole.

- The site could be viewed on a phased basis in relation to 2 other adjacent sites that have been submitted separately. Our suggested approach would be to allocate parcels of land to ensure that adequate sustainable community services and facilities are available for the village.
- This site should be presented as an option for development in the Main Issues Report.



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

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**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.

1 Contact details (e.g. agent where applicable)	
Name	IAN DRUMMOND
Company	STIRLING DEVELOPMENTS LTD
Address	26 RUTLAND SQUARE EDINBURGH
Postcode	EH1 2BW
Telephone	0131 6597700
Fax	
Email	ian@stirlingdevelopments.co.uk

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

Name

Company

Address

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

Postcode

National Grid Ref (if known)

Area (hectares)

What is the site currently used for or most recently used for?

What is the proposed use for the site: (e.g. housing, business, retail, other)?

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

Has there been any planning application on this site within the last 10 years? (include reference number if known)

Please indicate the availability of this site for housing development or other developments

0-5 years     5-10 years     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 land at East Coxydene, Wilkieston, included within the current Calderwood Outline Planning application, extends to 6 Ha. The field will be split by the proposed new relief road on the western edge of the village - connecting the A71 with the B7030 (Newbridge Road).

Following determination of the preferred route of the relief road there will be a residual of ground extending to c Ha located between the existing village edge and the new road. This 'infill site' provides an opportunity to allocate land for a well considered development of c homes.

An appropriately designed development at this location would help provide an attractive northern boundary to Wilkieston, by improving the quality of the urban edge - helping form a favourable impression of Wilkieston. Appropriate planting on the north and south verges of the relief road as well as within the proposed housing development itself will help the proposals be absorbed into the existing landscape. The development will provide the opportunity to form a strong 'green' transition between the village and surrounding countryside.

Access would be taken to the proposed housing from the new road and there is existing capacity within service infrastructure to accommodate a development of the scale envisaged. Some new housing could help resolve foul and surface water drainage problems presently experienced by some existing households in Wilkieston by improving the viability of the case for connecting these properties into the main drainage network.

Wilkieston, bisected by the A71, is very well connected to both the East and West and is served by an existing express bus service to both Livingston and Edinburgh. The sites location would ensure that residents have a range of public and private transport options available to them throughout the day.

**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 Plan should support the growth and diversification of the economy through the creation of new employment opportunities - capitalising on the skills of existing and incoming residents. New ways of working should be promoted and the strategic advantage of West Lothian's central location should be maximised.

The Local Plan should support and actively promote new housing development which can meet the demand for housing, is located in marketable, attractive locations and which can make a positive contribution to West Lothian's natural and built environment.

It remains important that development is focussed in locations which are well connected to places where residents require to be i.e. schools, employment, retail & leisure facilities and provides the opportunity for residents to have some flexibility as to their means of travel. Locations where a train station is in close proximity, where there is good local and express bus routes, where cycle and pedestrian walkways connect with local facilities and where there is good road based connectivity should be preferred.

It is important that the Local Plan focuses on delivery - ensuring that the Adopted Local Plan strategy continues to be implemented. New allocations can help in this regard by providing some additional housing numbers which can contribute to the funding of necessary and appropriate new local facilities. New allocations can benefit from the infrastructure capacity which present CDA allocations will help establish.

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](mailto:localdevelopmentplan@westlothian.gov.uk)

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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	IAN DRUMMOND
Company	STIRLING DEVELOPMENTS LTD
Address	26 RUTLAND SQUARE EDINBURGH
Postcode	EH1 2BW
Telephone	0131 6597700
Fax	
Email	ian@stirlingdevelopments.co.uk

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

Name

Company

Address

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

Postcode

National Grid Ref (if known)

Area (hectares)

What is the site currently used for or most recently used for?

What is the proposed use for the site: (e.g. housing, business, retail, other)?

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

Has there been any planning application on this site within the last 10 years? (include reference number if known)

Please indicate the availability of this site for housing development or other developments

0-5 years     5-10 years     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 additional land at Overshiel and Coxydene ('Coxydene'), which is located within West Lothian, extends to c 18 Ha (44 acres). In our view the land has the potential to accommodate a number of new homes along with appropriate community facilities, some additional employment land and public open space which would help further enhance the new community of Calderwood.

The SESPLAN Main Issues Report identified 8 priority locations for future development. An extended Calderwood would be located within SESPLAN's West Lothian Corridor.

It is our view that directing further growth to Calderwood, in addition to the current allocation, would be consistent with the aims and priorities of SESPlan and make a positive contribution towards delivering the emerging City Region's Plan's Vision.

An allocation of land at this location would offer:

- Synergy with the existing Calderwood proposals, which has ambitious place making aspirations and the infrastructure capacity necessary to absorb further growth. Coxydene would represent a continuation of the spatial pattern of growth established through the Adopted West Lothian Local Plan.
- There are limited neighbouring properties adjoining the Coxydene site – there is potential that the allocation of additional development would be less controversial than new mixed use development proposals.
- Stirling Developments have worked hard to build relationships with the local community of East Calder and the surrounding area in order to keep them informed about the Calderwood project – This culminated in less than 5 objections from local people to the outline planning application - our approach to effective community engagement would continue for the future development of Coxydene.
- Coxydene, as part of the Calderwood development, would benefit from excellent transport links which connect with major employment / retail centres in Livingston and with West and Central Edinburgh and the new employment allocations proposed as part of the proposed Calderwood development – key public transport services include Kirknewton Railway Station and the proposed Park and Ride which will enhance this station and the frequent local express bus services which connect the site with Hermiston Park and Ride and important destinations in Edinburgh to the east and Livingston to the west.
- In addition to public transport the site is well connected to Scotland's main east / west and north / south road network ensuring these links can be capitalised upon – a package of local road improvements are identified as part of the current Calderwood proposals which would benefit an allocation at Coxydene.
- A number of new infrastructure improvements are required to service the latter phases of Calderwood (Drainage, Water, Electricity & Gas) – The design of these facilities would ensure that sufficient capacity is provided to service Coxydene making cost effective and efficient use of this additional infrastructure capacity by ensuring that its impact is maximised.
- At Coxydene there are no historic underground mine workings or previous uses which would have contaminated the site – in practical terms this greatly improves project viability as investment can be focussed on delivering a high quality, well designed place and the essential infrastructure improvements and new community facilities which support the housing allocation rather than on investing money in ground stabilisation and decontamination prior to development proceeding.
- The land at Coxydene can be absorbed into the surrounding landscape in a sensitive and unobtrusive manner - advance planting as part of the Calderwood development can help create a landscape framework which will soften any visual impact of development on Coxydene ensuring that it can be integrated in a seamless fashion.
- Additional housing at Coxydene would broaden Calderwood's population base helping to support new community facilities (including education), local retail outlets and employment provision proposed within Calderwood's Village Centre. The Village Centre has been located to ensure that it can be easily accessible to residents living in the Coxydene area
- Calderwood will be a desirable place to live – neighbouring Almondell Country Park – making it an attractive and marketable location to meet demand for family focussed housing.

Within the West Lothian Corridor the SESPlan Main Issues Report indicates that 'there may be some potential for modest additional growth in the current structure plan core development areas and strategic allocations' (para 8.111). Coxydene would be an appropriate location in which to meet a proportion of this growth.

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

- |   |   |
|---|---|
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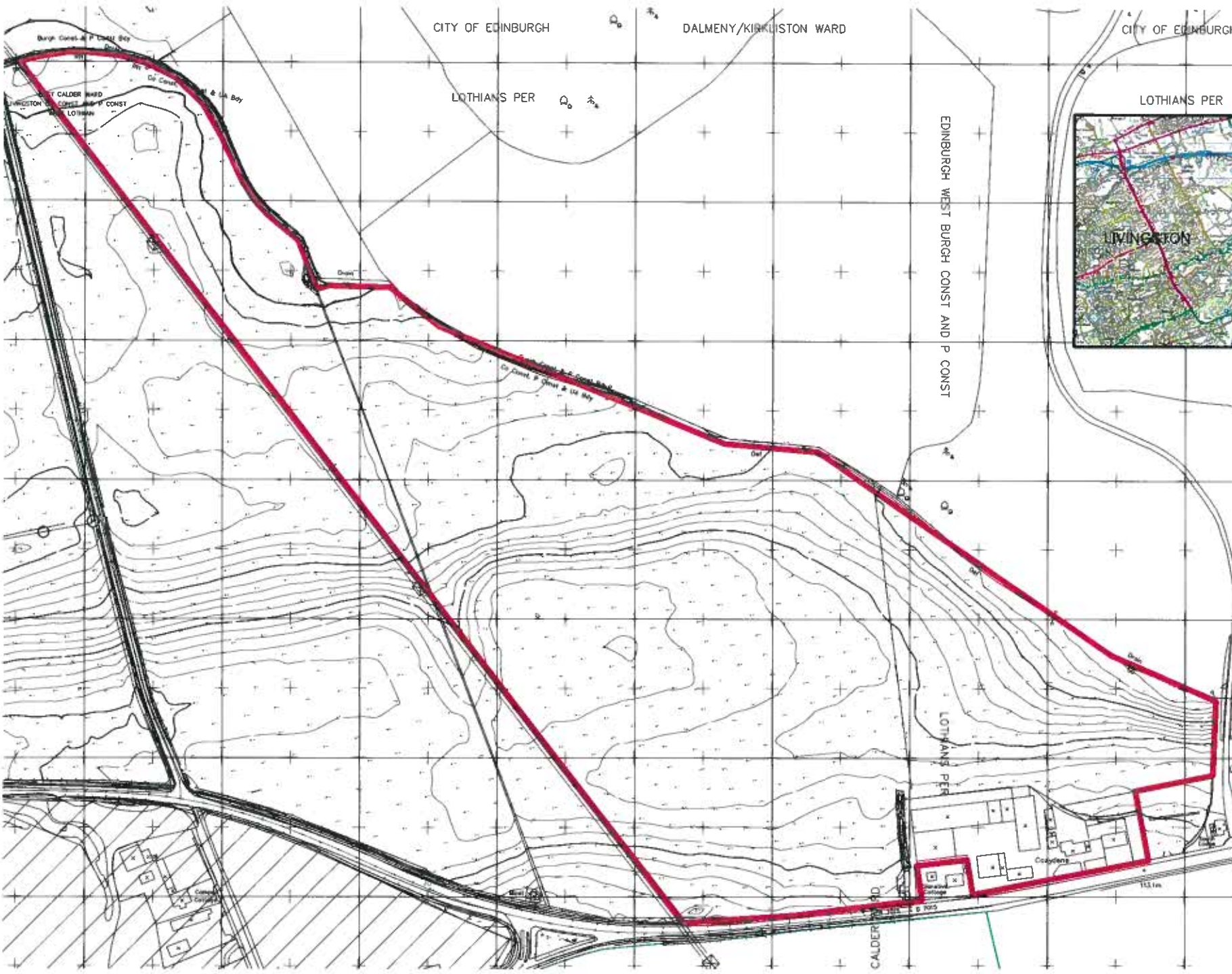
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Gross Area- 43.9 acres

Number	Description	Area	Date

**Stirling**  
 developments

26 Rutland Square  
 Edinburgh  
 EH1 2BW

T: 0131 659 7700  
 F: 0131 659 7711

info@stirlingdevelopments.co.uk  
 www.stirlingdevelopments.co.uk

Project:  
**CALDERWOOD**  
 Description:  
**COXYDENE**

Office:  
**PLANNING**  
 Scale: 1:2000  
 Date: MAY 2011  
 Job number: 100  
 Drawing number: COXY01