

West Lothian

Proposed Local Development Plan 2

2028-2038

West Lothian Council

West Lothian
Proposed Local Development Plan 2
2028-2038

This is the proposed West Lothian Local Development Plan 2 2028-2038 (LDP2)

Using this local development plan

- **Chapter 1 Introduction** - sets out the plan's vision.
- **Chapter 2 The Spatial Strategy -** shows where development will be supported and areas which will be protected, with strategy maps.
- **Chapter 3 Place Statements** – sets out settlement-level statements showing opportunities for development and assets to be protected.
- **Chapter 4 Policies** - sets out the planning policies for West Lothian.
- **Chapter 5 Monitoring** – sets out how the plan will be monitored.
- **Appendix 1 Infrastructure and Developer Contributions** - sets out the council's approach to infrastructure delivery and the requirements for developer contributions.
- **Appendix 2 Allocated Housing Sites and Site Requirements** - sets out the sites allocated within the Spatial Strategy and their specific infrastructure and site design requirements.

The plan is supported by:

- A draft **Delivery Programme** - which sets out the actions and developer contributions required to deliver the plan.
- **The Proposals Map** - which shows the policies, proposals, allocations and designations.

Maps in this document were prepared by Development Planning & Environment, with the following data acknowledgement:
© Crown copyright 2026 OS AC0000849533. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Photos in this document are licensed by West Lothian Council or were taken by planning officers.

Contents

Chapter 1 Introduction p4

The development plan p6
What is different about this plan p7
How this plan has been prepared p8
Our vision for West Lothian p9

Chapter 2 The spatial strategy p10

West Lothian's spatial strategy p11
Protecting our environment p13
Infrastructure first p15
Land for housing p17
Land for employment p19
Town centres and retail p21
Connected places p23

Chapter 3 Place statements p30

Armadale p32
Bathgate p34
Blackburn p36
Blackridge p38
Bridgend p40
Broxburn and Uphall p42
Dechmont p44
East Calder p46
Fauldhouse p48
Kirknewton p50
Linlithgow p52
Livingston p54
Polbeth p56
Pumpherston and Uphall Station p58
Stoneyburn and Addiewell p60

Contents

Chapter 3 Place statements

West Calder p62
Whitburn p64
Winchburgh p66

Chapter 4 Policies p68

Placemaking p69
Housing p71
Environment p75
Employment and centres p80

Chapter 5 Monitoring p83

Aim 1: We have responded to the climate and nature emergencies p84
Aim 2: Communities have shaped their places p84
Aim 3: Our communities and businesses have the infrastructure they need p85
Aim 4: Everyone has a home they can afford p85
Aim 5: People can live well locally p86
Aim 6: West Lothian is a good place to work and do business p86

Appendix 1 Infrastructure and developer contributions p87

Appendix 2 Allocated housing sites and site requirements p104

Chapter 1

Introduction


Figure 1: National context
West Lothian
Other local authorities
Angus
Perth and Kinross
Dundee City
Fife
Stirling
Clackmannanshire
West Dunbartonshire
East Dunbartonshire
Falkirk
Inverclyde
City of Edinburgh
East Lothian
West Lothian
Glasgow City
North Lanarkshire
Renfrewshire
Midlothian
East Renfrewshire
North Ayrshire
South Lanarkshire
Scottish Borders
East Ayrshire
South Ayrshire
Dumfries and Galloway
1:900,000
0
20
40
Km
N

The development plan

This is the proposed Local Development Plan 2 for West Lothian. The plan sets out policies and proposals relating to the development and use of land in West Lothian, and the infrastructure required to support it.

For West Lothian, the development plan is made up of:

- **National Planning Framework 4 (NPF4)**, adopted by Scottish Ministers on 13 February 2023. NPF4 is Scotland's national spatial strategy to 2045 and contains 33 national planning policies that apply across Scotland; and,

- This **Local Development Plan 2 (LDP2),** which applies NPF4 to West Lothian, includes local policies, infrastructure requirements, a Spatial Strategy with site allocations and a Delivery Programme.

The plan's Spatial Strategy sets out where development should happen and our assets to be protected. Alongside National Planning Framework 4, the policies in the plan will be used to determine future planning applications.

Under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019, planning decisions must be made in line with the development plan unless material considerations indicate otherwise.

The plan sets out:

- **a vision for the future of West Lothian**, and the aims and objectives to deliver it;

- **a Spatial Strategy**, which identifies the places and assets to be protected, where new housing, employment, retail and services should be located, and the infrastructure to support them; and

- **the local planning policies** the council will use to decide planning applications.

The plan also sits alongside:

- the interim Edinburgh and Southeast Scotland Regional Spatial Strategy, which sets the regional context for housing, transport and the economy;

- Local Place Plans prepared by communities, which the council has considered in preparing this plan;

- the council's Local Housing Strategy, Local Transport Strategy, Economic Strategy, Open Space Strategy, Play Sufficiency Assessment, Climate Change Strategy, Forestry and Woodland Strategy and other corporate plans including the LOIP; and,

- LDP2 planning guidance, which the council will prepare to give more detail on how policies are applied.

The plan covers a ten-year period. The Planning (Scotland) Act 2019 requires the council to review it at least every ten years, and to monitor how it has performed.

The evidence that supports this plan is set out in the LDP2 Evidence Report, which a reporter appointed by the Scottish Ministers found sufficient at gate check on 14 October 2026 (DPEA reference GATE-400-2).

The plan is informed by a Strategic Environmental Assessment, a Habitats Regulations Appraisal, an Integrated Impact Assessment, A Consumer Duty Assessment and a Transport Appraisal, alongside other strategies and technical studies

What is different about this plan

The Planning (Scotland) Act 2019 sets a new framework for local development plans, and this is the first West Lothian plan to be prepared under it.

- National Planning Framework 4 and LDP2 should be read together. Where this plan is silent on a topic, NPF4 policy applies.
- This plan is more visual and map-based and sets out only policies and proposals which are specific to West Lothian.
- This plan follows NPF4's integrated infrastructure-first approach. It has been informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure.
- Sites are supported only where the roads, schools, primary healthcare capacity and open space already exist, or there is a credible, capital funding solution to address any shortfall in capacity. Each site has been appraised for its individual and cumulative infrastructure impacts.
- Policies on developer contributions are now embedded within the plan. This is to enable these policies to have proper scrutiny in the Examination.
- The plan is accompanied by a draft Delivery Programme, which sets out the infrastructure actions needed, who will deliver them and when. The Delivery Programme is formally published after the plan is adopted and will be updated at least every two years.
- LDP2 planning guidance will focus on more detailed, technical and locally specific matters which can be used to support development management decisions. Whilst not part of the statutory development plan, where relevant to a decision, matters in adopted guidance are a material consideration.

How the plan has been prepared

The stages of preparing a local development plan are as follows:

1. **Evidence Report (2024 to 2026).** The council gathered evidence on every topic the plan needs to cover, from housing need and school capacity to flood risk, nature networks and play space. Between March 2024 and the first submission, officers held 66 meetings with stakeholders including NHS Lothian, SEPA, community councils, landowners and developers, and ran a seven-week engagement on 28 draft topic schedules and 8 background papers. The council approved the Evidence Report on 19 June 2025 and submitted it on 30 July 2025.

2. **Call for Ideas (March to May 2025).** Interested parties were invited to suggest sites or policy ideas for the new plan. Every submission has been assessed using the Site Appraisal Methodology published with the Proposed Plan.

3. **Gate check.** A reporter appointed by Scottish Ministers considered whether the evidence was enough to prepare a plan. The first report was returned on 7 November 2025 with matters to address, mainly on housing and infrastructure. The council revised the evidence, resubmitted it on 15 July 2026, and the reporter confirmed on 14 October 2026 that the evidence is sufficient.

4. **Local Place Plans.** Communities were invited to prepare Local Place Plans setting out their own proposals for their area. The council has registered eight Local Place Plans and has had regard to each of these plans in the preparation of this Proposed Plan.

5. **Strategies and technical studies.** The council prepared several strategies and technical studies to inform the plan. This includes a new Open Space Strategy and Play Sufficiency Assessment, Forestry and Woodland Strategy, a Transport Appraisal, A Site Appraisal, and Landscape and Green Belt Studies.

6. **The Proposed Plan (this document).** The council has prepared this plan from the evidence, the Call for Ideas, the Local Place Plans and the reporter's recommendations. A 12-week public representation period will follow publication.

7. **Examination.** Once the council has collated all the representations, these are submitted to an Examination for which Scottish Ministers will appoint a reporter to examine unresolved objections. The reporter will also check that the council followed the Participation Statement in its Development Plan Scheme.

8. **Adoption.** Once examined and modified where required, the council will adopt the plan. It will then replace the West Lothian Local Development Plan 2018 (LDP1) and at that stage it becomes part of the development plan.

9. **Delivery Programme.** The council must adopt and publish a Delivery Programme within three months of the plan being adopted, and review and republish it at least every two years. A proposed Delivery Programme is published alongside this plan.

Our vision for West Lothian

By 2038, West Lothian will be a place where everyone can live well: a network of thriving, well-connected towns and villages with homes, jobs, services, infrastructure and green spaces people need close to home.

West Lothian's population will be supported by sustainable economic growth, a stronger and more diverse economy and a greater choice of homes, while the area's important environmental, biodiversity and heritage assets will have been protected and enhanced .

This means that by 2038:

- **We have responded to the climate and nature emergencies.** New development is in sustainable locations, avoids flood risk and is designed for a changing climate. Our landscapes, countryside, historic environment, water and soils are protected. The West Lothian Nature Network links habitats within and between settlements, and new development delivers measurable biodiversity enhancement.
- **Communities have had a role in shaping their places.** Local Place Plans and the views of children, young people, older people and people who are often not heard have influenced where and how development happens and what areas should be protected from development
- **Our communities and businesses have the infrastructure they need.** Our communities are supported by schools, health services, transport, community services and digital networks, or there is a funded programme to provide them. Developer contributions pay their proportionate share of what growth requires.
- **Everyone has a home they can afford.** We have met the Local Housing Land Requirement of 10,825 homes. New homes are in the right locations and of the right types, sizes and tenures, with more affordable homes, homes for older people and homes for people with specific needs.
- **People can live well locally.** Residents can reach shops, schools, health services, open space and public transport within a 20-minute walk, wheel or cycle of home, and can move around safely without a car. Open space and places to play are protected and improved.
- **West Lothian is a good place to work and do business.** Businesses can find the land and premises they need. Our economy is diverse, offers good jobs, builds local skills and supports community wealth building. Livingston and our town centers are thriving places with more people living in and around them.

Chapter 2

The spatial strategy

West Lothian's spatial strategy

West Lothian's LDP2 Spatial Strategy sets out the locations for development in West Lothian.

It allows for the right development to happen in the right place, at the right time, with the infrastructure to support it.

It also sets the framework for the protection of the area's important environmental and natural assets.

The Spatial Strategy is informed by the requirements of NPF4, including the principles of infrastructure first, local living, sustainable transport and protection of the natural and historic environment, and the need for a deliverable supply of land for housing, business and industry.







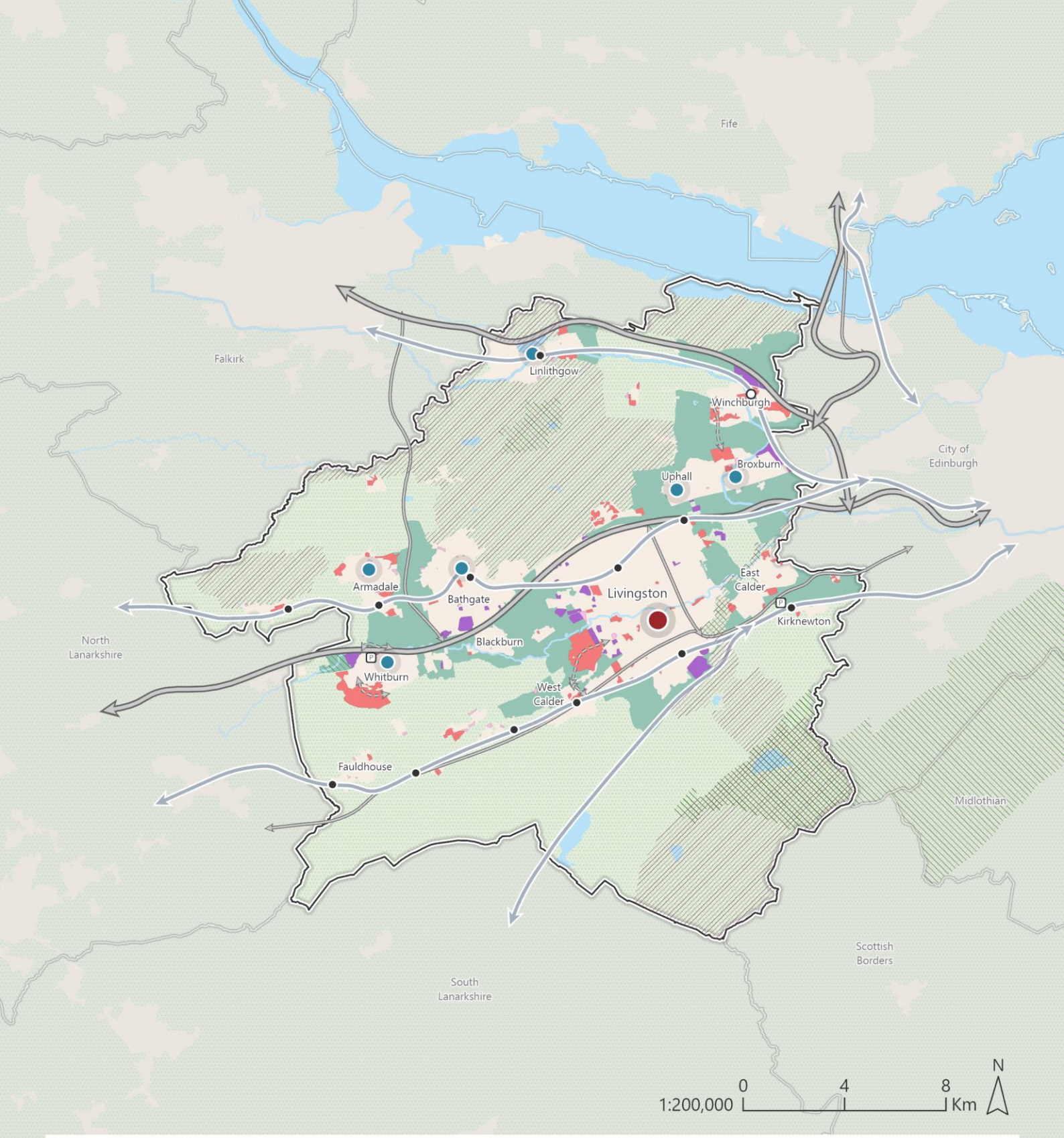


Figure #: Spatial strategy

- Housing allocation
- Employment allocation
- Opportunity site
- Strategic town centre
- Traditional town centre
- West Lothian boundary
- Countryside belt
- Local landscape area
- Pentland Hills regional park
- Country park
- Countryside
- Settlement
- Railway
- Railway station
- Winchburgh railway station
- Proposed park and ride
- Motorway
- Key road
- Key road project

Local Housing Land Requirement of 10,825 all-tenure homes over the plan period.

Protecting our environment

The Spatial Strategy identifies the places and assets to be protected through the plan's policies and proposals. They are shown on the Proposals Map and guide where development is, and is not, supported.

Climate
Development will be supported where it supports mitigation and adaptation to climate change, avoids areas at risk of flooding, protects prime agricultural land, carbon-rich soils and woodland, and is energy efficient and connect to a heat network where one exists or is planned.

Biodiversity, trees and the Nature Network
The West Lothian Nature Network maps the core habitats and the corridors that connect them, including the River Almond, River Avon, Breich Water and the Union Canal.

The plan's Spatial Strategy protects the designated nature sites and designates Local Nature Reserves, Local Biodiversity Sites and Local Geodiversity Sites.

Through the nature network, new open space and woodland, the plan supports and allows delivery of the Central Scotland Green Network, a national development in NPF4.

Development is required to protect, and then provide, or contribute towards, the habitat needed to achieve no net loss and positive effects for nature. This includes retention and increasing tree canopy cover.

Local Landscape Areas
The strategy protects West Lothian's Local Landscape Areas, including the Bathgate Hills and the Almond and Avon valleys, and the Pentland Hills Regional Park.

The countryside and villages
The strategy and the plan's policies restrict development within the countryside to that which supports sustainable rural communities, such as farming, forestry, rural businesses and renewable energy development where they are consistent with Policy 11.

New housing in the countryside is limited to small-scale infill, the replacement of existing houses and the conversion of rural buildings of merit.

Countryside Belts
Countryside Belts protect the character and setting of our towns and villages. The strategy continues to designate Countryside Belts around Livingston, Bathgate and Whitburn, Winchburgh and Broxburn, East Calder and Kirknewton, and Linlithgow, Philpstoun and Bridgend.

Historic environment
The strategy protects West Lothian's heritage including Linlithgow Palace and Peel, the Union Canal, conservation areas, Areas of Built Heritage and Townscape Value, the Battle of Linlithgow Bridge battlefield, listed buildings and scheduled monuments and their settings.



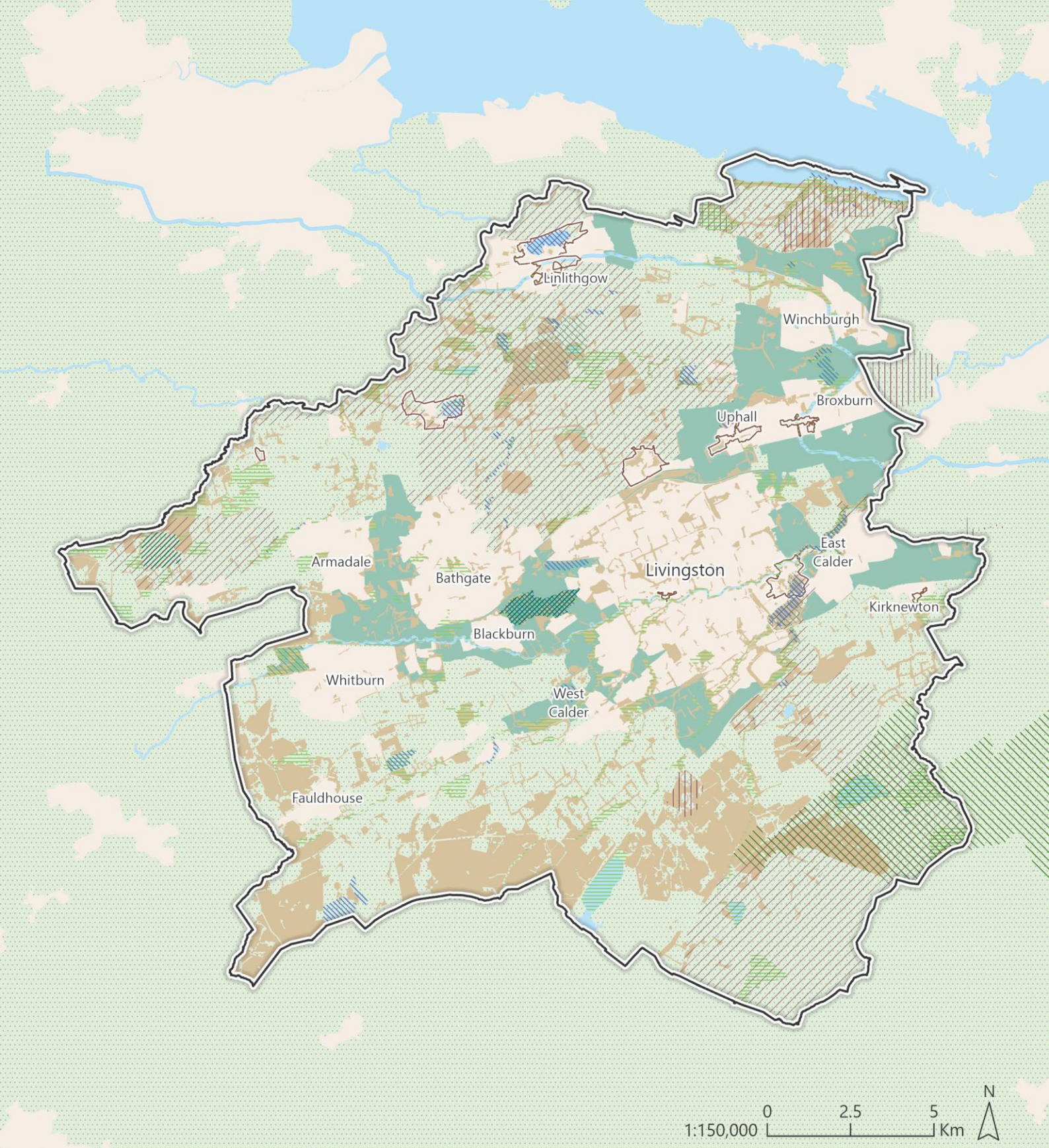


Figure #: Protecting our environment

- Local nature reserve
- Local biodiversity site
- Local geodiversity site
- Woodland
- Pentland Hills regional park
- Country park
- Local landscape area
- Gardens and designed landscapes
- Countryside belt
- Countryside
- Conservation area boundary
- Settlement
- West Lothian boundary

Infrastructure First

The Spatial Strategy takes an integrated infrastructure-first approach, ensuring that new development is in sustainable locations supported by schools, health services, sustainable transport, and other community facilities, or there is a credible, capital funding solution to address any shortfall in capacity.

Education
Eight major school projects were delivered during the LDP1 period, including the new secondary schools at Winchburgh, and five more are in the capital programme. Funding is secured in the plan for 25 future education projects that support deliver of residential sites.

In addition, the plan confirms collection of developer contributions to fully recover the costs of 17 Education projects that have already been forward funded and delivered by West Lothian Council to support housing delivery.

Health
The council is working with NHS Lothian on a funded route to health provision through fitting out of additional healthcare buildings to support the Health and Social Care Partnership (HSCP) service delivery in those areas with identified capacity shortages.

Flooding and Drainage
The strategy has been tested against the Strategic Flood Risk Assessment. Sites at significant risk of flooding have not been allocated, and all development must manage surface water so that it does not increase flood risk elsewhere. Sites are phased to waste water capacity agreed with Scottish Water. Sustainable drainage is required on all sites.

Transport
A low-level transport appraisal accompanies the plan, which sets out that no material impact on the trunk road network is expected.

Development is required to provide, or contribute towards, the transport infrastructure needed to make it acceptable in transport terms and to meet the sustainable transport hierarchy for walking, wheeling, cycling and public transport set out in the Delivery Programme.

Open Space, play and public art
Residential development is required to have access to open space and play which meets the quantity, accessibility and quality standards set out in the Council's Open Space Strategy. All developments (where appropriate) are to support public art within West Lothian Cemeteries.

Public conveniences and water refill points.
The Planning (Scotland) Act 2019 requires Local Development Plans to include a statement on the provision of public conveniences and water refill stations. Developments which are accessible to the public should provide access to standard public toilets, accessible toilets, Changing Places Toilets, drinking water refill facilities, and associated public convenience infrastructure.

Appendix 1 sets out the approach to infrastructure and developer contributions, and the Delivery Programme sets out each action, who delivers it, and when.

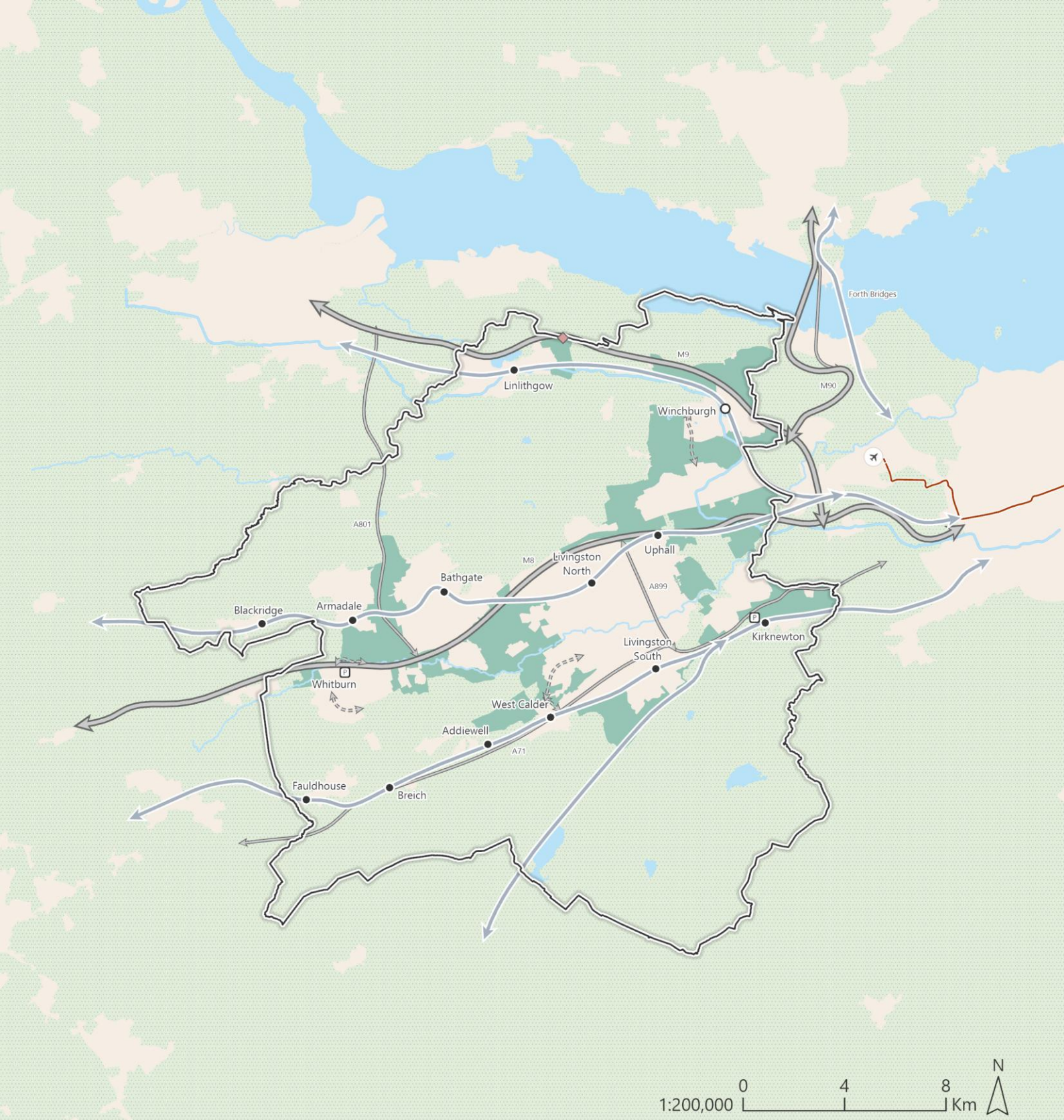


Figure #: West Lothian's strategic transport infrastructure

- Settlement
- Countryside belt
- Countryside
- West Lothian boundary
- Railway
- Railway stations
- Proposed Winchburgh railway station
- Proposed Park and Rides
- Edinburgh Trams
- Edinburgh Airport
- Motorway
- Key road
- Key road project
- M9(J3) westbound slips

Land for housing

The Spatial Strategy identifies housing land to meet The Local Housing Land Requirement (LHLR) for West Lothian, which is 10,825 all-tenure homes over the plan period.

The Housing Land Audit (HLA) and the Delivery Programme sets out the current supply of housing land to deliver the LHLR.

The sites allocated for housing are identified on the proposals map, in Appendix 2 and the place statements. The Delivery Programme sets out when each site is expected to be delivered, and the annual Housing Land Audit will monitor progress.

The Spatial Strategy makes the best use of the infrastructure already built or committed under LDP1, keeps a wide range of active sites so that delivery does not depend on a few large developments, and supports delivery of additional affordable homes without requiring significant additional market housing allocations .

The Spatial Strategy and delivery of the LHLR is underpinned by the following:

- New housing allocations only in sustainable locations where infrastructure can support them.
- Requiring affordable housing contributions of at least 25% on allocated sites without planning permission and on all new allocations (Policy 7) to support the council's Local Housing Strategy and the Housing Emergency.
- Allocation of agreed council and partner-owned land for 100% affordable housing,
- Reallocating long-vacant employment land and brownfield sites for housing where that is necessary to achieve the iLHLR.
- Bringing stalled LDP1 sites back into the deliverable supply where their constraints can be resolved and removing sites that cannot be delivered.
- A range of opportunity sites on which development is supported in principle,
- A realistic windfall allowance, based on past completions of around 100 homes a year.

NPF4 expects delivery programmes to establish a deliverable housing land pipeline for the LHLR. The pipeline is derived from the West Lothian Housing Land Audit, prepared annually in consultation with stakeholders.

The pipeline does not phase permissions. An allocated site being programmed for a later period is not a reason to refuse an application that otherwise accords with the plan, if the site can be supported by infrastructure at the time of delivery.

Through the annual Housing Land Audit, the council will monitor completions, the homes remaining in the deliverable land supply, and affordable homes completed. These will be reported in each update of the Delivery Programme.

Any augmentation through Policy 4, Policy 5 or as opportunity or windfall sites will also be added to the pipeline.

Land for housing

The Spatial Strategy identifies housing land to meet The Local Housing Land Requirement (LHLR) for West Lothian, which is 10,825 all-tenure homes over the plan period.

Strategic Growth Areas
This plan continues to allocate land in the previously designated Core Development Areas. The Core Development Areas were designated by the Edinburgh and the Lothians Structure Plan 2015, allocated through the CDA policies of the West Lothian Local Plan 2009 and carried forward by Policy CDA 1 of LDP1.

The CDAs are now called 'Strategic Growth Areas' and located:

- Armadale
- East Broxburn
- Winchburgh
- Calderwood and Raw Holdings, East Calder
- Gavieside, West Livingston, Mossend and Cleugh Brae.
- Heartlands, Whitburn
- Bangour Village

In each of them, land is already master planned, consented or under construction, and infrastructure has been provided or is programmed.

Together, land allocated within Strategic Growth Areas and on other allocated site swithin the plan provides enough land to meet the Local Housing Land Requirement of 10,825 homes.

A Strategic Growth Areas consists only of the allocated sites or opportunity sites shown on the proposals map. It is not an area of search, and designation as a Strategic Growth Area does not support development on unallocated land within or next to it.

Opportunity sites
Opportunity Sites are sites within settlement boundaries where development is supported but the timing of delivery is uncertain.

Opportunity Sites could be delivered for a range of development opportunities including housing and mixed use. They do not count towards the deliverable housing pipeline.





Land for employment

West Lothian's position between Edinburgh and Glasgow, with the M8 and M9 and twelve railway stations, makes it one of the most accessible locations for business in Scotland.

The strategy is therefore to:

- safeguard the established industrial and business areas, and the strategic employment sites with the best access to the motorway and rail network, including Almond North and South at Gavieside, Linhouse and Beugh Burn in Livingston, Myreside at Winchburgh, Cowhill at Whitburn, and at Broxburn and Appleton Parkway,

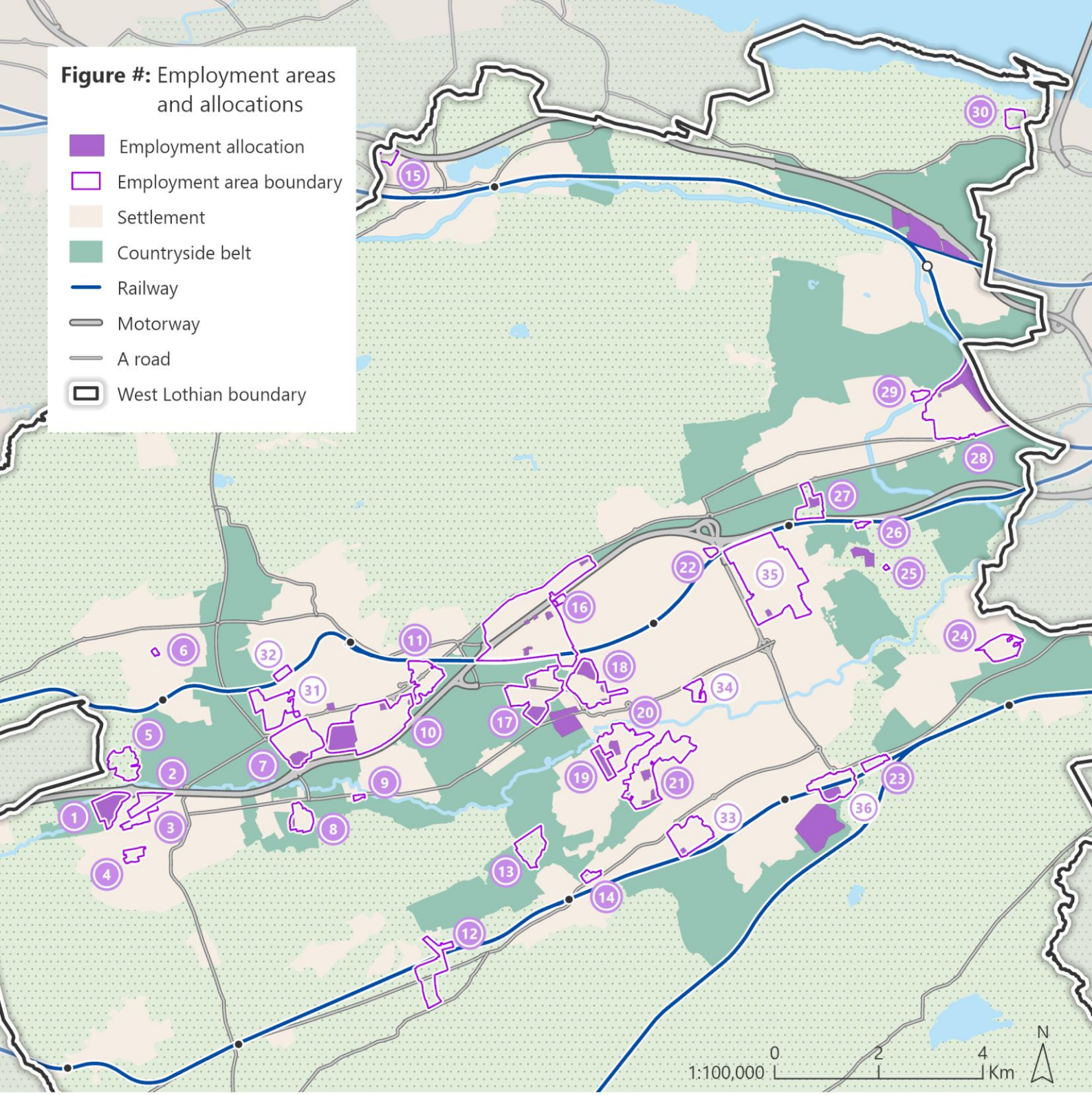
- support growth sectors identified in the Economic Strategy, including life sciences, advanced manufacturing, food and drink, logistics and the green economy,

- reallocate long-vacant employment sites to housing or mixed use where the Site Appraisal Methodology supports it,

- support small business space, rural businesses and home working, and

- support tourism and the visitor economy, including Linlithgow and its palace, the Union Canal, the Pentland Hills, the country parks and the area's industrial heritage.

The employment land supply is monitored through the annual Employment Land Audit.



Employment areas

1. Heartlands Business Park West
2. Heartlands Business Park East
3. Murraysgate Industrial Estate
4. Burnhouse Industrial Estate
5. Balgornie Farm
6. Armadale Industrial Estate
7. J4M8
8. Whitrigg
9. Mosshall Industrial Estate
10. Whitehill, Easter Inch & Pyramids
11. Inchwood Park
12. Addiewell West
13. Five Sisters Business Park
14. Polbeth Industrial Estate
15. Mill Road Industrial Estate
16. Deans Industrial Estate
17. Starlaw Business Park
18. Eliburn
19. Gavieside
20. Kirkton Campus North
21. Kirkton & Alba Campus
22. Deer Park
23. Morton Road
24. Camps Industrial Estate
25. Drumshoreland Road
26. Roman Camps
27. Uphall Industrial Estate
28. East Mains Industrial Estate & West Wood
29. Albyn Industrial Estate
30. Headrig Road

Employment areas with support for commercial leisure uses

31. Standhill & West Mains
    Supported in 1-11 Standhill Industrial Park
32. Whiteside Industrial Estate
    Supported in all of employment area
33. Brucefield Industry Park
    Supported in 1-16 Brewster Square, 1-2 Calder Place & 1-2 Brucefield Park East
34. Kirkton North Road
    Supported in all of employment area
35. Houstoun Industrial Estate
    Supported in 1-31 Muir Place & 1-21 Napier Square
36. Oakbank Industrial Estate
    Supported in Oakbank Park Way

Town centres and retail

Livingston and the town centres are the first choice for shops, services, leisure, offices and other uses that attract a lot of people, in line with the town-centre-first approach in NPF4 Policy 27.

West Lothian's network of centres is:

- Strategic town centre (Livingston)
- Traditional town centres
- Local centres
- Neighbourhood centres
- Commercial centres

The plan supports more homes in and around town centres, including through conversion of upper floors and redevelopment of vacant sites; a wider mix of uses, including community, health, leisure and workspace; and better walking, cycling and public transport access.

Town centre boundaries are shown on the Proposals Map.





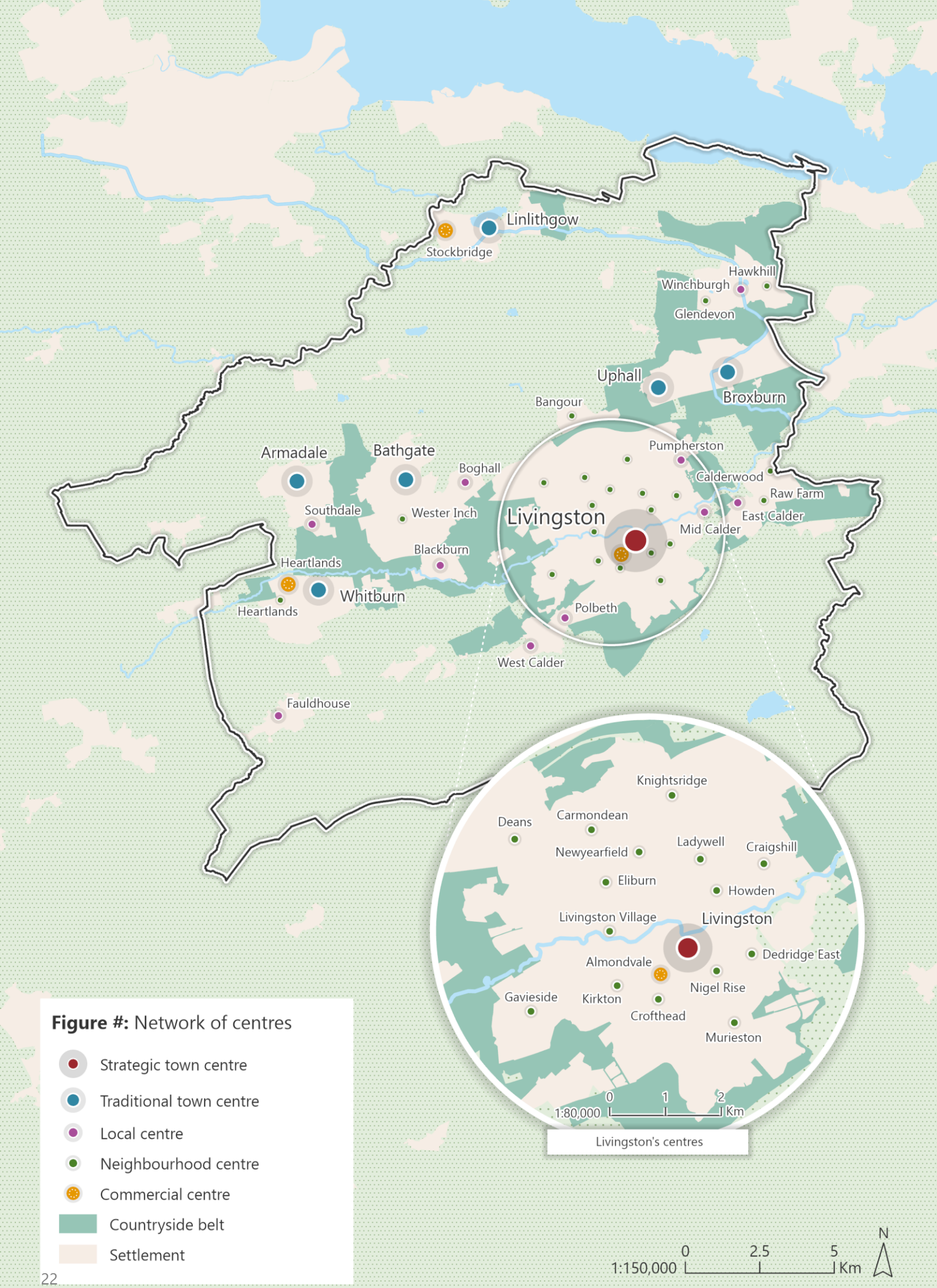


Figure #: Network of centres

- Strategic town centre
- Traditional town centre
- Local centre
- Neighbourhood centre
- Commercial centre
- Countryside belt
- Settlement

Connected places

West Lothian is an area with many urban and rural settings, creating a series of connected places.

West Lothian's connected places reflect the contexts and connections between the towns and villages of West Lothian. These connected places also support local living, where services can be accessed within a town or village, or accessed in a nearby town, by active travel or sustainable transport.

Six connected places have been prepared:

North
- Linlithgow
- Bridgend
- Philpstoun
- Old Philpstoun
- Threemiletown
- Torphichen

North East
- Broxburn
- Uphall
- Winchburgh
- Ecclesmachan
- Dechmont
- Bridgend
- Threemiletown
- Newton and Woodend

Breich Valley
- Fauldhouse
- Longridge
- Breich
- Stoneyburn
- Addiewell
- West Calder
- Polbeth

East Almond Valley
- East Calder
- Mid Calder
- Kirknewton
- Wilkieston
- Pumpherston
- Uphall Station

Livingston
- Livingston
- Uphall Station
- Pumpherston
- Mid Calder
- East Calder
- Polbeth
- West Calder
- Seafield
- Dechmont

West
- Bathgate
- Armadale
- Whitburn
- Blackburn
- Seafield
- East Whitburn
- Harthill
- Blackridge
- Westfield
- Torphichen

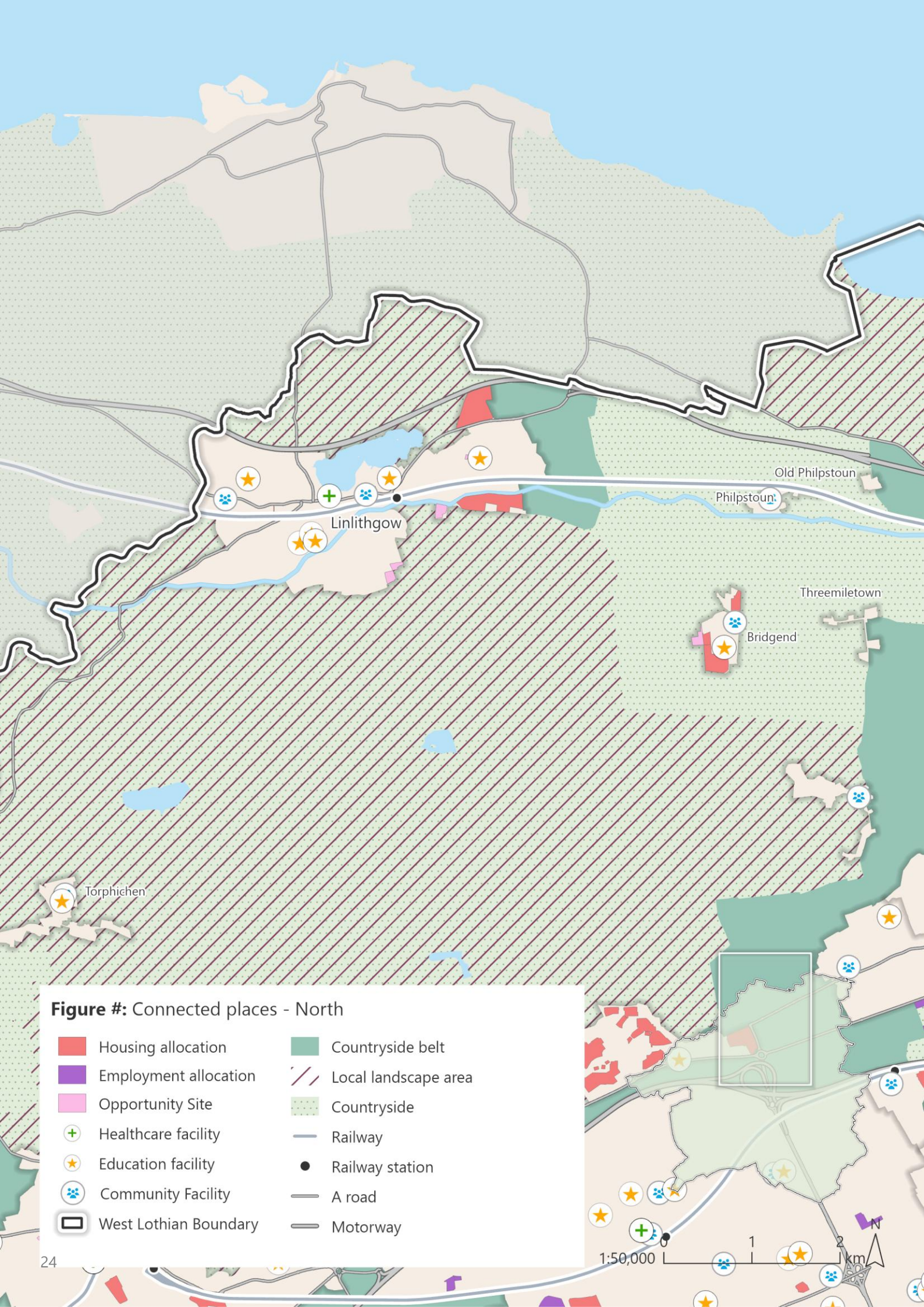


Figure #: Connected places - North

- Housing allocation
- Employment allocation
- Opportunity Site
- Healthcare facility
- Education facility
- Community Facility
- West Lothian Boundary
- Countryside belt
- Local landscape area
- Countryside
- Railway
- Railway station
- A road
- Motorway

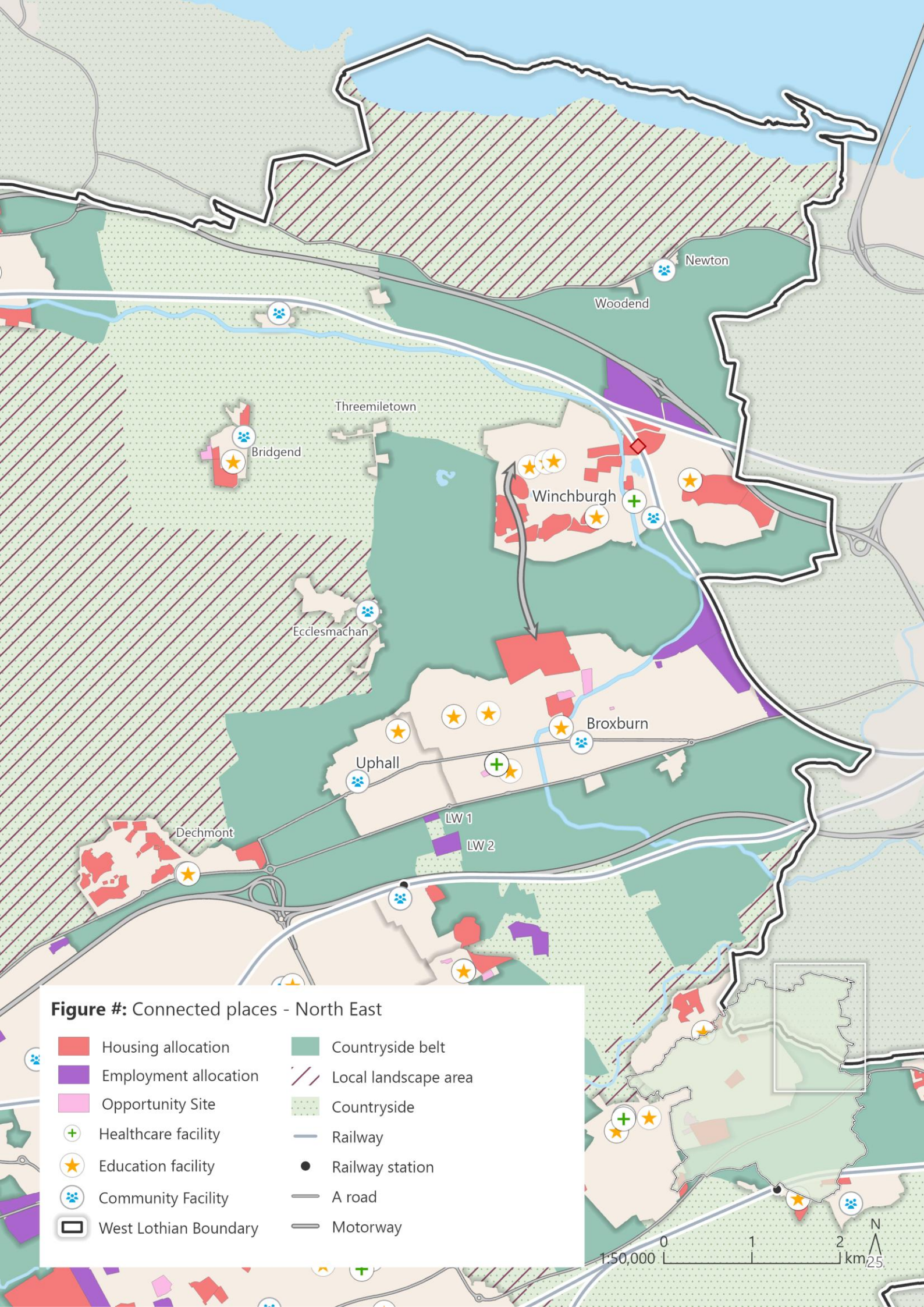


Figure #: Connected places - North East

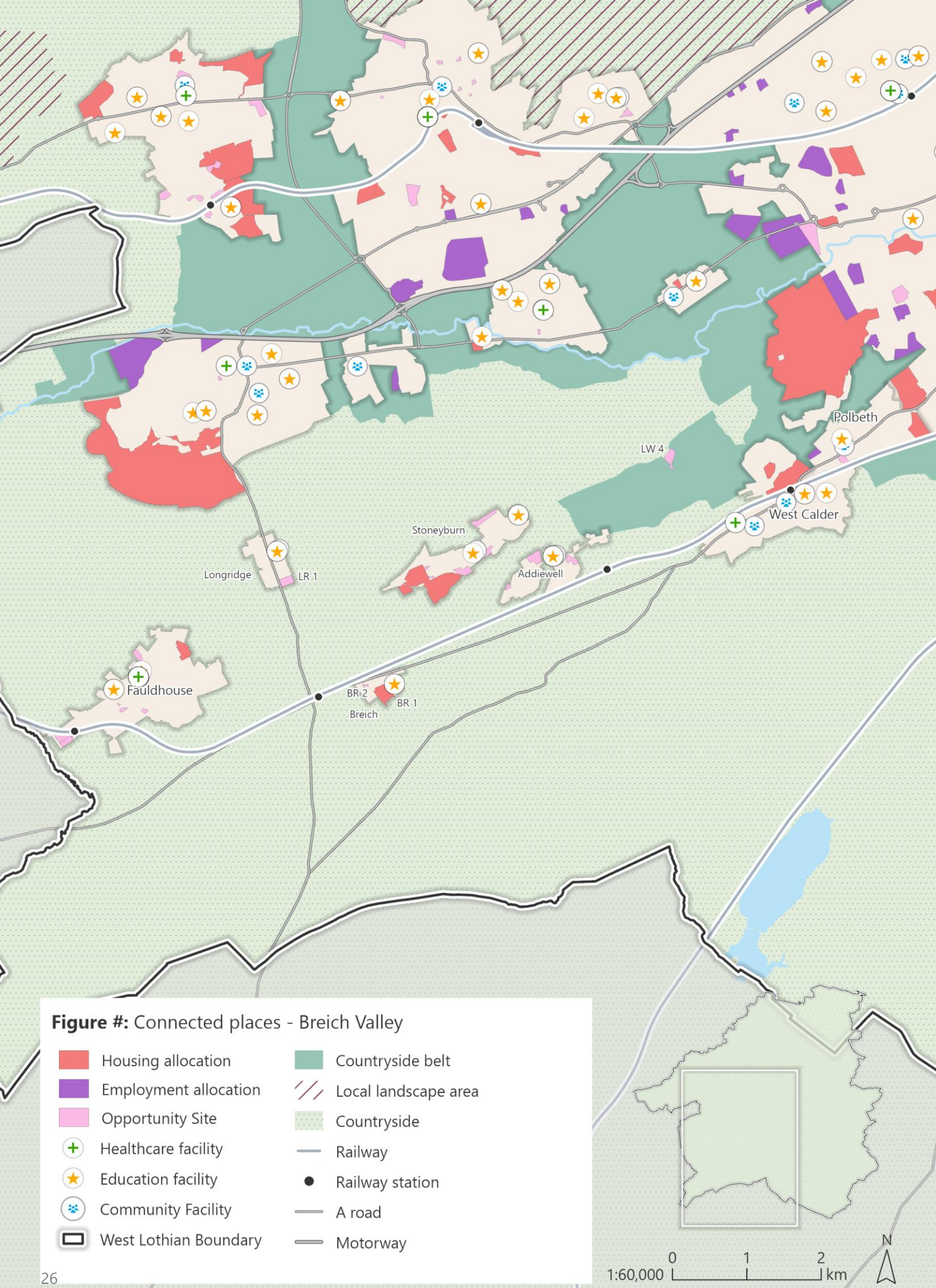


Figure #: Connected places - Breich Valley

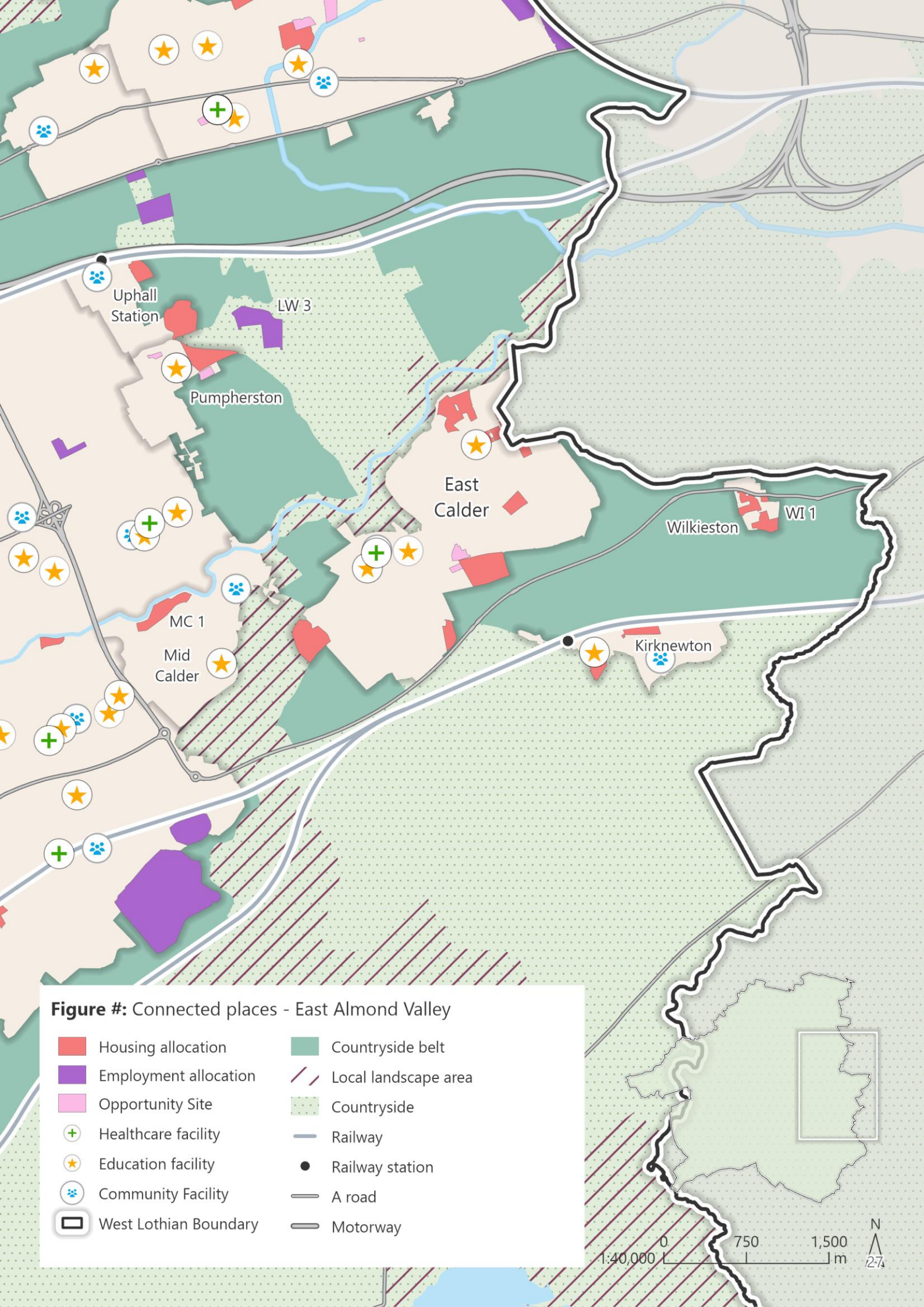


Figure #: Connected places - East Almond Valley

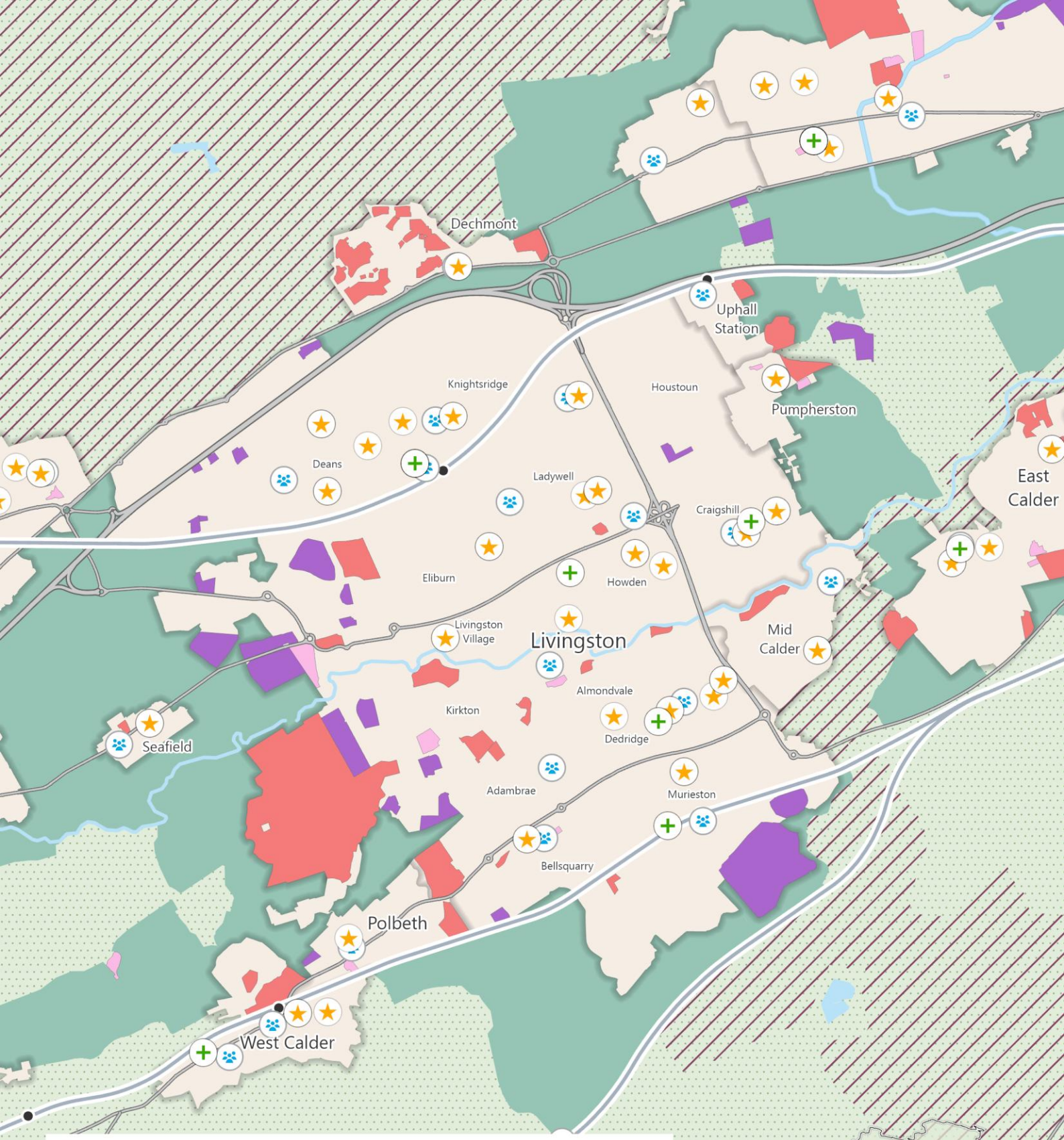


Figure #: Connected places - Livingston

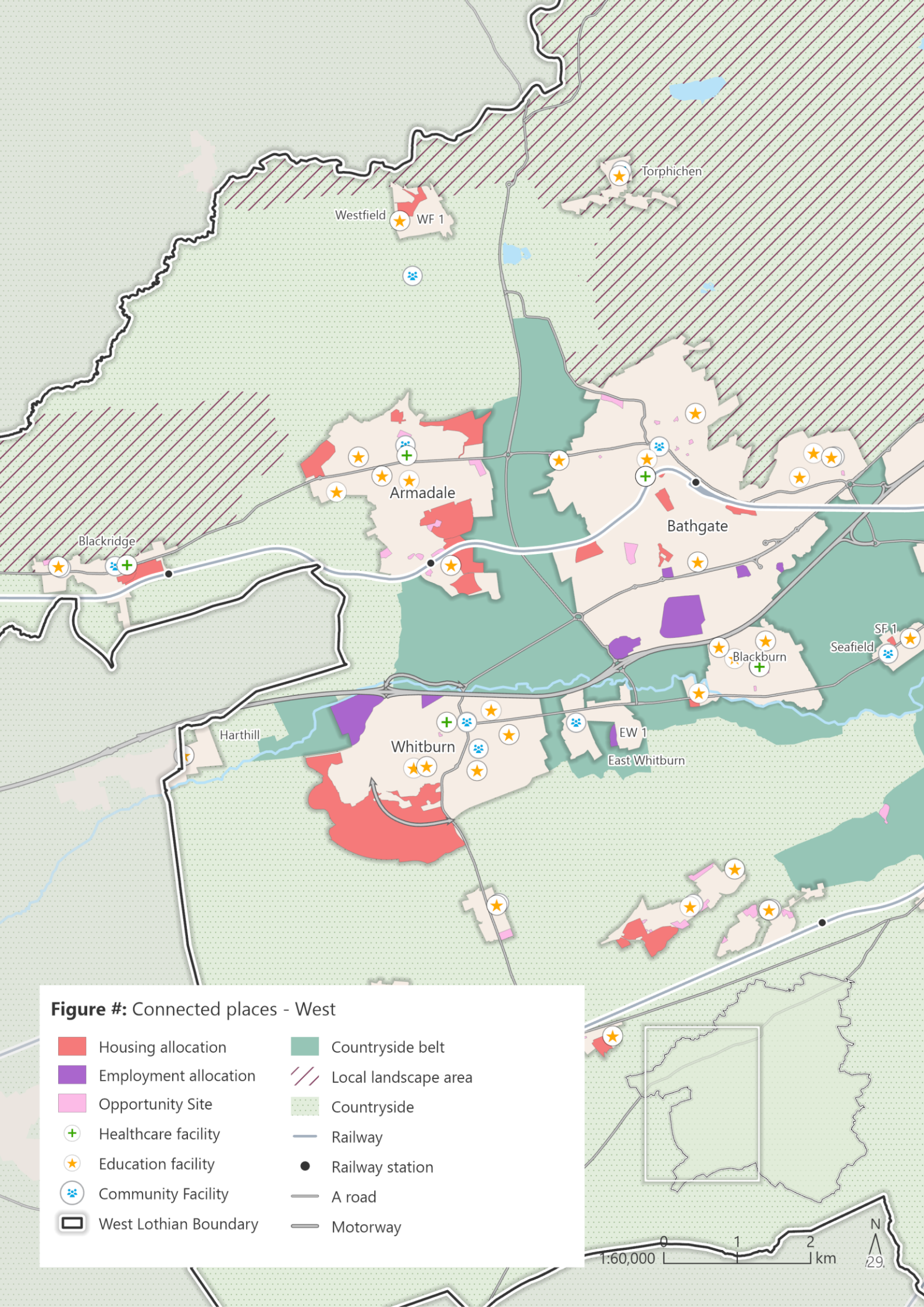


Figure #: Connected places - West

Chapter 3

Place statements

Place Statements

Place Statements have been prepared for the towns and villages where new development is planned, to explain how that development should shape the place in future.

They set out where new development is located and the outcomes the plan is looking to achieve, for example the delivery of new school infrastructure or the redevelopment of brownfield sites.

Not every town, village or neighbourhood will have a place statement. In some places, the level of change expected through the plan does not require one.

Place Statements have been prepared for the following towns and villages:

- Armadale
- Bathgate
- Blackburn
- Blackridge
- Bridgend
- Broxburn and Uphall
- Dechmont
- East Calder
- Fauldhouse
- Kirknewton
- Linlithgow
- Livingston
- Polbeth
- Pumpherston and Uphall Station
- Stoneyburn and Addiewell
- West Calder
- Whitburn
- Winchburgh

Communities were invited to prepare Local Place Plans setting out their own proposals for their area. The council has registered eight Local Place Plans and has had regard to each of these plans in the preparation of place statements. Two Local Place Plans are not covered by a Place Statement, at Newton and Woodend and Mid Calder. This is because no new development is planned in Newton and Woodend and only one housing site is planned in Mid Calder.

Armadale

Place outcomes

- Delivering housing, including affordable housing at Colinshiel, along with new green space, restoration of peatland and a new road linking North Street to East Main Street
- Protecting Armadale's identity through designating the area between Armadale and Bathgate as a countryside belt.
- Remediation and development for housing, including affordable housing, of the former Lower Bathville Brickworks site
- Supporting opportunities for development of vacant sites in Armadale, including around the railway station, at North Street and conversion of the former Armadale Nursery
- Completion of the Southdale development, including supporting local living through delivery of Southdale local centre with new retail units for businesses

Armadale is one of West Lothian's five traditional towns. The mid-1800s brought the arrival of the railway, as well as James Young's first oil refinery nearby, which employed many local people. By the early 1900s the town had become an industrial hub with steelworks, brickworks, coal mining and quarrying.

The primary school buildings which were built between 1878 and 1911 are now listed buildings, as is The Goth (1911) with its distinctive leaning tower, now serving as a bar and function venue.

The town has several natural green spaces for walking, including Black Moss nature reserve, Hardhill Wood, and the Davie Kerr Heritage Walk. Polkemmet Country Park and the Bathgate Hills are nearby.

Housing developments at Standhill, north and south of West Main Street, along with the Southdale development, are delivering more housing, including affordable housing for Armadale.

The closed Etna brickworks in Lower Bathville has been granted planning permission for housing, to enable remediation of a contaminated site and providing further affordable housing.

LDP2 supports opportunities to develop vacant sites in Armadale and the completion of the Southdale development with new housing, flats and a local centre of shop units, taking advantage of its closeness to Armadale railway station and the M8.

New housing with a park is proposed at Colinshiel at the north of the town. The development of the Colinshiel will see a new road connect North Street to East Main Street. This growth can be accommodated through the council's funding of school capacity, including at Armadale Academy.

LDP2 protects Armadale's identity by designating the area between Armadale and Bathgate as a countryside belt to ensure the two towns do not merge.



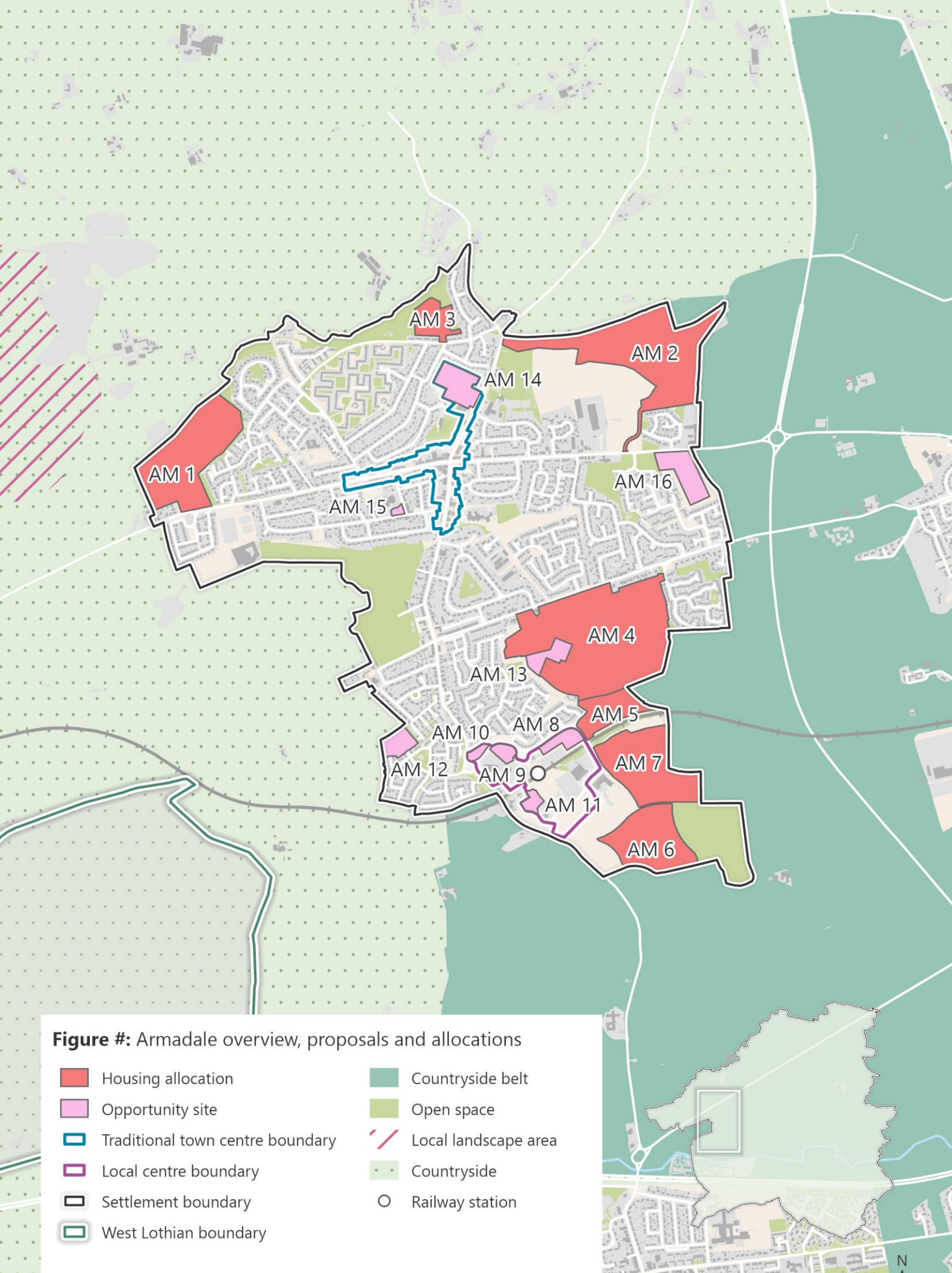


Figure #: Armadale overview, proposals and allocations

Bathgate

Place outcomes

- Focus on developing brownfield and vacant sites within Bathgate for housing, including affordable housing
- Supporting the delivery of the Bathgate Meadows Nature Park
- Protecting the Bathgate Hills as a place for recreation and leisure

Bathgate is one of West Lothian's five traditional towns. It was historically the market centre of an agricultural parish and was granted status as a Burgh of Barony in 1661. The town's modern growth stemmed from an economic boom in the 1800s initiated by the advent of the cotton weaving trade. Further industry followed such as coal and lime works, steel and iron foundries and James Young's oil refinery – the first in the world.

Bathgate transformed from a rural to urban community, expanding southward with the construction of Mid Street, George Street and Majoribanks Street, and the building of Bathgate Academy. During the 20th century, the town continued to expand with development in Boghall to the east and various residential areas to the west such as Falside.

Bathgate offers a mix of green spaces and community infrastructure. The surrounding Bathgate Hills and nearby Beecraigs Country Park are popular for outdoor activities like walking, cycling and archery. Locally, the Wester Inch Woodland Walk, Bathgate water, and several parks provide recreational spaces in nature.

George Street is now a pedestrian area with several shops forming the town centre. The town centre has a strong hospitality sector, with a number of restaurants, cafes and bars.

Agriculture remains significant in terms of land use. Heritage is also important in Bathgate, with 15 listed buildings including the old Bathgate Academy (1833), the High Parish Church (1882) and St David's Church (1904).

In recent years, Bathgate has extended to the south with the Wester Inch development on the site of British Leyland's truck and tractor factory, which closed in the 1980s.

LDP2 focuses new housing towards brownfield and vacant sites within Bathgate. The plan supports the proposed Bathgate Meadows Nature Park by designating this area as public open space. LDP2 seeks to protect the Bathgate Hills as an important asset for recreation and leisure.

A local place plan has been prepared for Bathgate.





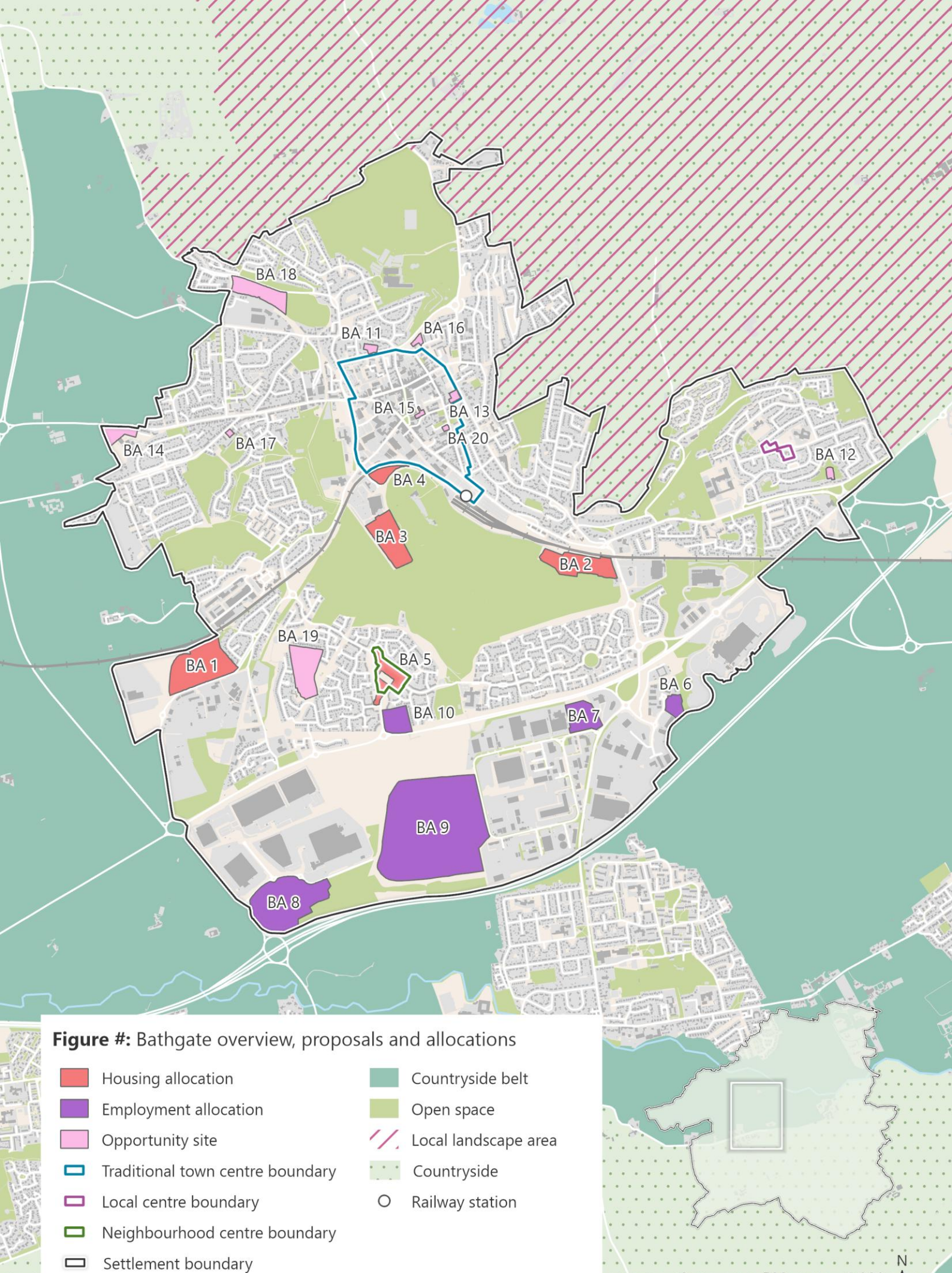


Figure #: Bathgate overview, proposals and allocations

Blackburn

Place outcomes

- Delivering sites for housing with a range of house types and a mix of market and affordable housing
- Protection of green spaces within Blackburn
- Supporting the Mill Centre and Blackburn Partnership Centre as the main local centre for Blackburn

Blackburn is a small town, originally centred around cotton manufacturing on the River Almond and then involved in coal mining. Post war, it has expanded steadily via new residential development, development of the Mill Centre and community facilities.

The Blackburn Partnership Centre opened in 2017 and contains a library, community centre, sports hall, early years and youth spaces, and dental and GP practices. Blackburn has a community council representing them.

Blackburn has good access to a range services, including a health centre, community centre, primary schools, a high school, green spaces and various sports facilities. Blackburn House (1722) is a notable listed building in the area.

LDP2 continues to propose housing at Ash Grove, next to the Mill Centre, and proposes a new housing site at Mosshall, opposite St Kentigern's Academy, to support the town with a mix of market and affordable housing. Green spaces, sports facilities and play areas, including King George's Field and New Murrayfield Park are protected from development. LDP2 looks to support the Mill Centre and Partnership Centre as the main hub of services and facilities in Blackburn.

A local place plan has been prepared for Blackburn.

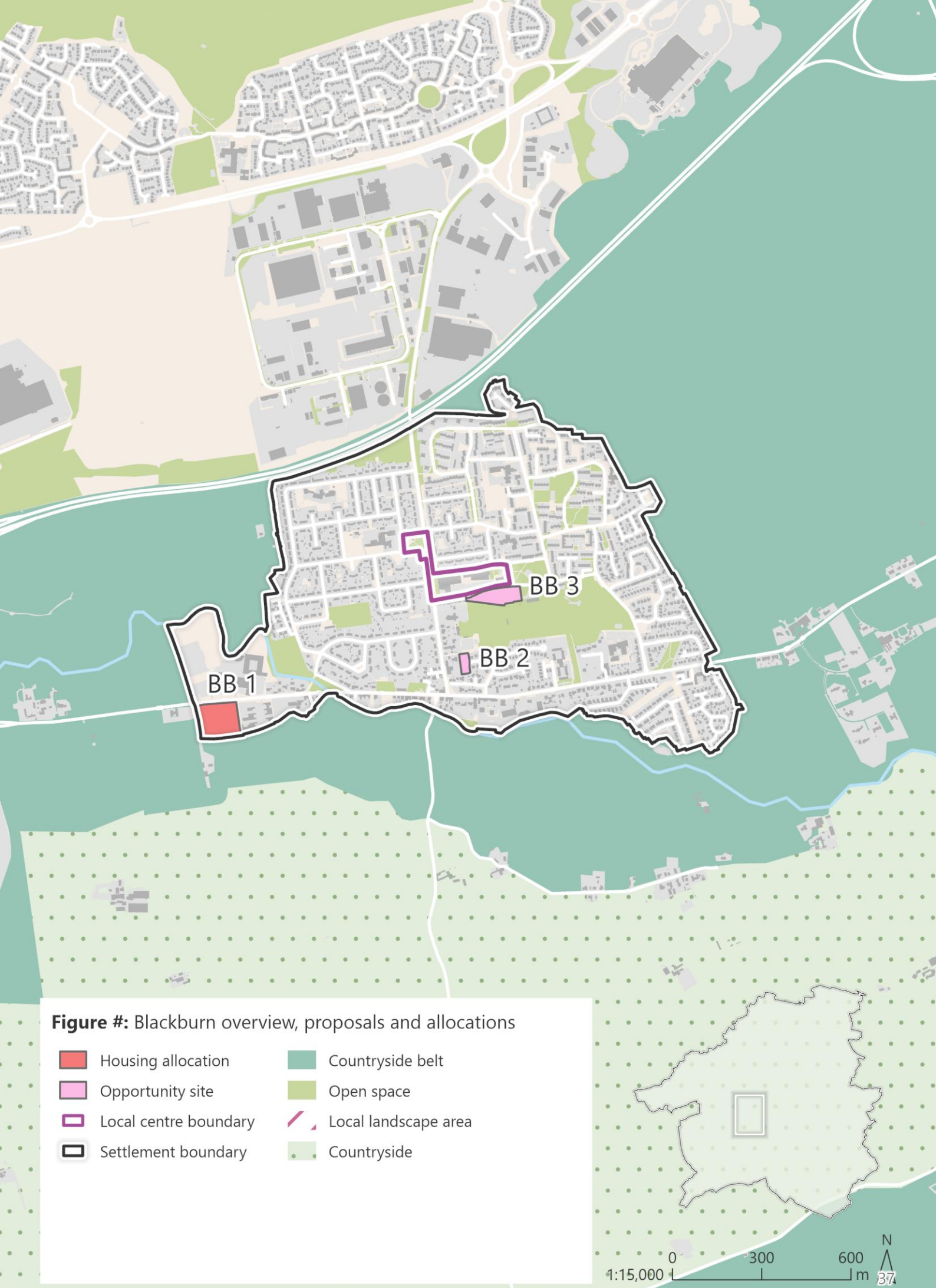


Figure #: Blackburn overview, proposals and allocations

Blackridge

Place outcomes

- Delivery of new housing at Westrigg, including support for a new shop unit
- Protecting the Blawhorn Moss National Nature Reserve as a place for walking and recreation
- Delivering extra capacity at Blackridge Primary School through internal changes to the school
- Delivery of a new neighbourhood park as part of new housing at Westrigg

Blackridge is thought to be named after the ridge of Blawhorn Moss which lies slightly to the north of the village. The village developed on the old road connecting Edinburgh to Glasgow, and had a coaching inn serving travellers in the 18th century. The Monkland Railway ran just south of the road, with Clattering Mill located in between them. By the 1880s, coal mining was underway at Westrigg, leading to the construction of houses for workers and cooperative buildings by the start of the 20th century. Council housing was built throughout the 20th century. Residential development continued into the 2000s, such as at Allison Gardens.

Blackridge has two listed buildings: The Church of Christ, built in 1838 and now converted to a house, and the former Westcraigs Inn. The Blawhorn Moss nature reserve has a number of footpaths and a wooden boardwalk for visitors to enjoy walking in nature. The village has a primary school and the Craiginn Community Centre, which has a variety of groups and activities.

Blackridge railway station was completed in 2010, providing a link to the North Clyde Line. Recently, houses have been built to the east of Harthill Road, and to the south of Craiginn Terrace.

LDP2 supports completion of the housing site at Craiginn Terrace with a new neighbourhood park, shop unit and footpath link to Blackridge Railway Station for sustainbale connectivity. Internal changes are required at Blackridge Primary School to accommodate children from the new housing. LDP2 preserves Blawhorn Moss as a national nature reserve, protecting it as a place for walking and leisure.





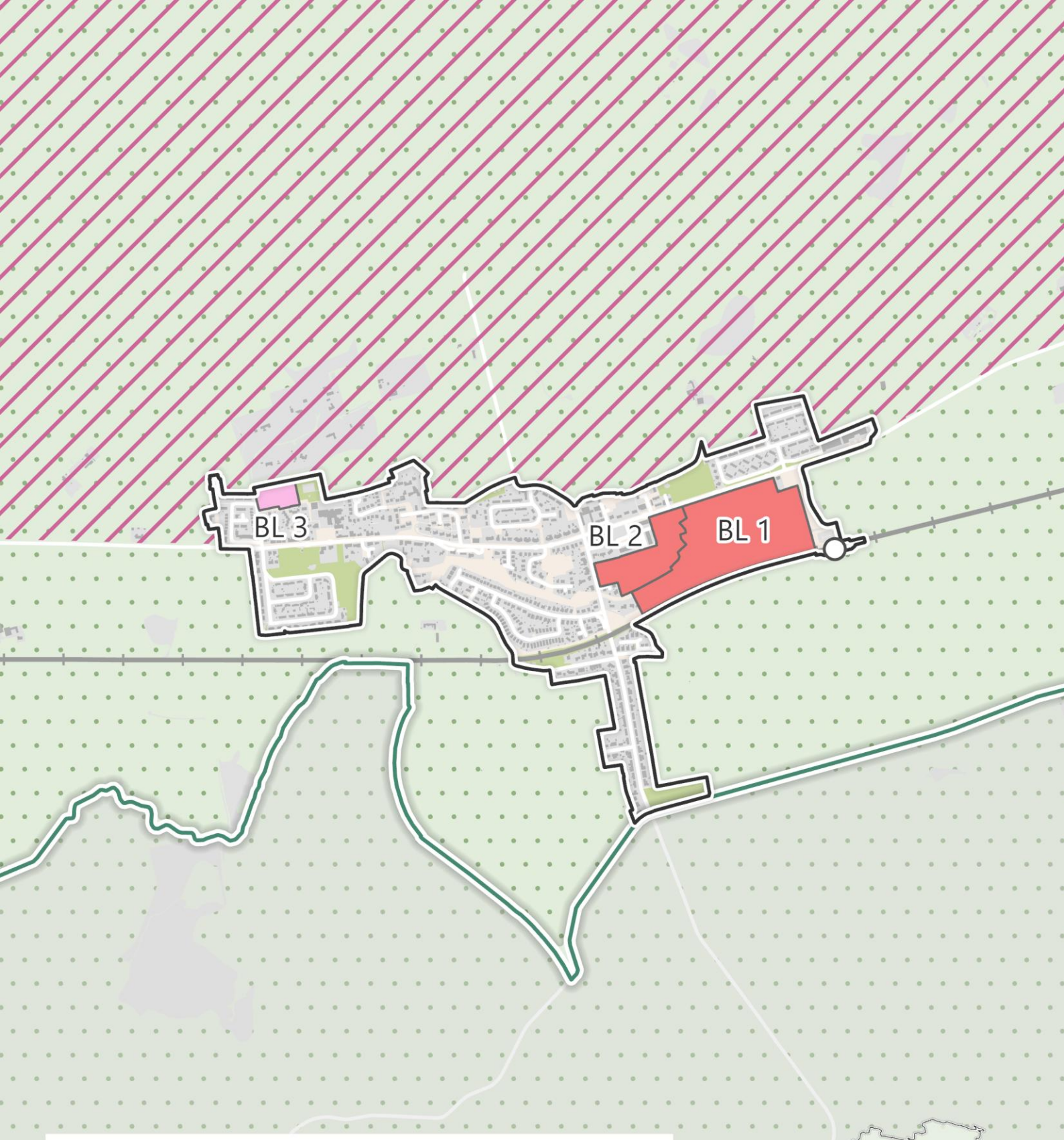
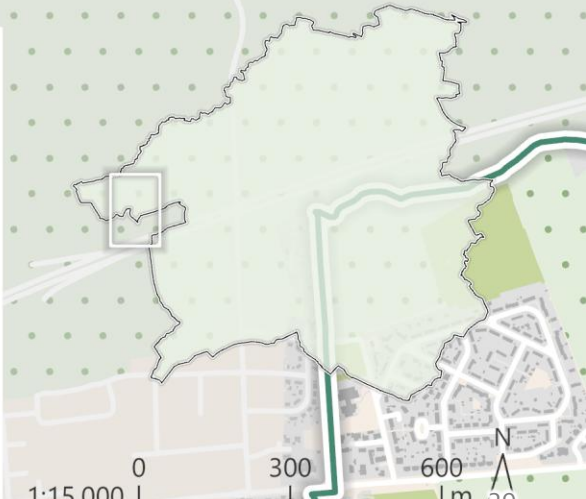


Figure #: Blackridge overview, proposals and allocations

- Housing allocation
- Opportunity site
- Settlement boundary
- West Lothian boundary
- Countryside belt
- Open space
- Local landscape area
- Countryside
- Railway station



Bridgend

Place outcomes

- Delivery of new housing at Willowdean and Auldhill Road
- Protection of green space within the village from development

Bridgend was established in 1885 by the Linlithgow Oil Company to house its workers and is now largely made up of West Lothian Council social housing, which was built throughout the 20th century.

Bridgend recently received funding for village improvements, along with five new council houses being built and others refurbished.

Planning permission has been granted for new housing at Willowdean and Audhill Road for a mix of market and affordable housing.

LDP2 supports the delivery of these sites for housing and seeks to protect existing green space from development, including Bridgend allotments to ensure the allotments could be brought back into use.

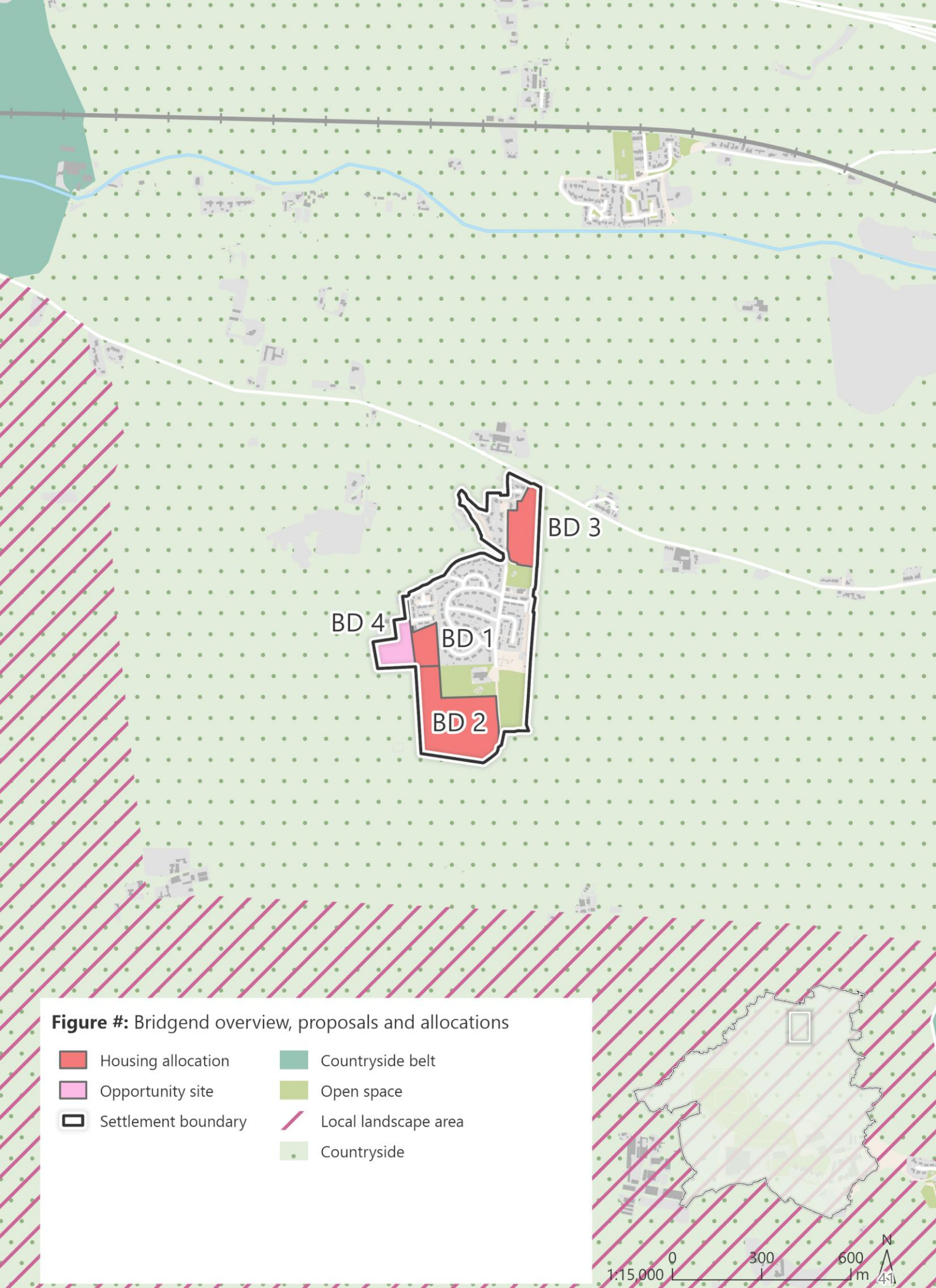


Figure #: Bridgend overview, proposals and allocations

Broxburn and Uphall

Place outcomes

- Delivering a new park next to Greendykes Bing as part of the Greendykes housing development at North Broxburn
- Delivering a new road between the Greendykes housing development and new development at Winchburgh
- Developing the Old Candleworks site for housing with a new road linking Clarkson Road to Greendykes Road
- Delivering extra capacity through internal changes and a new nursery at Broxburn Primary School
- Continuing to support the built heritage of Broxburn and Uphall through their conservation areas

Broxburn, along with Uphall, forms one of the five traditional towns of West Lothian. Originally a small agricultural hamlet, the arrival of the railway and Union Canal in the 19th century transformed Broxburn into a significant site in Scotland's oil industry when shale deposits were discovered in the area. In the postwar period, Broxburn grew further, with industrial estates replacing shale oil industries and council housing replacing much of old Broxburn.

Broxburn's town centre and surrounding buildings, including miners' rows, are covered by a conservation area. The long main street which connects Broxburn with Uphall is the site of many local businesses, including shops restaurants. The town has educational, health and community facilities, including Broxburn Academy and Strathbrock Partnership Centre.

Recently, new housing has been built on the site of the former Halls of Broxburn factory and retail units for Lidl and Home Bargains developed at East Main Street.

LDP2 supports new housing, including affordable housing, at Greendykes to the north of Broxburn, with a new park proposed next to the Greendykes shale bings, and new active travel connections to the Union Canal, town centre and community woodland. A new road connecting the new housing to Winchburgh is proposed. It is also proposed to redevelop the old Candleworks site for housing with a new road through the site linking Clarkson Road to Greendykes Road.

Extra education capacity for new housing will be created through internal changes at Broxburn Primary School, as well as the development of a new nursery.

Sites allocated for employment uses at West Wood will deliver further industrial capacity to support East Mains Industrial Estate.

Uphall, along with Broxburn, forms one of the five traditional towns of West Lothian. Originally an agricultural settlement for centuries before the industrial revolution, the town has many historic buildings from this period. Uphall has been home to Strathbrock St. Nicholas Church since the 1100s and the Houston House Estate was constructed in the 1600s. The mansion is now in use as a hotel.

Uphall grew with mining activity in the 17th and 18th centuries, with shale mining at the turn of the 20th century. In the postwar period, the growth of Livingston as a new town also helped to grow Uphall with further residential development.

The historic core of Uphall is a designated conservation area, preserving its built environment and heritage.

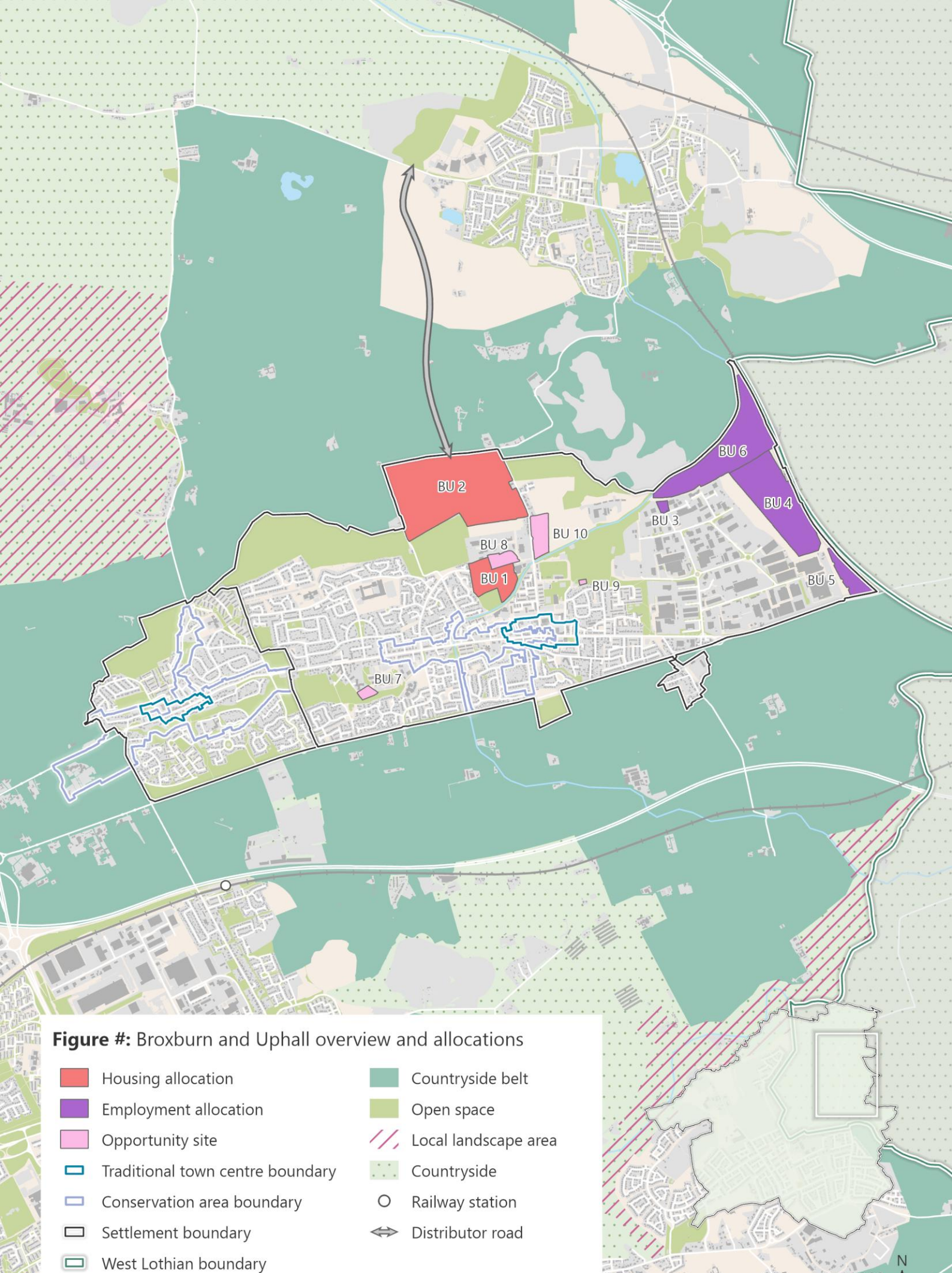


Figure #: Broxburn and Uphall overview and allocations

Dechmont

Place outcomes

- Delivery of a new primary school at the Bangour Village Hospital site, which includes conversion of the A listed Recreation Hall
- Delivery a new neighbourhood centre with shop units for a range of uses at the Bangour Village Hospital site
- Protection of green spaces within Dechmont
- Delivery of traffic calming measures within Dechmont village
- Delivery of new housing, including affordable housing, at the east end of Main Street, including a new entrance feature

The name 'Dechmont' originally referred to a location west of the current village, which included Dechmont Law and Dechmont Estate. Dechmont, as it is known today, was established on the road connecting Edinburgh to Glasgow in the early 19th century. In the early 1900s a school was built, and housing development continued until the 1980s, by which time it was close to its modern form.

Bangour Village Hospital (1906) was designed as a psychiatric facility to meet the high demand for mental healthcare in Edinburgh. It was used to care for the wounded during WWI and the Village Church was consequently added in 1930 as a war memorial. During the 1930s the site was a tuberculosis sanatorium and in 1939 was again converted for use as a war hospital and a new annex was built.

After the war ended, this annex became Bangour General Hospital and served the West Lothian public until the opening of St John's Hospital in 1989. The main hospital block reverted for use as a psychiatric hospital until its closure in 2004.

Planning permission has been granted to convert the village hospital into a residential area with new homes, including 200 affordable homes. The remaining listed buildings are to be refurbished into flats, a primary school and a neighbourhood centre.

Permission has also been granted for new housing, including affordable housing, at the east end of Main Street in Dechmont.

LDP2 supports the delivery of the Bangour Village Hospital site, including conversion and extension of the A listed Recreation Hall to a new primary school. Housing at Main Street continues to be supported alongside traffic calming measures in the village, as well as protecting green spaces within Dechmont.

A local place plan has been prepared for Dechmont.



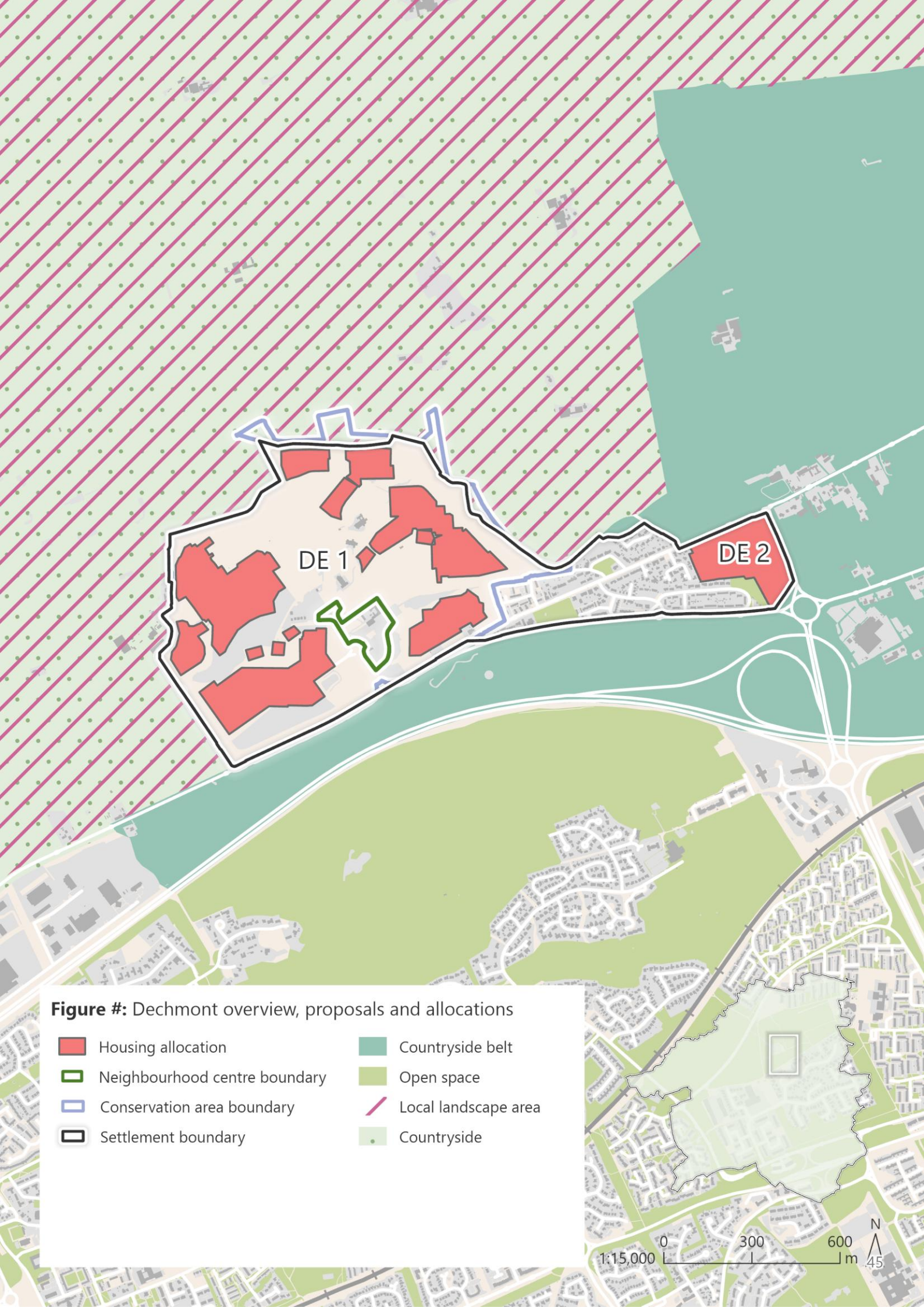


Figure #: Dechmont overview, proposals and allocations

East Calder

Place outcomes

- Protecting Almondell Country Park as a place for recreation and leisure
- Support delivery of a new neighbourhood park within Calderwood
- Supporting NHS Lothian in replacing East Calder Medical Practice on or near the existing facility
- Support NHS Lothian in delivering additional capacity for primary care services in East Calder
- Supporting delivery of new shop units with flats above at Calderwood to form a neighbourhood centre next to Calderwood Primary School
- Delivery of extensions to St Paul's Primary School

East Calder was originally a rural settlement and is built upon four historical estates. Modern housing development in the late 20th century expanded the village into a popular town.

East Calder is surrounded by scenic countryside, bordering the Almondell and Calderwood Country Park which extends to the north and west of the town. As well as being rich in natural assets, East Calder's heritage is reflected in its buildings, containing 12 listed buildings within the town and Almond Valley. These include the 16th century ruins of St. Cuthbert's church and cemetery, the Camps Viaduct and the Naysmyth Bridge. The Main Street retains many of its original sandstone buildings, preserving the traditional townscape of the village.

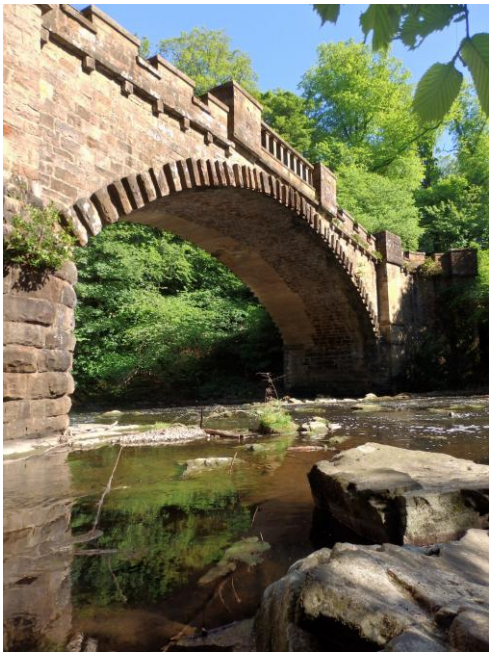
Many residential properties in the town are more modern, with recent new build development at Calderwood and Raw Holdings over the last 15 years.

LDP2 supports the completion of the Calderwood development, including development of the neighbourhood centre and park next to Calderwood Primary School, as well as new housing at Raw Holdings. Extensions to St Paul's Primary School are needed to support this new housing.

Long term demand for secondary school capacity is being managed through the West Livingston and Calderwood CDA Secondary capacity solution which is currently under development.

The council supports NHS Lothian in replacing the existing East Calder Medical Practice building and the council will continue to work with and in delivering additional capacity for primary health care services in East Calder.

LDP2 supports protection of the Country Park from development to ensure it remains a place for recreation and leisure.



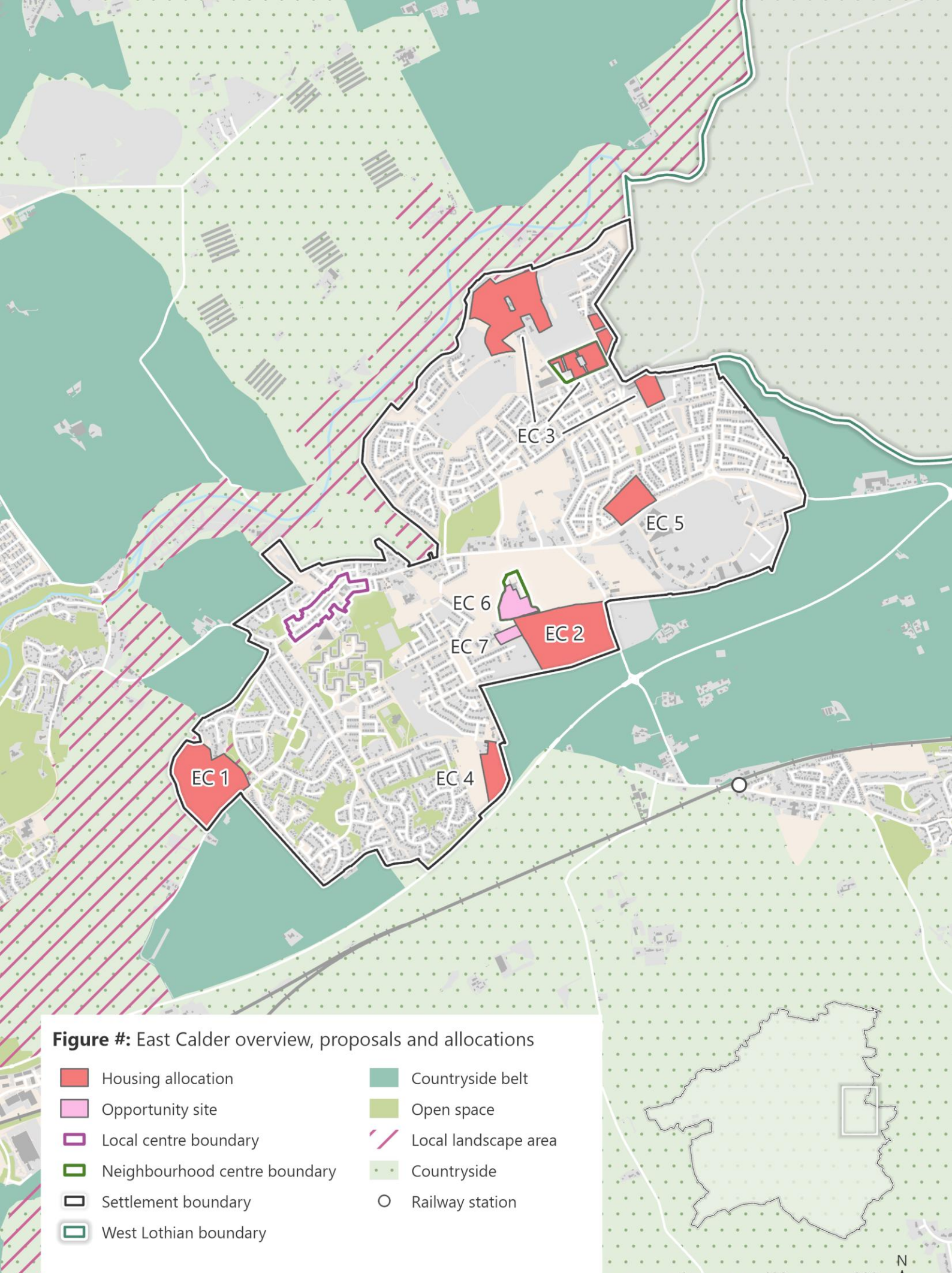


Figure #: East Calder overview, proposals and allocations

Fauldhouse

Place outcomes

- Supporting opportunities for new housing within Fauldhouse
- Delivery of active travel link between Fauldhouse and Stoneyburn

Fauldhouse likely originated as a farmstead in the medieval period, and by the 1600s was marked as “Falas” on early maps. The small hamlet of a few farms grew significantly with the onset of mining. Located on the southwest of a major coalfield, Fauldhouse saw extensive mining from the early 19th century to the mid 20th century, alongside limestone and sandstone quarrying.

The former Crofthead Primary School, built in the late 19th century, is the village’s only listed building. It is currently in use as a care home.

Fauldhouse has a variety of shops and local business within the village centre, and has walking trails, including at Knowes Colliery Woodland and Fauldhouse Meadows.

Most current housing dates to the mid-20th century. Recent housing developments have expanded Fauldhouse to the north, east and south since 2018.

LDP2 supports opportunities for new housing within the village and the delivery of a new active travel link to Stoneyburn.

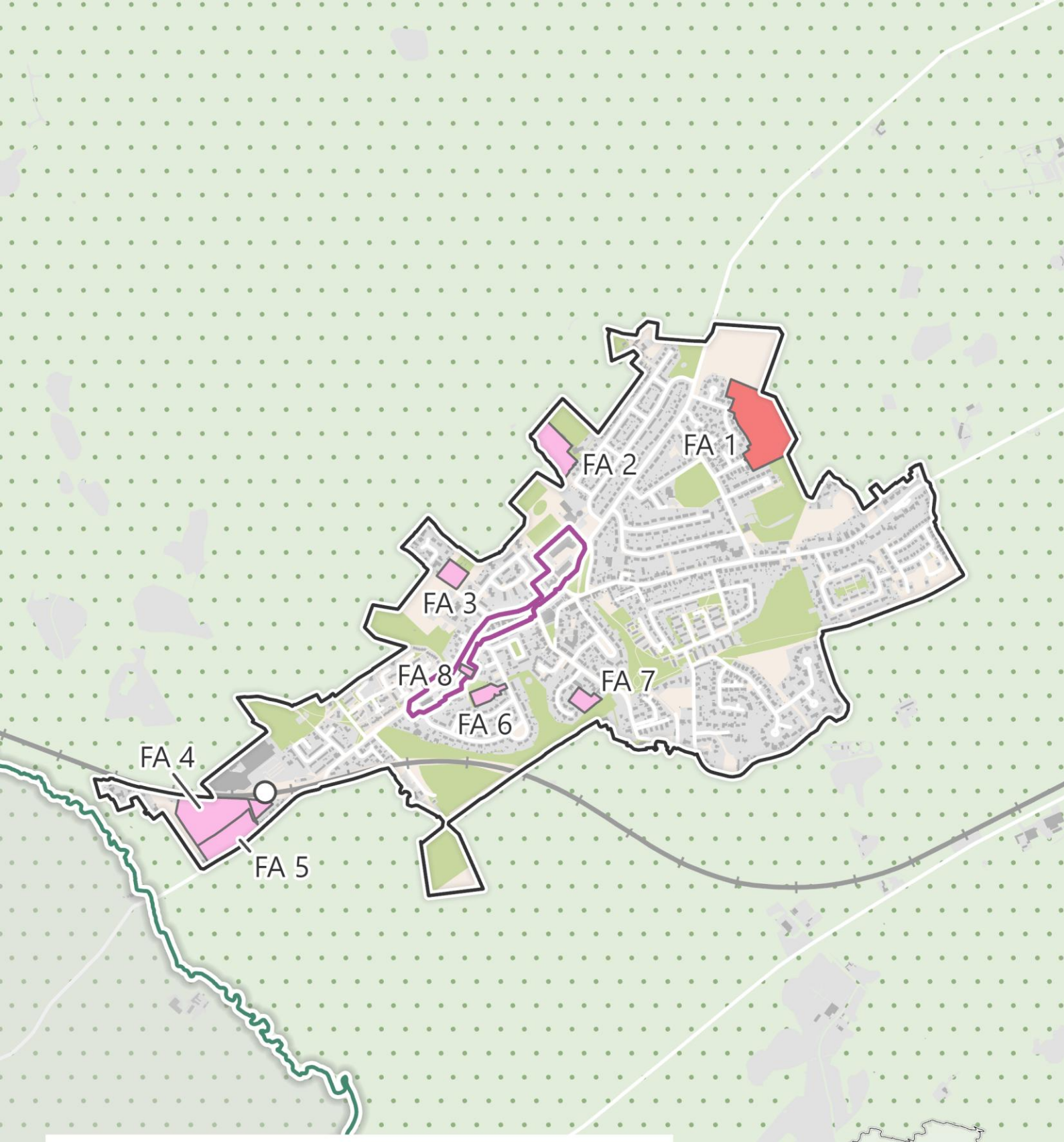
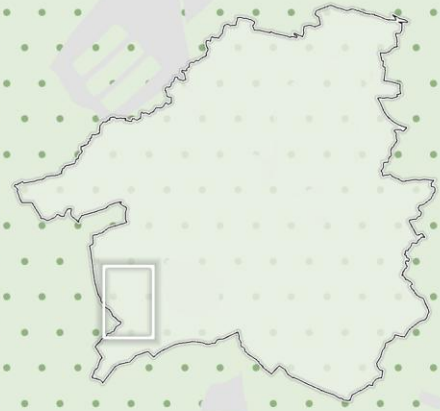


Figure #: Fauldhouse overview, proposals and allocations

- Housing allocation
- Opportunity site
- Local centre boundary
- Settlement boundary
- West Lothian boundary
- Countryside belt
- Open space
- Countryside
- Railway station



1:15,000 0 300 600 m N

Kirknewton

Place outcomes

- Delivery of new housing, including affordable housing at Station Mews and north of Roosevelt Road
- Support the development of a new car park next to, or near, Kirknewton railway station
- Continuing to support Kirknewton's built heritage through its conservation area

Kirknewton dates back to medieval times and expanded as a rural farming community. This area includes Kirknewton Cemetery, the site of two 18th century mausoleums. Construction of the railway in the 1800s followed by the mining of shale oil in the area caused further development. A military airfield was constructed to the south of the village during WWII and is now known as RAF Kirknewton.

The village has 20 listed buildings, including the 17th century Kirknewton House, 18th century Kirknewton Church and 19th century Ormiston House. The historical character of the old village core is preserved under a conservation area designation.

More recently housing has been built at Braekirk Avenue and Braekirk Gardens and Kirknewton Community Development Trust has built seven bungalows at the east of the village. Planning permission has been granted for new housing, including affordable housing, at Station Mews and on the western half of the site to north of Roosevelt Road.

LDP2 supports the delivery of new housing at Stations Mews and Roosevelt Road, as well as supporting the Calderwood developers to build a new car park next to, or near Kirknewton railway station.

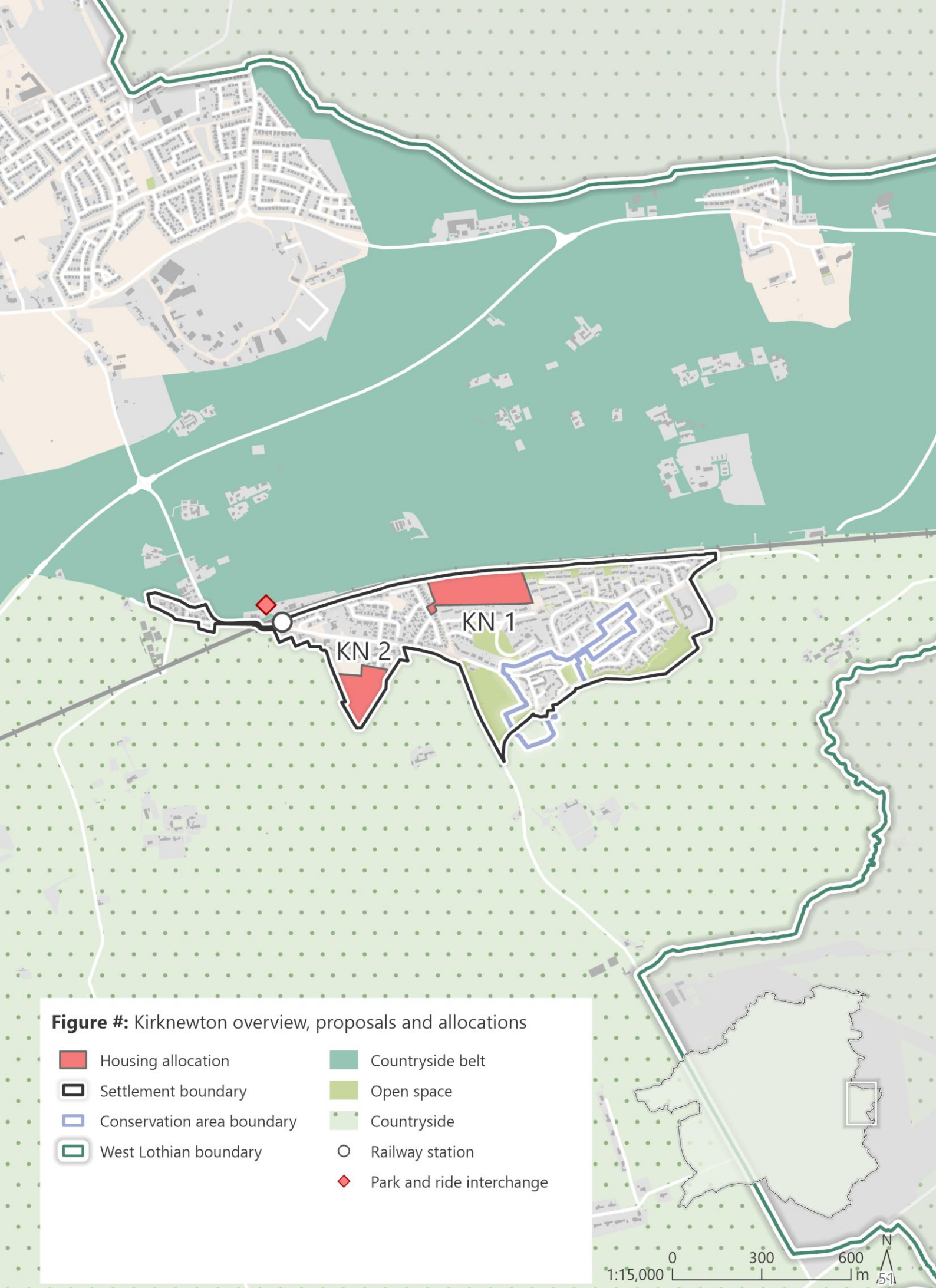


Figure #: Kirknewton overview, proposals and allocations

Linlithgow

Place outcomes

- Delivering new housing at Oracle and Wilcoxholm Farm, including more affordable housing
- Protecting the west, north and south of Linlithgow from development through local landscape areas. Land to the east of Linlithgow is protected by a countryside belt designation.
- Delivering the westbound slips at M9 Junction 3 to relieve the High Street of congestion.
- Continuing support for Linlithgow's two conservation areas, preserving the existing historic streetscape

Linlithgow is a town of rich history, having been granted Royal Burgh status around the year 1138. It is famously known as the birthplace of Mary Queen of Scots, who was born in Linlithgow Palace and baptised in St. Michael's Parish Church. It is one of West Lothian's five traditional towns and served as the administrative centre of Linlithgowshire (now West Lothian) until 1975.

The town is home to over 150 listed buildings, such as St Michael's Parish Church (1424 - 1532) and the Burgh Halls (1668). There are two conservation areas: one covering Upper Linlithgow and the Union Canal, and another consisting of the Palace, Loch and High Street.

Linlithgow has several green spaces and walking routes, such as the canal path, the John Muir Way and nearby Beecraigs Country Park. The Loch is used for leisure activities and the Linlithgow Canal Centre has a museum and tearoom, and offers boat trips along the canal.

Linlithgow has a mixture of traditional, modern and new build homes. The population more than tripled between 1960 and 2000, driven by substantial expansion to the east, south and southwest of the town. More recently, further housing development was completed at Springfield and Deanburn Road.

LDP2 supports new housing at Wilcoxholm Farm to the south east of the town and through the redevelopment of the Oracle site at the north east of the town, along with delivering new westbound slips at Junction 3 of the M9.

LDP2 also continues to support the status of Linlithgow's two conservation areas and seeks to protect Linlithgow's surroundings from development through local landscape area designations to the west, north and south of the town. The area immediately east of Linlithgow is designated as a countryside belt.

A local place plan has been prepared for Linlithgow.





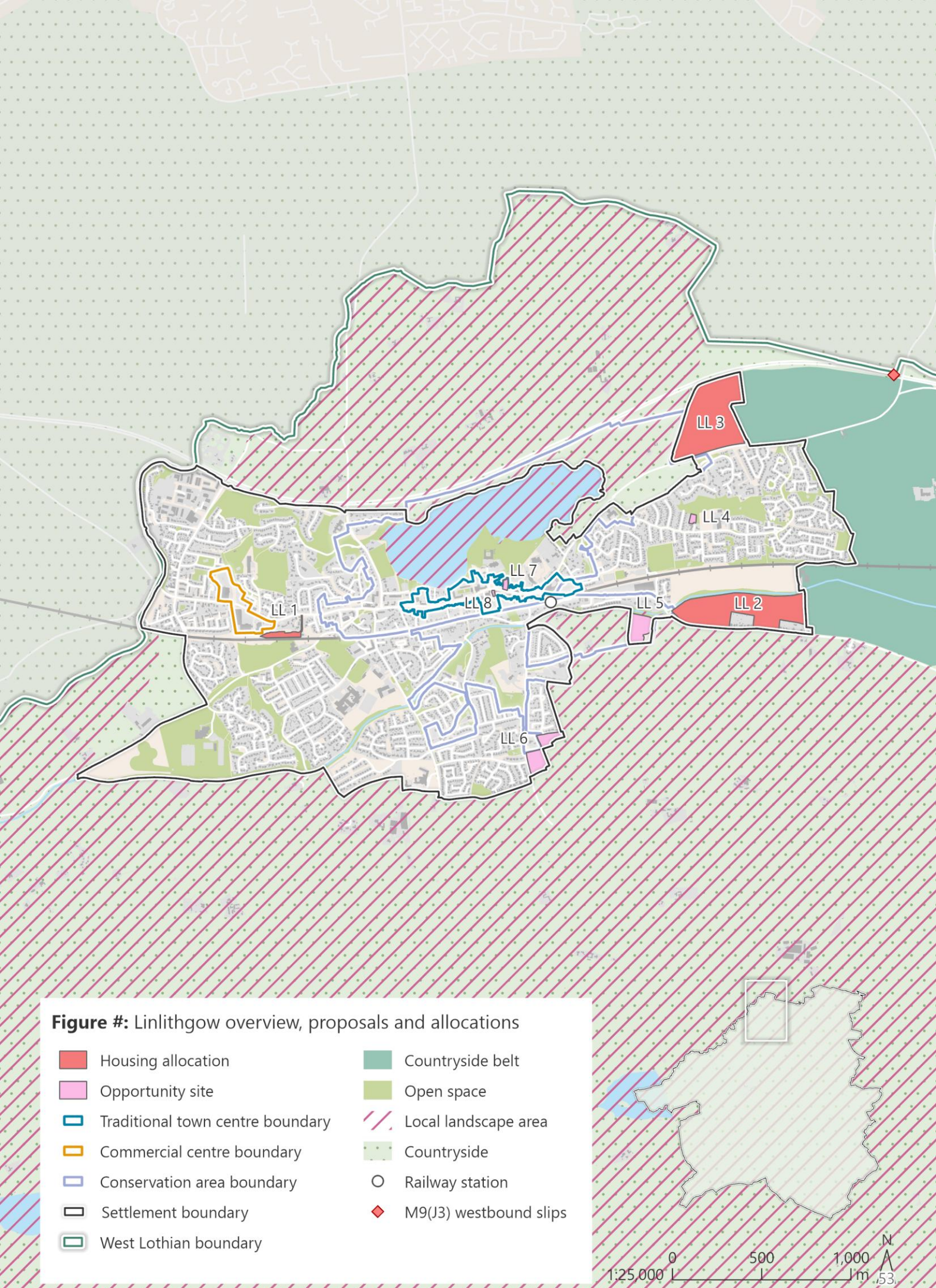


Figure #: Linlithgow overview, proposals and allocations

Livingston

Place outcomes

- Focus on brownfield sites within Livingston for new housing, including further housing and a new neighbourhood centre at Kirkton Campus, as well as creating extra capacity at Livingston Village Primary School through internal changes to the school building
- Delivering sites for office and industrial development within existing industrial estates and office parks
- Delivering a new development at Gavieside Farm, including a new primary school, shop units as part of a neighbourhood centre and road links to Livingston and West Calder
- Continuing to support Livingston as a strategic town centre for shopping and leisure

The town of Livingston takes its name from Livingston Village, one of the original villages that existed in the area, along with Bellsquarry and Livingston Station. The land was used mainly agriculturally, as well as for quarrying and mining.

Livingston was designated as a New Town in 1962. It rapidly expanded with new housing districts designed by the Livingston Development Corporation (LDC), absorbing historical mansions, mills and farmhouses. Livingston has served as the administrative centre of West Lothian since 1975. Today, it is the largest town in the county with a population of over 65,000.

Livingston has major shopping areas, including The Centre, the Designer Outlet, and several retail parks. It has also grown as an industrial centre with a number of industrial estates and business parks such as Houstoun and Deans Industrial Estates. The town is home to four high schools and West Lothian College.

LDP2 mainly focuses on development of brownfield sites within Livingston for new housing, including further housing and a new neighbourhood centre at Kirkton Campus. Development at Kirkton will link to the development of a new village to the west of Livingston at Gavieside Farm. Development at Gavieside will include a new primary school, shop units as part of a neighbourhood centre and road links to Livingston and West Calder.

LDP2 will also support the development of sites for employment uses within established industrial estates and business parks, as well as supporting Livingston's role as a regional centre for shopping and leisure.

A local place plan has been prepared for the Murieston area of Livingston.





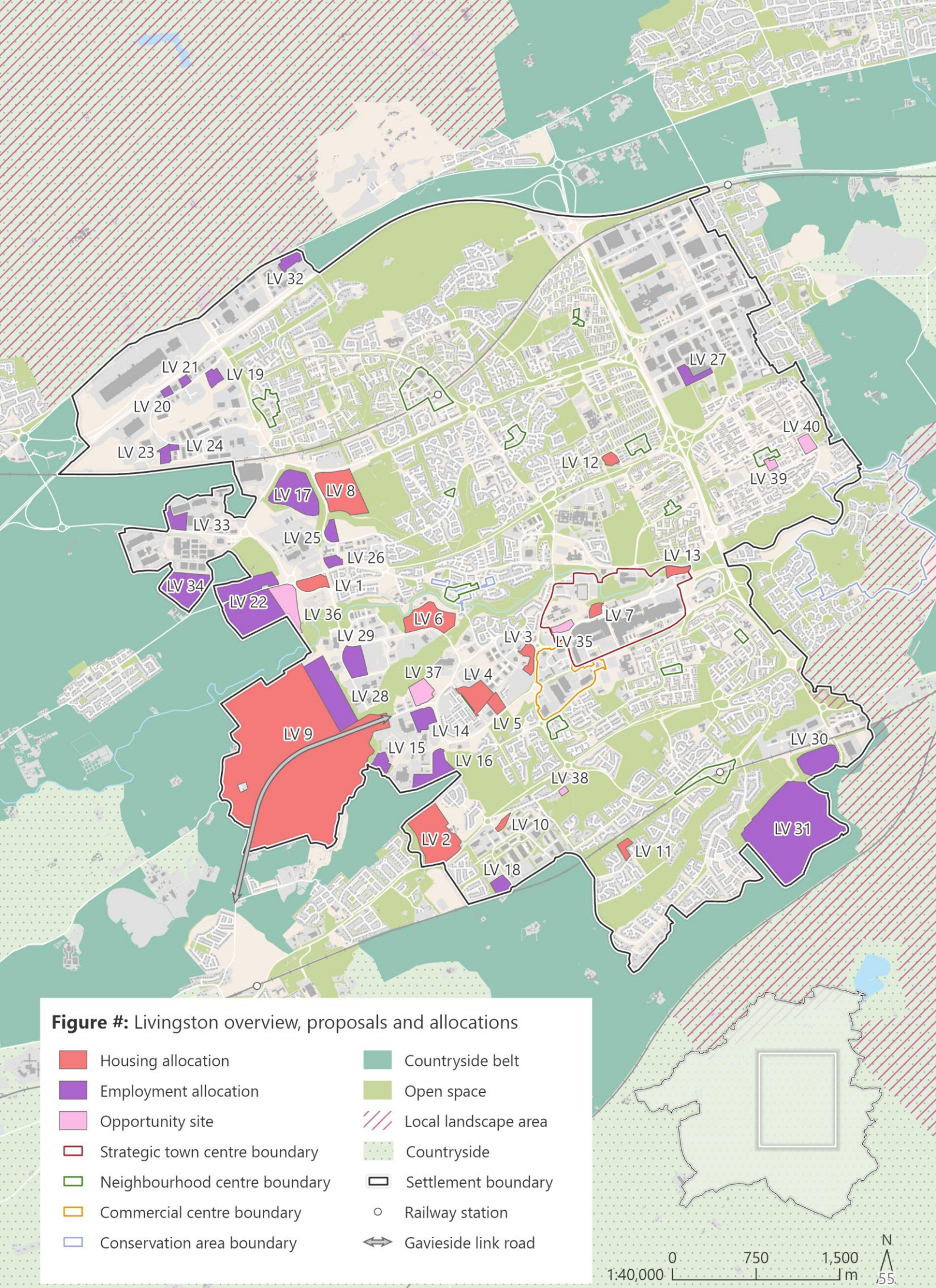


Figure #: Livingston overview, proposals and allocations

Polbeth

Place outcomes

- Deliver new housing, including affordable housing, at the former West Calder High School site
- Support development of further industrial units at Polbeth Industrial Estate
- Delivery of an extension to St Mary's Primary School

Polbeth has a history of limestone and coal mining, and became a key location during the shale oil boom. James “Paraffin” Young moved into Limefield House in 1855 and extended his operations to the local area. Polbeth continued to expand through the 20th century, with West Calder High School being in the village from 1965 until the school relocated to West Calder.

Polbeth has three listed structures - Limefield House and two bridges crossing Harwood Water. The nearby Five Sisters Zoo opened in 2005 and is a popular visitor attraction. The zoo is named after the Five Sisters bing, an iconic landmark and remnant of the area’s shale mining heritage.

LDP2 supports the redevelopment of the former West Calder High School to new housing and an opportunity for new housing at Parkhead Farm. Development of land for further industrial units at Polbeth Industrial Estate is also supported.

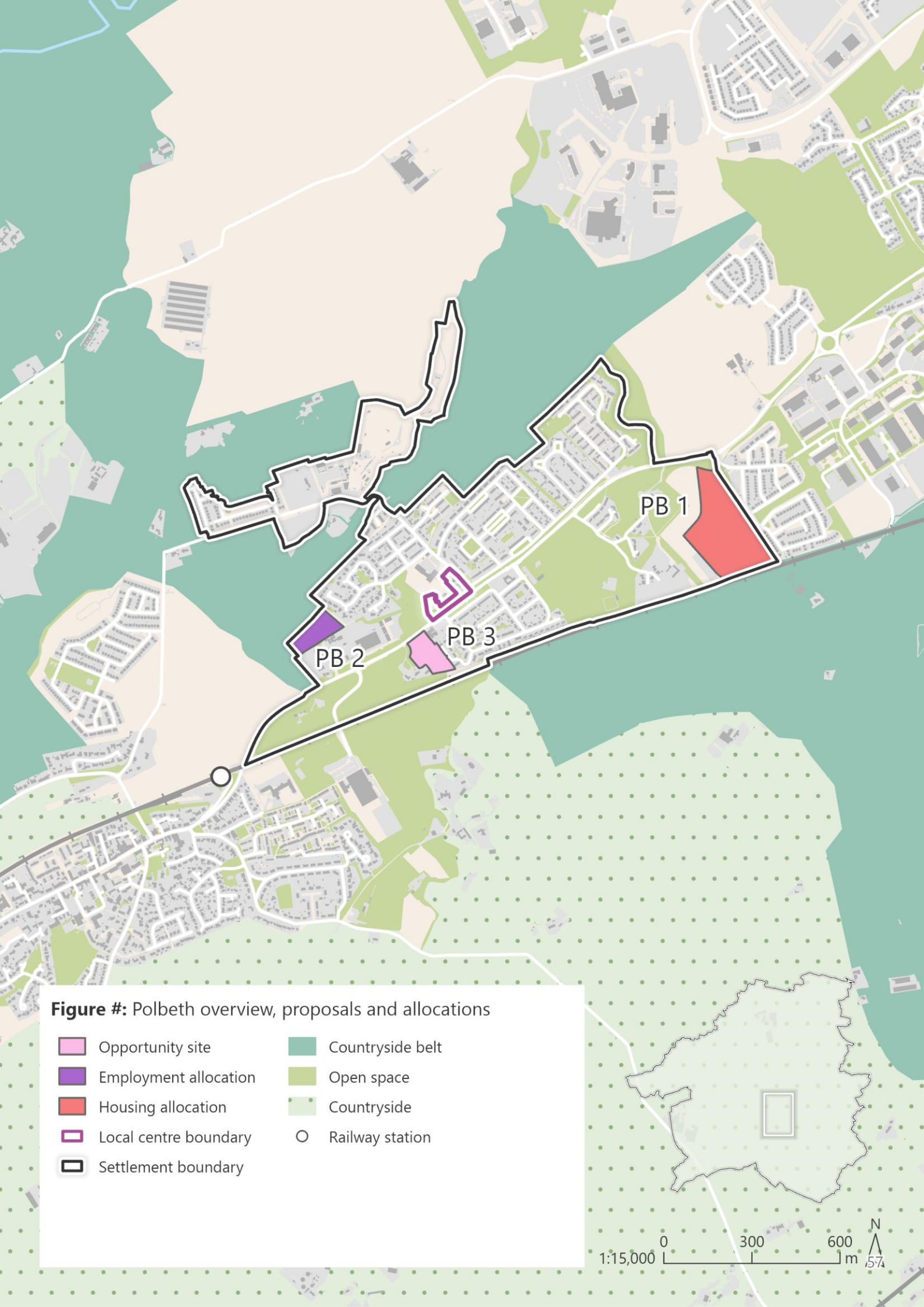


Figure #: Polbeth overview, proposals and allocations

Pumpherston and Uphall Station

Place outcomes

- Deliver extensions to Pumpherston and Uphall Station Primary School
- Deliver remaining housing at Drumshoreland

Pumpherston was a centre of the shale oil industry from the late 19th century until mid 20th century. It was built by the Pumpherston Oil Company to house its workers. Some of the buildings from this time remain, including the south village miners' rows and the cooperative store and clock tower.

Uphall Station sits directly to the north of Pumpherston. It takes its name from the nearby village of Uphall and the railway station that was established in 1849. Since the times of the oil industry, both villages have expanded.

The villages are well-connected areas with good transport links by rail and road. Both areas border the Houston Industrial Estate which is the main centre of employment in the area. For recreation, the area is home to a golf course and a football pitch.

Housing has recently been, and is still being built, on the east side of Uphall Station at Drumshoreland. Council housing and housing for people with additional support needs have also recently been built off Cawburn Road.

LDP2 supports the delivery of the remaining housing, including new affordable housing, at Drumshoreland. Extensions to Pumpherston and Uphall Station Primary School are required to accommodate children from the new development.

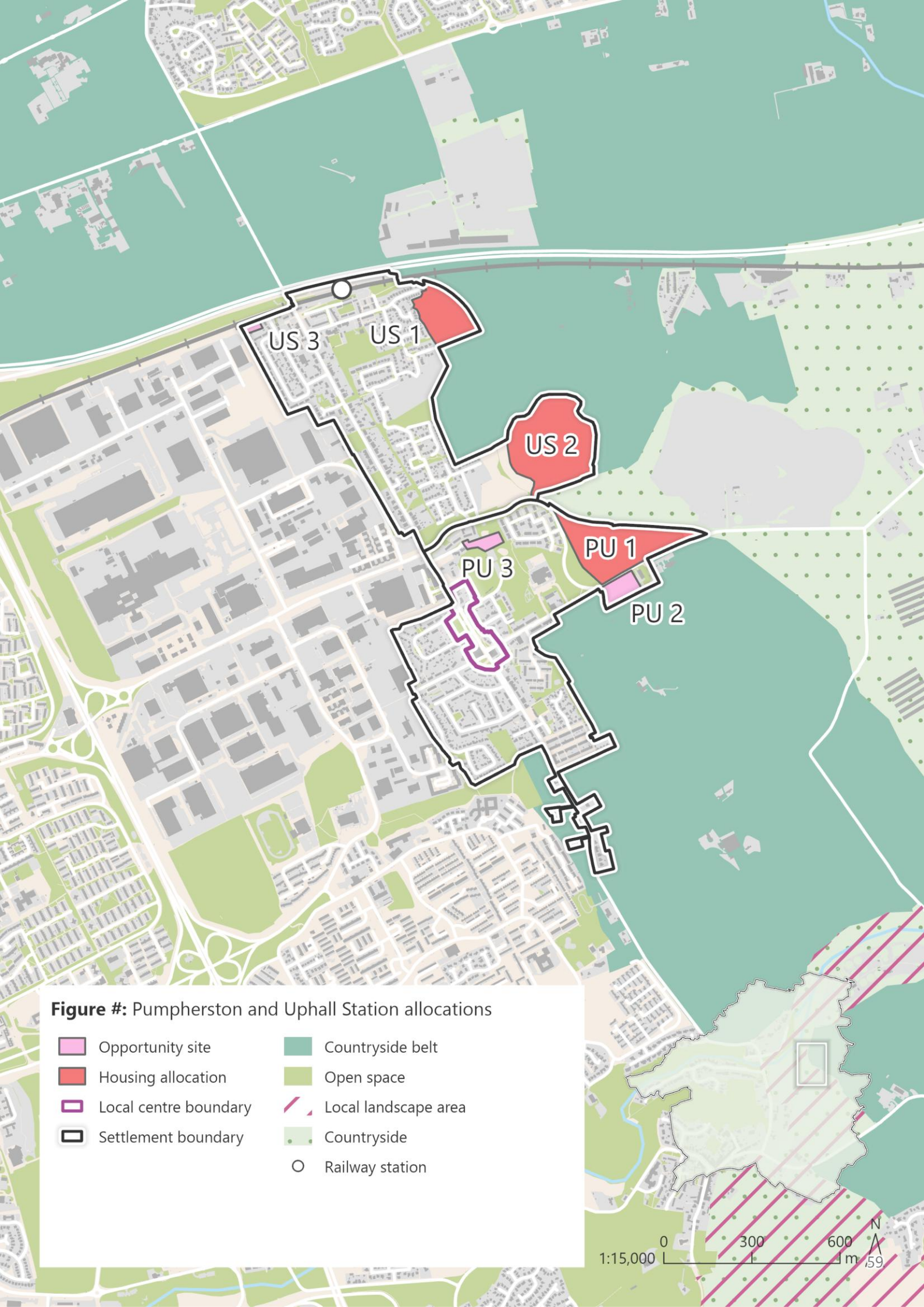


Figure #: Pumpherston and Uphall Station allocations

Stoneyburn and Addiewell

Place outcomes

- Delivering new housing, including bungalows and affordable housing, at Cannop Crescent in Stoneyburn
- Support opportunities for new housing at Addiewell and Loganlea and Stoneyburn
- Support the delivery of a new active travel link between Stoneyburn and Fauldhouse
- Support the delivery of a new community hub to deliver services within Stoneyburn

Stoneyburn dates back to the 17th century, marked by the construction of Stoneyburn House. The village was largely built to house staff of Foulshiels Colliery, which operated from 1894 to 1957. The village expanded in the 20th century, including through construction of Stoneyburn Parish Church in 1925 and Stoneyburn Primary School in 1986. Bents was established to the west of Stoneyburn in 1919 with housing built by United Collieries. It features a small residential area built by the West Lothian Housing Society in the style of the garden city movement.

Addiewell has a rich industrial history, with coal mining taking place in the area before the 1850s. The Loganlea Colliery (1890 – 1959) was the biggest pit owned by United Collieries. The village was also home to James Young's large chemical works, established in 1865 and closed by 1921. Many miners' cottages were constructed in association with the chemical works, such as Faraday Place which still exists in the village. Addiewell had a brickworks, as well as a school. Much of the original village was demolished between 1930 and 1950, and has since been redeveloped.

Bonded warehouses for North British Distillery are located to the south of the village and HMP Addiewell was built in 2008 to the east of the village. The village is served by Addiewell Primary School and St Thomas Primary School.

LDP2 supports opportunities for new housing within Addiewell and Stoneyburn. The plan supports completion of the Cannop Crescent housing site in Stoneyburn that is under construction. A new community hub is also supported at Stoneyburn, as is the delivery of active travel link to Fauldhouse.

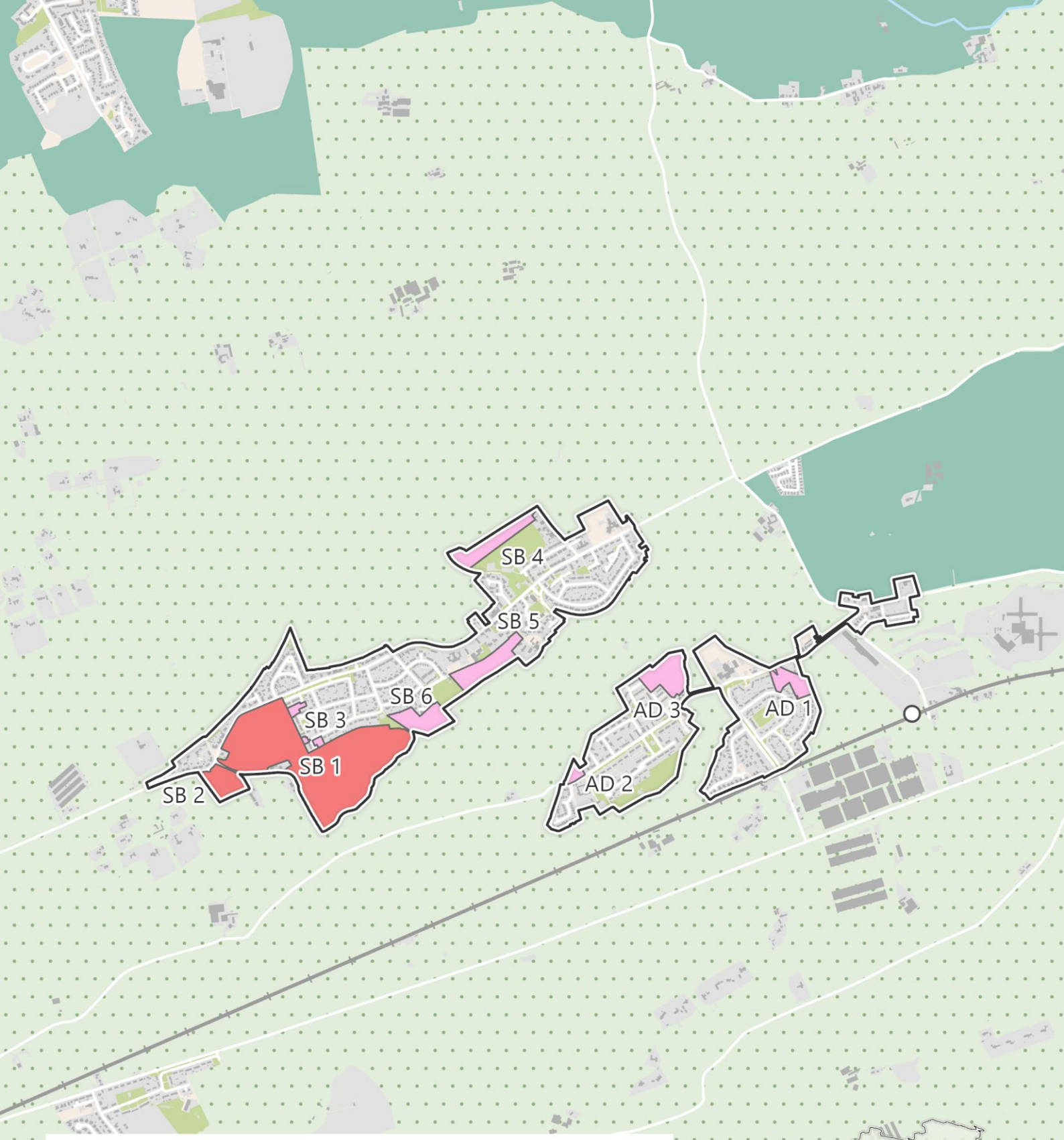
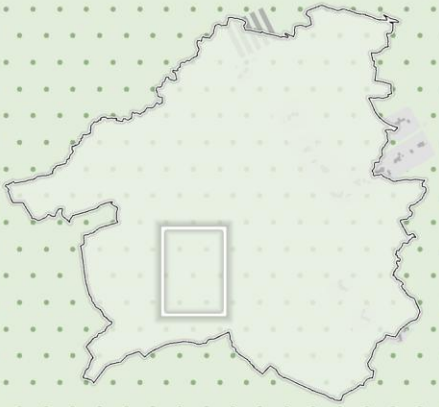


Figure #: Stoneyburn and Addiewell allocations

- Housing allocation
- Opportunity site
- Settlement boundary
- Countryside belt
- Open space
- Countryside
- Railway station



1:20,000 0 400 800 m

N

West Calder

Place outcomes

- Delivery of new housing and park and ride car park at Cleugh Brae
- Delivery of an extension to Parkhead Primary School
- Delivery of road link between Gavieside Farm and Cleugh Brae housing sites to enable sustainable travel to West Calder railway station

During the medieval period, West Calder was under the parish of Calder Comitis, which also included Mid Calder. The Auld Kirk, built in the 1600s, is now a ruin in the centre of the village, and a scheduled monument, marks the time when West Calder became a distinct parish. In the 19th century, West Calder was of great commercial importance to the West Lothian oil boom, along with the formation of several co-operative societies.

West Calder has a busy high street with shops, pubs and local businesses. It contains several historical buildings, including the former co-operative society building and the West Calder library. Union Square and the Burngrange memorial clock are in the centre of the village. The train station is also a listed building, and is situated on the Edinburgh Waverley – Glasgow Central line.

Recently, the new West Calder High School and a new medical centre have been built in the village. New housing has been constructed at Hartwood Road to the south west of the village and Mossend to the north.

LDP2 supports new housing east of Cleugh Brae that will link to the Gavieside Farm development through a new link road. A park and ride car and park is proposed within the new housing site, next to West Calder railway station. An extension to Parkhead Primary School is required to accommodate children from the new housing.

A local place plan has been prepared for West Calder.



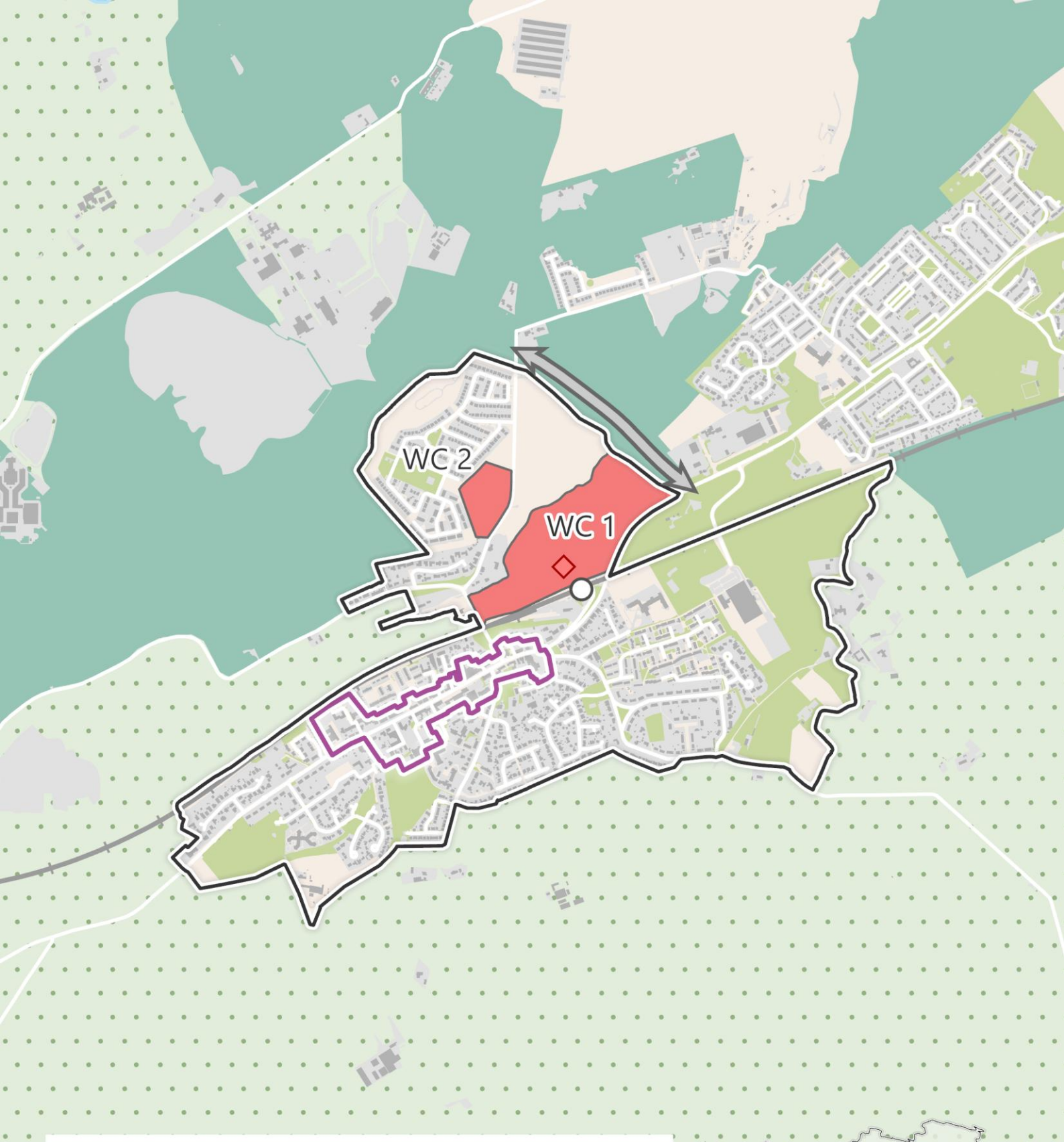
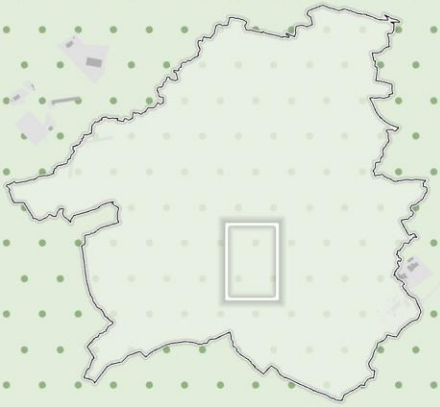


Figure #: West Calder overview, proposals and allocations

- Housing allocation
- Local centre boundary
- Settlement boundary
- Railway station
- Bypass road
- Park and ride interchange
- Countryside belt
- Open space
- Countryside



1:15,000 0 300 600 m N

Whitburn

Place outcomes

- Delivery of remaining housing at Heartlands with associated road link from Longridge Road through the site and a bypass relieving congestion at Whitburn Cross
- Deliver park and ride facilities next to Junction 4A of the M8
- Support offices and industrial units at Heartlands Business Park next to Junction 4A of the M8
- Support opportunities for development of vacant sites within Whitburn town centre
- Deliver extensions to Croftmalloch Primary School, St Joseph's Primary School and Polkemmet Primary School
- Delivery of a new primary school at Heartlands, if required

The coal industry took off around the year 1900 in Whitburn bringing population growth and lasting until the final pit closed in 1986. Whitburn expanded through the 20th century and the M8 opened in 1965.

Polkemmet Country Park lies between Whitburn and Greenrigg, offering a natural space with walking trails and areas of ancient woodland. The River Almond runs through the park, which is also home to the Scottish Owl Centre, a golf course, and The Horn sculpture overlooking the M8.

Polkemmet House was demolished in the 1960s, but other historical buildings remain including the listed Whitburn South Parish Church (1729) and Brucefield Church (1966) which adjoins the former church of 1857.

Residential development has continued into the 21st century, including 116 council houses built at Dixon Terrace in 2014, and the ongoing Heartlands project at the former Polkemmet Colliery site. This has so far involved the building of a new motorway junction, completion of 750 homes and new retail units.

LDP2 supports the remaining housing to be built at Heartlands, alongside its needed road infrastructure, including the delivery of an effective bypass to relieve congestion at Whiburn Cross and the park and ride next to Junction 4A of the M8. Development of land for employment uses is also supported around the motorway junction.

Vacant sites within Whitburn town centre are supported as opportunities for housing.

Extensions are required to Croftmalloch Primary School, St Joseph's Primary School and Polkemmet Primary School so that children can be accommodated from new housing.



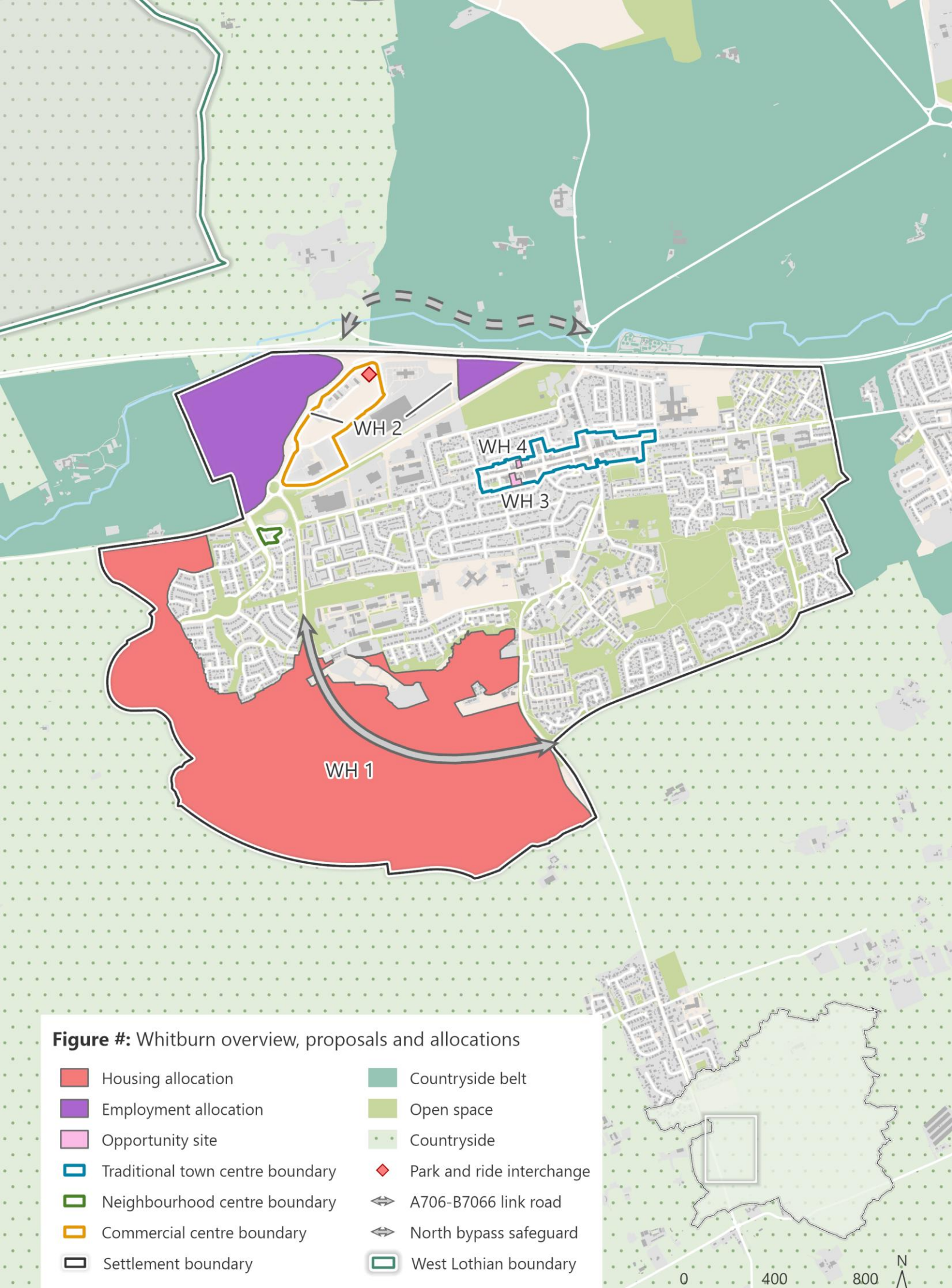


Figure #: Whitburn overview, proposals and allocations

Winchburgh

Place outcomes

- Delivery of new green space at Daisy Park and Hawkhill Neighbourhood Park
- Delivery of Winchburgh railway station alongside associated public transport interchange and park and ride facilities
- Delivery of extensions to Winchburgh Primary School, Holy Family Primary School, Winchburgh Academy and Sinclair Academy
- Delivery of a new Glendevon Primary School, if required after other school extensions
- Delivery of new road between Winchburgh and the Greendykes development at north Broxburn
- Secure land for additional community facilities, if required

Records of Winchburgh date back to 1189, but the settlement is likely even older. By the mid-18th century, Winchburgh was a rural farming village supporting surrounding farmlands belonging to the Hopetoun Estate. The village grew significantly during the 19th century with the arrival of the Union Canal and the railway, and later the brickworks and shale mining industry. The miner's rows to the east of the canal are remnants of this period.

Winchburgh's historical landmarks include Niddry Castle (c. 1550) and the ruins of Auldcathie Kirk (c. 1400). Its old primary school buildings and the Union Canal bridges are also listed buildings. Hawk Hill Wood and Beatlie Wood are sites of ancient woodland. Winchburgh has seen a large expansion since the masterplan for the potential construction of 3500 new homes was granted permission in 2012.

A new local centre with supermarkets and offices was built in 2018, and Auldcathie Park opened in 2021. By 2023, a new motorway junction was constructed, and over 1500 homes have been completed.

Winchburgh Academy and the new Holy Family Primary School building were opened in 2022, allowing Winchburgh Primary School to take over the original shared building. Sinclair Academy opened for the 2023/24 school year and Hawkhill Primary School opened in August 2025.

LDP2 supports the completion of the Winchburgh masterplan, with the delivery of new green space at Daisy Park and Hawkhill Neighbourhood Park, Winchburgh railway station and a new road between Winchburgh and the Greendykes development at north Broxburn.

New housing will be supported by delivery of extensions to Winchburgh Primary School, Holy Family Primary School, Winchburgh Academy and Sinclair Academy. A new Glendevon Primary School is potentially required after other school extensions.

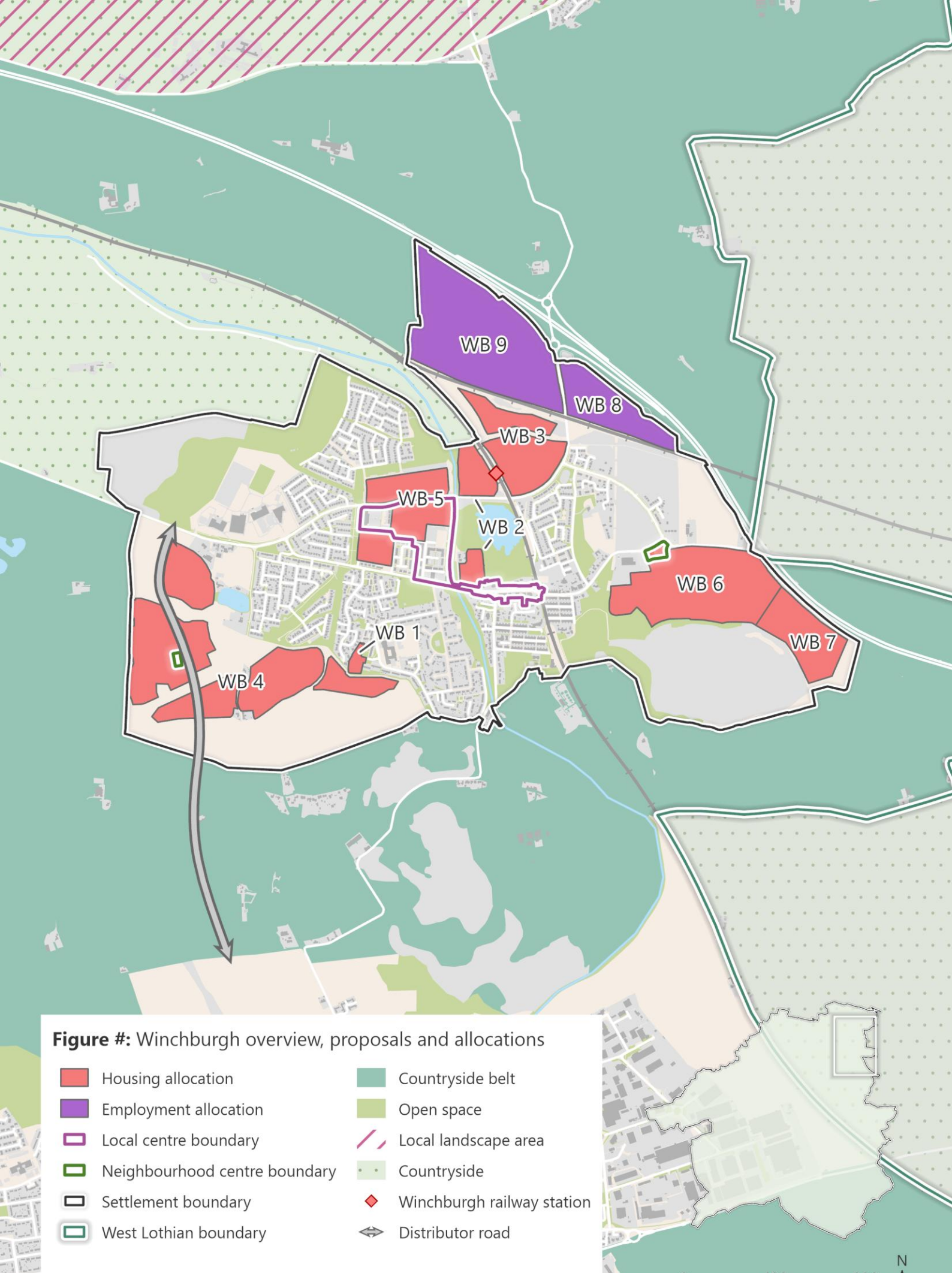


Figure #: Winchburgh overview, proposals and allocations

Chapter 4

Policies

Placemaking

Policy 1 Design and sustainable development

Policy 1 supports the creation of sustainable, high-quality places and development that contributes positively to West Lothian's built and natural environment.

1. Development proposals will be supported where they accord with the Spatial Strategy, other policies of this LDP and planning guidance, and,

   a) are designed to maximise energy efficiency through passive design and appropriate renewable energy, respond to local climatic conditions, mitigate and adapt to climate change with scope for future retrofitting;

   b) have no adverse impact on the setting of the site, landscape character, biodiversity, habitats, protected species, blue and green infrastructure, geodiversity or built heritage, and the water environment;

   c) contribute positively to local context and character, sensitively addressing form, height, scale, massing, building lines, streetscape and materials, respect and enhance significant views, and retain and sympathetically incorporate locally distinctive features;

   d) promote inclusive, accessible and safe design with natural surveillance, avoid adverse impacts on neighbouring amenity from noise, odours, dust, particulates or light pollution, assess and mitigate risks from unstable land arising from historic mining and contaminated land;

   e) support local living through walking, cycling and access to public transport, provide appropriately for open space, trees and landscaping, and community growing spaces; and,

2. Alterations and extensions to existing buildings must be in keeping with the original building's character and appearance, subordinate in size, form, proportion and scale well integrated into their surroundings,

LDP2 Planning Guidance on Development Design, Householder Development and site-specific development briefs will be used to seek high standards of sustainable development within West Lothian.

Development proposals are required to be supported by masterplans, design statements and design guides, where appropriate.

LDP2 Planning Guidance(s) on Air Quality, Noise, and Flood Risk will also be used to support this policy.

Placemaking

Policy 2 Infrastructure first

Policy 2 ensures that the infrastructure required to support development is delivered.

1. Development proposals will only be supported where:

   a) sufficient appropriate infrastructure is available to accommodate the development; or phasing to manage demand on infrastructure has been agreed; or,

   b) the required infrastructure is provided as part of the development, or proportionate contributions towards its delivery are agreed with the planning authority.

Where justified by the scale, nature and impact of the development, proposals should either deliver or proportionately contribute towards:

- Education (Early Years, Primary, Secondary and Additional Support Needs);
- Primary healthcare including improving the capacity and condition of GP surgeries;
- Sustainable transport including active travel;
- Town, local and village centre improvements, where development would increase the use of a centre;
- The natural environment and biodiversity;
- Open space and play;
- Community growing spaces;
- Public art; and,
- Cemeteries

The types of infrastructure for which contributions will be taken, the level, method of calculation and the types of development from which they will be required are set out in Appendix 1, site specific requirements in Appendix 2 and actions and costs in the Delivery Programme.

Where infrastructure constraints cannot be overcome, development will not be supported.

Housing

Policy 3 Housing Land Allocations

NPF4 Policy 16 (Quality Homes) requires this plan to identify a Local Housing Land Requirement and to allocate deliverable land to meet it, for ten years from the date the plan is adopted.

1. The sites listed in Appendix 2 and shown on the Proposals Map are allocated for housing to meet the plan's Local Housing Land Requirement within the plan period.

2. To support local living, health and community use, small-scale business space, and small-scale retail uses will also be supported on allocated housing sites where their scale is proportionate to the residential function of the site and there is no adverse effect on amenity. Any other use will only be supported where it is satisfactorily demonstrated that both:
   a) a constraint affects the site that cannot reasonably be overcome, so there is no reasonable prospect of housing within the plan period; and
   b) the alternative use offers significant environmental, economic or community benefits that outweigh the need to deliver the site for housing.

3. Proposals for 50 or more homes must include a Statement of Community Benefit.

4. Land allocated to meet identified need for Gypsy/Travellers and Travelling Showpeople is set out in Appendix 2 and shown on the Proposals Map. Sites on land not allocated for that use will also be supported where the proposal is otherwise consistent with the Spatial Strategy and other relevant policies. Criteria 3 does not apply to these proposals.

Delivery ahead of the pipeline
Where the Housing Land Audit shows, over two consecutive years, substantial delivery earlier than the pipeline and that general trend is being sustained on a West Lothian wide basis, the council will consider whether to support new housing allocations.

New housing allocations will be consistent with this plan's spatial strategy and other relevant policies of NPF4 and this plan.

Other uses on allocated housing sites
A 'constraint that cannot reasonably be overcome' means a physical or legal problem with the site that cannot be resolved. Examples include ground conditions or contamination where it can be demonstrated that remediation is not viable, or a statutory designation that prevents development.

The following are not constraints for the purposes of this policy: the landowner preferring a different use; another use offering a higher land value; short term market conditions; and/or a lack of interest that has not been tested by active marketing. Evidence is required to show active marketing over a period of at least 12 months at a price reflecting residential value, a viability appraisal, the site's history and its status in successive Housing Land Audits.

Site requirements and guidance
Appendix 2 sets out the site-specific requirements that apply to each allocated site. Development Briefs and Planning Guidance the council produces during the plan period is also a material consideration in the determination of applications.

Allocated capacities in Appendix 2 assume an efficient use of land. Density is required to respond to the character and accessibility of the location. Where appropriate allocated housing sites are required to include facilities that support local living. Retail use is limited to small-scale neighbourhood retail that contributes to local living.

Housing

Policy 4 Housing development within towns and villages

Policy 4 supports the delivery of housing on sites within towns and villages, including on sites identified on the proposals map as 'opportunity sites' for housing / mixed-use development. Proposals for the change of use, conversion and re-use of existing buildings to residential use will also be supported. Higher density development will be encouraged where appropriate.

1. Development proposals for new housing will be supported within towns and villages on sites:

    a) within defined settlement boundaries on sites which are not identified for an alternative use in the LDP;

    b) which have good access to public transport and support local living;

    c) which are not at risk of flooding;

    d) where existing infrastructure, including roads, drainage, sewage, education and healthcare have the capacity to accommodate the proposed development, or can be satisfactorily upgraded through developer contributions; and,

    e) where the proposed housing use is compatible with nearby uses, there is no adverse effect on the character of the local area, residential amenity and a satisfactory residential environment can be achieved.

Policy 5 Housing development in the countryside

Policy 5 aims to enable sustainable rural living whilst protecting the character of West Lothian's countryside.

LDP2 Planning Guidance on New Development in the Countryside will be used to guide the design of new development to protect and enhance the countryside in West Lothian.

1. Housing in the countryside, including in Countryside Belts, will only be permitted where the proposal is for:

    a) infill within the curtilage of an existing building group, with plots comparable in size to adjoining properties;

    b) the replacement of an existing house of poor design or structural condition; or

    c) the conversion of an existing rural building of historic or architectural merit which is evidenced to be structurally capable of conversion without substantive downtaking and rebuilding.

Housing

Policy 6 Meeting housing needs

Policy 6 supports the delivery of a wide choice of homes to support the creation of sustainable and mixed communities. It also sets policy for sites for self-build and for community care facilities, nursing homes and other supported accommodation.

1. Market developments of 16 or more homes are required to include a range of house types and sizes that meet:

    a) the needs of older people, including accessible and adaptable homes including bungalows;

    b) the needs of smaller households and first-time buyers, including one- and two-bedroom flats and low-cost home ownership options;

    c) the needs of people with disabilities and other groups with specific housing requirements, including wheelchair accessible, wheelchair adaptable and specialist accommodation where supported by evidence of identified need; and,

    d) plots suitable for self-build homes.

2. Development proposals of 16 or more homes must be supported by a Housing Mix Statement demonstrating how the proposal responds to identified housing need and demand. Further requirements of the Housing Mix Statement are set out in Appendix 1.

3. Care homes, nursing homes and other supported accommodation will be supported if:

    a) there is an identified local need;

    b) the site is in accordance with this plan's spatial strategy and other policies of this plan, including being located close to other community facilities and can be reached by public transport, walking or cycling by staff, visitors and residents;

    c) the development is compatible with nearby uses in terms of size and character, and does not harm local amenity; and,

    d) it would not add to a concentration of similar non-mainstream residential uses that would harm the character of the area.

Housing

Policy 7 Affordable housing

Policy 7 supports the delivery of new affordable homes to meet identified needs within West Lothian.

1. On market housing developments (including conversions) of 16 or more dwellings, a minimum of 25% of the units must be provided as affordable homes unless otherwise set out in the individual site requirements in Appendix 2 or the Delivery Programme.

2. Market housing developments (including conversions) of between 5 and 15 units will be expected to contribute a commuted sum towards the delivery of affordable housing in West Lothian.

Affordable homes are defined as good quality homes that are affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared-equity, housing sold at discount and low-cost home ownership without subsidy.

Requirements for design, tenure and mix of affordable housing are further set out in Appendix 1.

Environment

Policy 8 The natural environment and biodiversity

Policy 8 requires development to contribute to the enhancement of West Lothian's natural environment and biodiversity, including where relevant, restoring degraded habitats and growing and strengthening the West Lothian Nature Network.

This includes the protection of:

- areas classified as existing or candidate sites of international, national and local importance for biodiversity;
- species protected by European or UK law;
- existing woodlands and trees, including Tree Preservation Orders;
- species rich grasslands, hedgerows and other priority habitats;
- the coast, wetlands, watercourses and riparian corridors; and,
- carbon rich soils.

Policy 8 also designates Local Nature Reserves, Local Biodiversity Sites and Local Geodiversity Sites.

1. Development Proposals are required to improve connectivity with the West Lothian Nature Network and, where appropriate, extend it through new connections.

2. Development is required to protect, and then provide, or contribute towards, the habitat needed to achieve no net loss and deliver measurable biodiversity enhancement and positive effects for nature. This includes retention of and increasing tree canopy cover (where appropriate).

3. Proposals which would compromise the objectives or integrity of a biodiversity designation or result in the loss of/or fragmentation of nature network, habitats or carbon rich soils, will not be supported unless:

   a) the applicant demonstrates that overriding reasons of national or local public interest outweighs the purpose of the designation, or the loss of nature network, habitats or carbon rich soils; and
   b) suitable mitigation is proposed, and compensation arrangements, which could include developer contributions, agreed with the planning authority.

The methodology for assessing the impact of new development on biodiversity and the natural environment and mitigating any impact is set out in Appendix 1.

LDP2 Planning Guidance on Planning for Nature, will be used to guide proposals to adhere to relevant statutory requirements and best practice. Proposals must accord with the West Lothian Biodiversity Action Plan and Forestry and Woodland Strategy.

All development proposals must be accompanied by an agreed level of environmental or biodiversity assessment.

Proposals affecting species protected by European or UK law are required to be accompanied by a species protection plan. This is to be based on survey results and must include detail of the status of the protected species on site and the possible adverse impact of development.

Proposals that include woodland removal will be assessed against the council's Forestry and Woodland Strategy and the Scottish Government's Control of Woodland Removal policy. Proposals to remove woodland must be accompanied by an independent arboriculture report and any other assessments deemed appropriate for the nature and scale of impact.

Environment

Policy 9 Local landscape areas

Policy 9 designates Local Landscape Areas (LLAs). Local Landscape Areas are landscapes that are locally designated for their high value and distinctiveness.

1. Within areas designated on the Proposals Map as a Local Landscape Area, development will only be supported where:

   a) it does not significantly and adversely affect the local landscape character or undermine the landscape and visual qualities for which the LLA was designated, and,
   b) the proposal is compatible in terms of scale, siting and design.

2. Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual impact assessment, including those which may affect a Local Landscape Area from strategic viewpoints.

LDP2 Planning Guidance on Landscape Character and Local Landscape Designations will be used to protect and enhance landscapes within West Lothian.



Policy 10 Countryside Belts

Policy 10 designates Countryside Belts to support the plan's Spatial Strategy and to protect the setting and identity of towns and villages.

1. Within areas designated on the Proposals Map as Countryside Belt, development will only be supported where:

   a) new development is consistent with this plan's spatial strategy and other relevant policies of NPF4 and this plan ; and,

   b) where it does not result in visual or physical coalescence between settlements or sporadic, piecemeal development.

LDP2 Planning Guidance on Landscape Character and Local Landscape Designations will be used to protect and enhance landscapes within West Lothian.



Environment

Policy 11 Renewable energy and industrial development in the countryside

Policy 11 only supports renewable energy and other industrial development (such as data centers and battery storage) in the countryside where development would not result in unacceptable impacts on West Lothian's communities, natural environment or landscape character.

1. Renewable energy and other industrial development (such as data centers and battery storage) in the countryside, including in Countryside Belts, will only be supported::

    a) where there is a specific locational or operational need that cannot be met within a settlement boundary;

    b) it will not, individually or cumulatively, have a significant adverse impact on residential amenity; landscape character or visual amenity; biodiversity, the natural and historic environment; and public safety, including the water environment, air quality and noise; and

    c) The proposal is accompanied by an agreed level of environmental assessment.

LDP2 Planning Guidance on Renewable Energy and Industrial Development in the Countryside will be used to guide development, including identifying where such development will not be appropriate.

Policy 12 Loss of open space

Policy 12 protects against the loss of open space.

1. Development proposals that will result in the loss of open space will only be supported where:

    a) there is a specific locational justification that outweighs the need to retain the open space;

    b) there is no significant adverse effect on the overall amenity of the local area, taking account of the council's Open Space Strategy;

    c) the area is not of significant ecological or biodiversity value, and disturbance and loss of trees, woodlands, wildlife habitats and green corridors are minimised;

    d) comparable open space, or enhancement of existing open space, is provided or funded by the developer at an appropriate alternative location, giving adequate and acceptable replacement for the space lost; and

    e) the connectivity and functionality of the wider green network are not threatened, and public access routes in or adjacent to the open space are safeguarded.

Environment

Policy 13 Pentland Hills Regional Park

Policy 13 supports the statutory purposes and management objectives of the Pentland Hills Regional Park.

1. Proposals for development within the Pentland Hills Regional Park must be consistent with the Park's statutory purpose of providing recreational access to the countryside and the published aims and management plan for the Pentlands Hills Regional Park.

2. Development, re-development and the conversion of existing buildings within the Pentland Hills Regional Park, are only permitted for purposes of agriculture (including farm diversification), forestry, outdoor recreation, tourism or other rural activities compatible with the aims of the Regional Park.

Environment

Policy 14 Historic environment

Policy 14 aims to ensure that West Lothian's historic assets are maintained, protected and enhanced. Policy 14 also designates Conservation Areas and Areas of Built Heritage.

1. Development proposals must preserve, conserve or enhance West Lothian's historic environment, including Conservation Areas, Areas of Built Heritage, the setting of listed buildings, Scheduled Monuments; Historic Battlefields; archaeological sites; Gardens and Designed Landscapes; and other locally important non-designated heritage assets.

2. Proposals with Conservation Areas and Areas of Built Heritage are required to maintain and enhance the architectural character and historic significance of the area, as guided by the relevant Conservation Area Appraisal, Planning Guidance, or premises improvement guidance or advice notes.

3. Development on or affecting the Battle of Linlithgow Bridge battlefield site will only be supported where it is demonstrated that the battlefield's overall integrity will not be compromised, and that there will be no adverse impact on historic assets, archaeology, the site's character, appearance and setting, or key landscape characteristics and viewpoints. Proposals that will have an impact on the battlefield must be accompanied by mitigation measures agreed with the Planning Authority and West of Scotland Archaeology Service.

4. Proposals associated with the Union Canal, including recreational and appropriate canal-side-related development including moorings, will be supported provided they:
   a) protect and enhance the natural landscape setting of the canal and ensure proposals are compatible with its Scheduled Monument status;
   b) contribute to its recreational amenity through the provision, where appropriate, of public access, active-travel, amenity areas, moorings and slipways;
   c) include opportunities for biodiversity enhancement, including consolidating the canal's value as a wildlife corridor.

Residential moorings will be supported where an appropriate level of natural surveillance, amenity, infrastructure and access to community facilities can be achieved.

4. Development proposals are required to protect the amenity, outlook, character or setting of the Palace and Peel at Linlithgow. Developments within 800m of the Palace and Peel will be assessed for their potential effects. Development will not be permitted in the riggs off Linlithgow High Street, unless small scale, incidental to the enjoyment or use of the principal property and respect the existing rigg pattern, boundary walls and character of the area.

5. Development will not be permitted where it will have an adverse impact on an identified regionally or locally important archaeological sites or non-designated historic environment assets, or its setting, unless it can be demonstrated that:
   a) the proposal has been sited and designed to minimise damage to items or sites of archaeological and historic interest; and
   b) there is no alternative location for the proposal.

When assessing proposals that relate to the historic environment the Council will have regard to Historic Environment Scotland's Historic Environment Policy for Scotland which sets out principles for managing Scotland's historic sites, buildings, and landscapes through the planning system. LDP2 Guidance on the Historic Environment will be used to guide development.

Employment and centres

Policy 15 Employment land and premises

This policy safeguards employment land designated on the Proposals Map for employment uses (use classes 4, 5 and 6) and sets out circumstances where alternative uses may be supported.

1. The development of land allocated as employment on the Proposals Map to other non-employment uses will only be supported provided:

    a) there is no evidenced demand for the retention of the existing premises or land for employment. Proposals must be accompanied by evidence that the premises or site has been continuously and actively marketed over a period of 12 months;

    b) the proposal would not prejudice the primary employment function of the area and would not fragment a larger employment site; and,

    c) the proposal would not prejudice the uses of neighbouring land for employment use.

2. Proposals on employment land for any retail use falling within Use class 1a of the Town and Country Planning (Use Classes) (Scotland) Order 1997 will not be supported.

3. Proposals for the sale of food and drink with Use class 3 directly to members of the public are to be of a limited scale and ancillary to the employment use.

4. Proposals for day nurseries and crèches must demonstrate they are primarily for meeting the essential needs of employees at these locations. Proposals are required to demonstrate high quality internal and external environments which support childhood wellbeing and learning and safe parking and drop-off facilities.

5. Proposals for indoor sport and fitness uses on allocated employment land will only be supported where, alongside criterion 1, the site is within an employment area identified in Figure X as suitable for complementary uses.

Employment and centres

Policy 16 Town centres, retail and other commercial development

Policy 16 supports the vitality and viability of West Lothian's regional centre at Livingston, its five traditional town centres and its local centres to support local living and provide communities with easy access to the goods, services and recreational opportunities. Diagram X and the proposal's map identifies West Lothian's hierarchy of town centres.

1. Development proposals for significant footfall-generating uses (retail, commercial leisure, visitor attractions, offices, community and cultural facilities) will be supported in the regional centre of Livingston and other identified town centres according to the Town Centre First Principle. Proposals for these uses in commercial centres, edge-of-centre and out-of-centre locations will be subject to sequential testing to avoid adverse impacts on town centre vitality.

2. Development proposals for food stores/supermarkets will be supported in locations which are consistent with sequential testing and Local Living.

3. Proposals for commercial entertainment, amusement and gaming premises, hot food takeaways, public houses and other licensed premises, will be supported in town or local centres or predominantly non-residential areas. Proposals must not harm local character or residential amenity through noise or odours.

4. Proposals for drive-through developments will only be supported in commercial centres and at strategic transport interchanges, and only where the council is satisfied that the development does not have a detrimental impact on the character or amenity of the local area and road safety.

LDP2 planning guidance relating to town centres will be used to guide development.

Employment and centres

Policy 17 Shopfronts and advertisements

Policy 17 applies to advertisements and shopfront alterations where planning permission or advertisement consent is required.

1. Development Proposals for shopfront alterations which materially affect the external appearance of a building requires full planning permission. Shopfront alterations or replacements must:

   a) complement the street scene and respect the building's character without adding visual clutter or obscuring active windows; and,

   b) signage must be in keeping with the appearance and materials of the building and surrounding area, with the use of traditional materials preferred, especially on listed buildings and within conservation areas.

2. Development Proposals for most permanent roadside billboards and illuminated signs require advertisement consent. Roadside advertisements will not be permitted where they:

   a) are located on key transport corridors in West Lothian where they would harm the character or visual amenity of the area, cause or exacerbate visual clutter, compromise public safety by obstructing sightlines at bends, corners or junctions, affecting traffic signs or signals, distracting road users, or endanger road users, pedestrians or cyclists.

Key transport corridors are the M8, M9, A89, A7066, A706, A70, A71 and A801. This policy covers fixed signs and advertisements on trailers or other moveable objects in both rural and urban roadside locations.

Chapter 5

Monitoring

Monitoring

The council will keep this plan under review as required by section 16 of the Act. Monitoring of the plan will be reported through the two-yearly review of the Delivery Programme, through the indicators set out below.

Aim 1 – We have responded to the climate and nature emergencies

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
1.1	Direct new development to locations that reduce the need to travel by car.	1, 13, 15	Spatial Strategy, Policy 1, Appendix 1	Share of new homes within 800 m of a railway station or frequent bus route	Housing Land Audit; GIS
1.2	Avoid development in areas at risk of flooding and require sustainable drainage.	22	Policy 2; Flood Risk guidance	Planning permissions granted contrary to NPF4; SuDS secured on all qualifying sites	Development management records
1.3	Protect landscapes, countryside, the historic environment, trees, water and soils.	4, 5, 7	Environment policies	Development permitted within Local Landscape Areas, countryside belts and conservation areas, and conversion of listed buildings and its outcome	Development management records
1.4	Deliver the West Lothian Nature Network and secure biodiversity enhancement on every development site.	3, 4	Environment policies	Hectares of nature network, woodland and habitat secured through planning permissions	Environment policies conditions and obligations. Development management records
1.5	Support renewable and low-carbon energy and heat in suitable locations.	11, 19	Environment policies	Renewable energy capacity permitted; homes connected to heat networks	Development management records; LHEES

Aim 2 – Communities have shaped their places

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
2.1	Have regard to Local Place Plans in the spatial strategy, place statements and site allocations and use LPPs in determining planning applications.	15	Spatial strategy; Place statements	Local Place Plan proposals carried into place statements and allocations. Development Management processes.	Register of Local Place Plans. Development management records
2.2	Involve children and young people, older people, disabled people and Gypsy/Travellers in planning decisions, as the Planning (Scotland) Act 2019 requires.	–	Participation Statement	Engagement events held with children and young people, older people, disabled people and Gypsy/Travellers	Participation Statement reporting
2.3	Secure public art through development to support local culture and identity.	31	Policy 2 Appendix 1	Public art delivered or funded through development	Public Art Fund

Aim 3 – Our communities and businesses have the infrastructure they need

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
3.1	Allocate sites only where infrastructure capacity exists or a funded programme will provide it.	18	Policy 2; Policy 3. Spatial Strategy Allocated sites and Opportunity Sites	Sites allocated or consented without an agreed infrastructure solution (target: none)	Delivery Programme. Development management records
3.2	Set out the infrastructure each site needs, who will deliver it and when.	18	Delivery Programme	Delivery Programme actions completed, on programme and delayed	Delivery Programme
3.3	Secure appropriate and necessary developer contributions towards education, health, transport and green infrastructure.	18	Policy 2; Appendix 1	Developer contributions secured and spent, by type and area	Council financial tracker

Aim 4 – Everyone has a home they can afford

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
4.1	Allocate enough land to deliver 10,825 homes.	16	Policy 3, spatial strategy and allocated sites.	Completions against 1,083 a year; five-year effective supply	Housing Land Audit
4.2	Secure a minimum of 25% affordable housing on new housing sites which don't currently benefit from planning consent.	16	Policy 7	Affordable completions against 310 a year; affordable share of consents on qualifying sites	Housing Land Audit; SHIP. Development management records
4.3	Secure a mix of house types, sizes and tenures, including homes for older people and people with specific needs.	16	Policy 6	Homes delivered by type, size and tenure, including accessible and wheelchair homes	Housing Mix Statements; Housing Land Audit. Development management records
4.4	Identify accommodation for Gypsy/Travellers and Travelling Showpeople.	16	Policy 3	Pitches and yards provided against identified need	Housing Service
4.5	Prioritise brownfield, vacant and underused land and buildings within towns and villages, and use land efficiently, through the identification of opportunity sites.	9, 16	Policy	Completions on brownfield and Opportunity Sites; change in the Vacant and Derelict Land Register	Housing Land Audit; Vacant and Derelict Land Survey

Aim 5 – People can live well locally

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
5.1	Plan development so that daily needs can be met within a 20-minute walk, wheel or cycle of home.	15	Policy 1; Policy 3; Policy 16	Share of homes within a 20-minute walk, wheel or cycle of daily services	Local living analysis
5.2	Prioritise walking, wheeling, cycling and public transport in the location and design of development.	13	Policy 1	Active travel routes delivered through development	Delivery Programme; Active Travel Plan
5.3	Protect open space and play space, and require new provision where development creates demand.	20, 21	Policy 2; Policy 12	Open space and play provided against Open Space Strategy standards; open space lost to development	Open Space Audit
5.4	Require development to contribute to primary health facilities where it creates demand.	18, 23	Policy 2	Health facilities delivered or funded	Delivery Programme
5.5	Require all development to be well designed, safe, inclusive and climate-ready.	14	Policy 1	Major applications supported by design statements; appeals lost on design grounds	Development management records

Aim 6 – West Lothian is a good place to work and do business

Ref	Objective	NPF4 policy	Delivered by	How we will measure it	Source
6.1	Support growth sectors identified in the Economic Strategy, including life sciences, advanced manufacturing, food and drink, logistics and the green economy.	25, 26	Policy 15	Employment land take-up; marketable supply by settlement	Employment Land Audit
6.2	Support Livingston town centre and the traditional town centres through a town-centre-first approach and more town-centre living.	27, 28	Policy 16	Town centre vacancy rates; homes completed within centre boundaries	Town centre health checks; Housing Land Audit
6.3	Secure local jobs, training and community benefit.	25	Policy 3; Policy 2; Policy 11	Community Benefit secured; local jobs and apprenticeships reported	Development management and Economic Development records

Appendix 1

Infrastructure and developer contributions

Appendix 1 – Infrastructure and developer contributions

This appendix sets out the council's approach to infrastructure delivery and the requirements for developer contributions.

Securing developer contributions

Developer contribution will be secured by planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, concluded before planning permission is issued and naming the area and the infrastructure type or project to which it will be applied.

A straightforward one-off payment that need not bind successors in title may instead be secured by agreement under section 69 of the Local Government (Scotland) Act 1973 or other appropriate legislation. A unilateral undertaking is acceptable where it provides for all the infrastructure impacts of the development. Applicants will meet the council's costs of preparing the agreement.

Contributions will be spent within that area on that type or project, or on projects identified in the Delivery Programme, within 10 years of receipt, or within the longer project-specific period set in the Delivery Programme where a project requires contributions to be accumulated from a number of developments before it can be delivered. Sums not spent within that period will be returned with interest.

Contributions are ring-fenced by type and area and tracked in the council's financial tracker. Where the need for or cost of a project changes, the council may recalculate the tariff and apply or refund the difference.

Where a developer provides infrastructure directly, its cost is offset against the development's share of the relevant project and bonds, or other security will be agreed before work starts. Where an applicant owns or controls land needed for a project, its transfer to the council at nil cost forms part of the contribution; where the council must acquire land compulsorily, the full cost is met through contributions.

Where the council or lead developer forward-funds a project, contributions from other developments in the area will be used to reimburse the funder, and the tariff will cease once the cost has been recovered.

Payment will normally be staged by occupation, or by the trigger points for each piece of infrastructure set in the agreement. Where infrastructure cannot be provided until sufficient funds have accumulated, development beyond the capacity of the existing infrastructure may be held back by suspensive condition or agreed phasing.

Viability

The council will consider the economic viability of proposals alongside options of phasing or staging payments.

Where an applicant demonstrates by open-book appraisal, verified by the District Valuer or another independent chartered valuation surveyor agreed by the council and at the applicant's expense, that the combined obligations on a site render it unviable, the council will consider phasing, reduction, prioritisation between infrastructure types or waiver in the public interest.

Where a development remains unviable, the council will consider all options, including refusal of the application for its inability to fund the infrastructure it requires.

Housing Mix

Housing Mix

Applications subject to Policy 6 must include a Housing Mix Statement setting out:

- the number and proportion of homes by type and size;
- the proposed tenure mix;
- provision for older people, including bungalows and homes with ground-floor living accommodation;
- provision for smaller households and first-time buyers;
- provision of specialist or supported housing;
- provision of self-build plots;
- how the mix responds to needs identified in the Housing Need and Demand Assessment, Local Housing Strategy and other relevant evidence, with justification for any significant departure from those needs;
- details of discussions with the Council's Housing Service and other relevant stakeholders; and
- where relevant, evidence of market demand informing the mix.

The Council may seek amendments to the mix where it considers the development would not contribute appropriately to meeting identified housing needs.

Affordable Housing

Affordable Housing Requirements

This policy applies to residential development falling within Class 9 of the Use Classes (Scotland) Order 1997.

The affordable housing thresholds and associated requirements are set out below:

Total Number of Units	Affordable Housing Requirement
1-4 units	No affordable housing contribution required.
5-15 units	A commuted sum equivalent to a 25% affordable housing contribution will normally be required.
16 or more units	A minimum of 25% affordable housing contribution will normally be required unless otherwise specified in site requirements. Where evidence demonstrates there is an acute affordable housing need, the council will require a higher affordable housing contribution in specified areas or on specified sites. Additional affordable housing contribution requirements are set out in Appendix 2 or in the Delivery Programme.

Applicants are not permitted to subdivide sites or phase developments artificially to avoid affordable housing requirements or circumvent the thresholds set out above.

If planning permission for a site has lapsed, any new planning application will be required to meet the requirements of Policy 7. Where a site already has planning permission and the developer wishes to increase the number of residential units on the site by more than four units or where planning permission has lapsed, the new application will be assessed against the requirements of this policy.

Form and tenure of Affordable Housing Contributions

The form and tenure of affordable housing contributions will be determined by the Council having regard to housing need and demand; strategic housing priorities; deliverability; public funding availability; value for money; and site-specific circumstances.

For the form of contributions, the council's preferred hierarchy is:

1. the provision of completed affordable housing units to the Council or a RSL.
2. a commuted sum; or
3. serviced development-ready land.

For the tenure of contributions, the Council's preferred tenure is social rented housing. The Council will seek 100% social rented housing wherever possible. However, as a minimum, 70% of affordable housing provision should normally comprise social rented housing, with the remaining 30% comprising alternative affordable housing tenures unless otherwise agreed by the Council.

The council recognises the following tenures as affordable housing options:

- Social rented housing
- Shared ownership
- Shared Equity (subsidised)– equity stake retained by RSL or Scottish Government
- Low-Cost Housing for Sale
- Mid-Market Rent
- Self-provided housing

Alternative tenures may also be considered at the Council's discretion.

Affordable Housing

Where the affordable housing requirement is to be delivered through serviced land or a commuted sum, the Council will determine the tenure mix used for the purposes of calculating the contribution, having regard to the principles set out above.

Affordable Housing Design, Mix and Layout Requirements

Developments must be tenure blind, meaning affordable homes should be indistinguishable from market housing in terms of design, materials, architectural quality, layout and access arrangements.

Affordable housing proposals are expected to meet the housing mix requirements of Policy 6. The affordable housing mix must provide an appropriate range of house types and sizes and broadly reflect the overall market housing mix unless an alternative approach is agreed by the Council. This includes larger units of three or more bedrooms, with access to private garden ground, to meet the needs of larger families.

Serviced Land Requirements

Serviced land must be transferred to the Council or a nominated RSL and be capable of delivering the required affordable housing provision within an agreed timeframe.

The land must:

- be on-site unless otherwise agreed by the Council;
- have appropriate planning permission;
- be free from legal, physical, technical or environmental constraints (including statutory designations such as TPOs) that would prejudice residential development or restrict the design or number of units;
- have satisfactory access to an adoptable standard;
- be levelled and remediated where necessary;
- be fully serviced to the site boundary (including, but not limited to, BT, foul and surface water drainage, gas, electricity and mains water), with all supporting infrastructure needed to facilitate development;
- be of a size, shape and layout capable of delivering the affordable housing requirement efficiently and practically;
- be free of financial burdens relating to implementation of the planning permission, including servicing costs and infrastructure contributions;
- be transferred at a stage agreed with the Council to ensure timely delivery; and
- deliver an affordable housing contribution equivalent to that required under Policy 7.

Valuation of Land

Where affordable housing contributions are provided in the form of serviced development-ready land, the land will be valued having regard to relevant national guidance and professional valuation standards.

Land transfers will normally be based on the land's value for affordable housing purposes. Valuations shall be undertaken independently by the District Valuer or another suitably qualified RICS Registered Valuer agreed by the Council. The valuation shall take account of factors including site location, development constraints, affordable housing tenure and the availability of public subsidy.

Affordable Housing

The Council expects developers to take affordable housing requirements and other developer obligations into account when negotiating land values and acquiring development sites.

Any request to reduce or remove affordable housing requirements on viability grounds will only be considered in exceptional circumstances and must be supported by a full open-book viability appraisal. Further information on viability assessments is set out elsewhere in this guidance.

Valuation of Commuted Sums

Valuations for commuted sums will be calculated in line with national guidance, including Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits and RICS Guidance Note 100/2013 Valuation of Land for Affordable Housing Scotland.

- The Council will publish indicative land valuations for each ward in the Delivery Programme. Where an applicant requests a site-specific valuation in place of the published valuation, the reasonable costs of that valuation will normally be met by the applicant.
- Where a site-specific valuation is proposed, the valuation will be undertaken independently by the District Valuer or by an independent RICS Registered Valuer appointed by the Council. Wherever possible, the relevant parties should agree the appointment and instruction of the valuer. Failing agreement, the valuer will be appointed by the Chair of the RICS in Scotland.
- The value of the commuted sum shall be based on the market value of the land.
- Where the percentage of affordable housing required on a site results in a fraction of units, the valuer will value the fraction in the commuted sum valuation.

Return of affordable housing contributions to developers in exceptional circumstances

Where land is transferred as an affordable housing contribution and no material operation has commenced within five years, the land will normally be returned to the developer on request, subject to the legal agreement and payment of a commuted sum in accordance with this policy. Where a commuted sum remains unspent five years after payment, it will normally be returned to the developer unless an alternative timescale for spending the money is agreed between relevant parties.

The Natural Environment and Biodiversity Contributions

Development is required to protect, and then provide, or contribute towards, the habitat needed to achieve no net loss and positive effects for nature. This includes retention and increasing tree canopy cover (where appropriate).

Each application for development other than householder development is assessed against the LDP2 Guidance on Planning for Nature and the Forestry and Woodland Strategy, using the ecological/arboricultural information submitted with the application (initial site audit and, where required, further appropriate surveys to industry standards).

Until a Scottish Biodiversity Metric is approved for use, biodiversity enhancement is measured in hectares by habitat type against the LBAP 'good' benchmarks in the West Lothian Local Biodiversity Action Plan and the Nature Network mapped in the Plan.

This answers the following questions:

1. **AVOIDANCE** – Does the development avoid, and then minimise, adverse effects on designated sites, protected species, priority habitats, mature or significant trees, hedgerows, watercourses and the Nature Network?
2. **NO NET LOSS** – Is the habitat unavoidably lost replaced by at least the same quantity of habitat of equal or better quality?
3. **POSITIVE EFFECTS** – Does the development deliver measurable enhancement beyond no net loss, proportionate to its scale?
4. **MANAGEMENT** – Is there a management and monitoring plan for all biodiversity measures covering at least 10 years post-construction, identifying who will carry it out and how it is funded?

Biodiversity enhancement and compensation should first be delivered on site wherever possible. Where development is justified and biodiversity losses cannot be fully addressed on site, developers are required to provide off-site enhancement or a financial contribution towards the delivery of enhancement secured through S75.

For developments over 50 units this should be assessed using an appropriate biodiversity metric, with the Scottish Biodiversity Metric becoming the preferred approach once formally adopted. Standard rates for biodiversity improvements will be developed alongside the adoption of a national metric approach.

No contribution will be sought for householder development, for the replacement of an existing dwelling with no net increase in dwellings.

Open Space and Play Contributions

Residential development is required to have access to open space which meets the quantity, accessibility and quality standards set out in the Council's Open Space Strategy.

Each application for residential development that results in a net increase in dwellings is assessed against four criteria:

1. **QUANTITY** - Will the relevant settlement continue to meet the quantity standard of open space once the proposed new development's population is added?
2. **ACCESSIBILITY** - Are all proposed dwellings within the council's accessibility standards of each type of public open space as required by the Open Space Strategy?
3. **QUALITY** – Does the development impact on the existing quality of the Council's open space to be used by the new residents?
4. **CUMULATIVE IMPACT** – Is there a need for a project which results from the cumulative impact of development within an area?

Where a new development results in the need for additional open space and play facilities in a settlement, as per the council's Open Space Strategy, the development will be expected to provide these on site. Where the requirements cannot be met on site, either in part or in full, and where a new development relies on existing council open space to meet the requirements, contributions will be required in line with Appendix 1 and the Delivery Pprogramme.

Where the requirements cannot be met either on site or by a financial contribution to existing facilities, the development will not be supported.

In order that the benefit of quality improvements to open space is attributed proportionately to new development, the cost per person is discounted to 25% of the overall costs. This is equivalent to the average new additional residents / upper limit on population guidance for a local park.

Where the answer to question 4 is yes, the council will identify and cost a project, identify the required tariff and the development's proportionate share. Projects will be set out in the Delivery Programme, with their associated costs and tariff.

No contribution will be sought where the assessment finds all three standards met, or there is no cumulative impact, or for the replacement of an existing dwelling with no net increase in dwellings. No contribution will be sought from developments of fewer than 5 net additional dwellings.

Tariffs are set out in the Delivery Programme. The tariffs are BCIS indexed from a base date of [2026] and reviewed with the Delivery Programme every two years.

Education Contributions

Residential development proposals will be assessed with regard to their impact on the capacity of the education estate to accommodate the pupils generated by the development (on an individual and cumulative basis).

The requirement for Education Infrastructure is primarily driven by the ongoing pattern of house building throughout West Lothian. The Education Planning team works with housebuilders, landowners and developers through the Housing Land Audit process to understand the pattern of future house building currently underway in West Lothian.

This HLA then feeds into the School Roll Forecasting process and shows which schools have capacity pressure. These schools are then analysed using the Education Infrastructure capacity hierarchy to identify possible solutions. The hierarchy looks at options including:

- Managing out of catchment placing requests (within the current legal frameworks);
- School catchment review;
- Planning conditions to control the phasing of development;
- Financial contribution to reconfigure existing schools;
- Financial contribution to school extensions (classrooms or other facilities);
- Use of temporary accommodation only where capacity issues are strictly time limited;
- Financial contributions towards the provision of new schools.

The Planning system allows mitigation to be sought from applicants towards delivering infrastructure capacity solutions where the need for this arises as a result of their development. Only where none of the other options are viable are financial contributions sought to extend existing schools or build new schools.

The capacity of the education estate to accommodate the pupils generated by residential development proposals is assessed on four different levels:

- Non-denominational Primary School
- Denominational Primary School
- Non-denominational Secondary School
- Denominational Secondary School

Non-Denominational Primary

There are 52 non-denominational primary schools and 1 P1-P3 infants' school in West Lothian. Spare capacity exists in the majority of the ND Primary school estate to support additional development, but the following interventions are currently planned to support additional growth:

Education Contributions

Non-Denominational Primary

PED-1	**Blackridge PS**	Blackridge PS Reconfiguration. Increase to 231 capacity.
PED-2	**Broxburn PS**	Broxburn PS Reconfiguration and new nursery. Increase to 474 capacity.
PED-3	**Dechmont IS**	New Dechmont / Bangour PS. 231 capacity.
PED-5A	**Gavieside CDA**	New Gavieside PS. 462 capacity.
PED-5B	**Gavieside CDA**	New Gavieside PS. Extension to 693 capacity.
PED-6	**Livingston Village PS**	Livingston Village PS reconfiguration. Increase to 231 capacity.
PED-8A	**Pumpherston & Uphall Station CPS**	Pumpherston & Uphall Station CPS extension. Increase to 273 capacity.
PED-8B	**Pumpherston & Uphall Station CPS**	Pumpherston & Uphall Station CPS extension. Increase to 360 capacity.
PED-9	**Parkhead PS**	Parkhead PS. Extension to 462 capacity.
PED-10	**Westfield PS**	Westfield PS. Extension to 231 capacity - only required for implemented, deallocated consent.
PED-12	**Heartlands**	Croftmalloch PS. Extension to 462 capacity.
PED-13	**Heartlands**	Polkemmet PS. Extension to 462 capacity.
PED-14	**Heartlands**	New Heartlands PS. 231 capacity - only required for additional allocations.
PED-15	**Winchburgh wide**	Winchburgh Primary School - extension to 574 capacity.
PED-19	**Winchburgh wide**	Hawkhill Primary School. Extension to 360 capacity.
PED-20	**Winchburgh wide**	New Glendevon PS. 231 capacity.

In addition, the following non-denominational primary school interventions have already been delivered to create capacity but as they have been forward funded by West Lothian Council require ongoing collection of contributions:

PED-C23	**Armadale wide**	Completed - Armadale Primary School - undercroft extension 462 capacity.
PED-C24	**Armadale wide**	Completed - Southdale Primary School Phase 1 273 capacity.
PED-C26	**Bathgate wide**	Completed - Boghall Primary School - extension 462 capacity.
PED-C27	**Bathgate wide**	Completed - Windyknowe Primary School - MUGA and school drop-off and collection access improvements 462 capacity.
PED-C28	**Bathgate wide**	Completed - Balbardie Primary School - hall extension 462 capacity.
PED-C29	**Bathgate wide**	Completed - Simpson Primary School - extension to 640 capacity.
PED-C31	**Calderwood PS**	Completed - Calderwood Primary School Phase 1&2 (462 & 693 capacity) and Temporary Units.
PED-C15	**Winchburgh wide**	Completed - Winchburgh Primary School - extension to 462 capacity.
PED-C19	**Winchburgh wide**	Completed - New Hawkhill Primary School. New 231 capacity non-denominational primary school.

Education Contributions

Denominational Primary

There are 16 denominational primary schools in West Lothian. Spare capacity exists in most of the ND Primary school estate to support additional development, but the following interventions are currently planned to support additional growth:

PED-4A	**St Paul's PS**	St Paul's PS extension. Increase to 360 capacity.
PED-4B	**St Paul's PS**	St Paul's PS extension. Increase to 462 capacity.
PED-7	**St Mary's (Polbeth) PS**	St Mary's PS. Extension to 360 capacity.
PED-11	**St Joseph's (Whitburn) PS.**	St Joseph's (Whitburn) PS. Extension to 273 capacity.
PED-18A	**Holy Family PS**	Holy Family Primary School. Extension to 360 capacity.
PED-18B	**Holy Family PS**	Holy Family Primary School. Extension to 462 capacity.

In addition, the following denominational primary school interventions have already been delivered to create capacity but as they have been forward funded by West Lothian Council require ongoing collection of contributions:

PED-C25	**St Anthony's PS**	Completed - St Anthony's RC Primary School - extension 462 capacity.
PED-C30	**St Nicholas' PS**	Completed - St Nicholas RC Primary School - extension to 462 capacity.
PED-C4	**St Paul's PS**	Completed - St Paul's Primary School Phase 1 - 231 capacity.
PED-C18	**Holy Family PS**	Completed - New Holy Family Primary School. New 231 capacity denominational primary school.

Non-Denominational Secondary

There are 10 non-denominational secondary schools in West Lothian. Spare capacity exists in the majority of the ND Secondary school estate to support additional development, but the following interventions are currently planned to support additional growth:

PED-16	**Winchburgh Academy**	Winchburgh Academy. Extension to 1210 capacity.
PED-21	**West Livingston and Calderwood CDA**	West Livingston and Calderwood CDA Secondary capacity solution.

In addition, the following non-denominational secondary school interventions have already been delivered to create capacity but as they have been forward funded by West Lothian Council require ongoing collection of contributions:

PED-C22	**Armadale Academy**	Completed - Armadale Academy - new school of 1100 replacing 990 capacity.
PED-C32	**West Livingston and Calderwood CDA**	Completed - West Calder High School extension to 1320 capacity.
PED-C16	**Winchburgh Academy**	Completed - Winchburgh Academy. New 660 capacity non-denominational secondary school.

Education Contributions

Denominational Secondary

There are 3 denominational secondary schools in West Lothian. The following intervention is currently planned to support additional growth:

PED-17	**West Lothian wide**	Sinclair Academy. Extension to 1210 capacity.

In addition, the following denominational secondary school intervention has already been delivered to create capacity but as it was forward funded by West Lothian Council it requires ongoing collection of contributions:

PED-C17	**West Lothian wide**	Completed - Sinclair Academy. New 660 capacity denominational secondary school.

Once an education contribution is agreed a Section 75 agreement will normally be required. In cases where relatively small sums of money are involved, it may be possible to avoid formal legal agreement and instead the council can collect contributions through a Section 69 agreement prior to planning permission being granted.

Wherever possible, the council will allow developers to make phased payments

Where additional units beyond the development plan allocations or additional windfall sites are proposed additional education interventions not currently specified in the development plan may be required.

Where a development proposal is likely to give rise to an impact on education infrastructure which cannot be appropriately mitigated in line with the council's cumulative approach, it should be noted that planning permission may be refused.

Contribution Rates

Contribution rates are calculated based on the pupil product ratio, which is based on past trends of the average number of pupils generated by new build housing developments. These are 0.35 for Primary pupils and 0.18 for Secondary pupils.

However, in recognition that a two bedroom (three habitable room) property is likely to have less of an impact on the education infrastructure compared to a three to five bedroom property, a reduction of 20% will be applicable to units containing three habitable rooms (a habitable room is defined as any enclosed room intended for human occupation, except a kitchen, bathroom, utility, hall and stairs). This will also help to achieve wider planning objectives such as encouraging the development of brownfield land, regeneration and meeting a variety of housing needs.

Healthcare Contributions

Failure to align healthcare infrastructure and service planning with housing and population growth will increase pressure on existing premises, constrain multidisciplinary service delivery and reduce capacity for prevention, anticipatory care and care closer to home.

These risks are greater where significant development coincides with existing estate constraints, health inequalities or increasing complexity of need. Development impacts should therefore be considered cumulatively and at locality level, taking account of accommodation, workforce, accessibility and the resilience of the wider community health and care system.

Consideration of opportunities for expansion, reconfiguration, co-location and flexible use of accommodation can help mitigate these risks and support sustainable development throughout the LDP2 period.

Current Primary Care services:

West Lothian is divided into 2 cluster areas for delivery of Primary Care services – east and west.

The West Cluster comprises 8 GP practices operating from 6 main locations: Bathgate, Armadale, Whitburn, Blackburn, Fauldhouse and West Calder with one practice operating a 7th satellite location in Blackridge.

The East Cluster comprises 12 GP practices operating from 9 locations: Broxburn, Linlithgow, Winchburgh, East Calder and 5 locations in Livingston.

All practices in West Lothian are currently type "17J" practices – that is practices run jointly by local GP partners as an independent business, operating to a standard, nationally negotiated contract with NHS Lothian. No practices are directly operated by the Health Board.

GP practice boundaries do not strictly follow local authority boundaries but 19 of the 20 practices in West Lothian operate predominately within the local authority area. The exception is Almond practice who operate from 2 locations in Kirkliston and Winchburgh and are thus split across the City of Edinburgh / West Lothian boundary. The City of Edinburgh portion of Almond practice is excluded from the capacity and list size calculations for LDP2.

Identified areas of healthcare capacity need

NHS Lothian undertook a West Lothian practice capacity survey in January 2026 which identified practice list sizes, number of clinical staff both in terms of those able to see undifferentiated patients – i.e. General Practitioners and Advanced Nurse Practitioners as well as other clinical staff employed by practices such as Practice Nurses, Mental Health Nurses, Phlebotomists, Physiotherapists and Pharmacists.

Healthcare Contributions

The Evidence Report identified that 16 of the 20 GP practices in West Lothian have sufficient capacity to accommodate the anticipated growth in list size from current housing allocations. In 4 practices there is a requirement for additional capacity to support primary care service delivery if additional residential units are allocated in those areas. These are:

- East Calder Practice area: East Calder, Mid Calder, Kirknewton, Wilkieston and Harperrig
- Almond Practice area: Winchburgh, Faucheldean, Newton, Woodend, Abercorn and Threemiletown.
- Linlithgow Practice area: Linlithgow, Linlithgow Bridge, Philpstoun and Bridgend.
- Barbauchlaw Practice area: Armadale, Blackridge, Greenrigg, Westfield and Bridgecastle.

Number of practitioners needed in relation to list size.

Traditionally in Scottish Primary Care practice a ratio of 1:1500 (Practioner:List Size) has been considered a maximum ratio between Full Time Equivalent (FTE) clinical staff able to see undifferentiated patients – i.e. General Practitioners (GPs) and Advanced Nurse Practitioners (ANPs) to List Size. This number has historically been broadly used across a number of different health boards and policies.

NHS Lothian have made an assessment of the total infrastructure requirement for existing service delivery and future requirements.

Combining the direct Primary Care staffing ratio of

- 1:1500 GP/ANP to list size;
- 0.3:1500 for Primary Care Improvement Plan staff to list size (Physiotherapists, Pharmacists, Nurses, Phlebotomists etc employed directly by practices); and
- 1.14:1500 Health and Social Care Partnership staff (Midwives, Phlebotomists, Community Psychiatric nurses etc) to list size

This is a total clinical room requirement ratio of 2.44:1500.

This means a requirement for 1.62 clinical spaces for every 1,000 patients on a GP Practice list or 617 patients per clinical space.

Analysis of West Lothian household size gives an average household of 2.1 residents per household.

There is therefore a requirement for an additional clinical space for every 294 new houses.

Sustainable Transport Contributions

This section is in draft until the conclusion of the Transport Appraisal

Development is required to provide, or contribute towards, the transport infrastructure needed to make it acceptable in transport terms and to meet the accessibility standards for walking, wheeling, cycling and public transport set out in [the Council's Local Transport Strategy and Active Travel Plan].

Each application that results in a net increase in dwellings [or, for non-residential development, in peak hour trips] is assessed against four criteria:

1. **DIRECT IMPACT** – Can the development be accessed safely and does the local road and path network have capacity for the trips it generates?
2. **ACCESSIBILITY** – Are all proposed dwellings within the accessibility standard for each sustainable mode?
3. **CUMULATIVE IMPACT** – Does the development lie within the contribution zone of a transport project identified in the Delivery Programme, or does the cumulative impact of development in the area create the need for a new project?

Where the answer to criteria 1 is no, the development will deliver the access, junction and network works identified in the Transport Assessment at its own expense, to the council's (or Transport Scotland's) specification, secured by condition and Roads Construction Consent. No financial contribution is taken for works the developer delivers directly. Where such works form part of a project in the Delivery Programme, their cost is offset against the development's share of that project, and bonds or other security will be agreed before work starts.

Where the answer to criteria 2 is no, the development will provide the missing walking, wheeling, cycling and public transport connections on site to the council's specification. Where the gap lies off site, the development will deliver the off-site works needed to bring the route or stop to standard, secured by condition or planning obligation. Where several developments share the same gap, the works are treated as a project under question 3 and the cost apportioned between them.

Where the answer to criteria 3 is yes, the council will identify and cost the project, identify the attributable share of the cost that arises from new development (as opposed to existing traffic), the required tariff and the development's proportionate share, apportioned by dwelling [or peak hour trip] among all contributing development in the zone, including the windfall allowance.

No contribution will be sought where the assessment finds all standards met and there is no cumulative impact, for the replacement of an existing dwelling with no net increase in dwellings, or for development that does not require a Transport Statement or Transport Assessment. [No contribution will be sought from developments of fewer than [5] net additional dwellings, unless they are clearly part of a phased development of a larger site.]

This appendix is not applied retrospectively to permissions that remain capable of implementation and did not require a transport contribution; new applications on those sites, including renewals, are subject to it.

Public Art contributions

Development proposals are required to include public art, or, to fund or contribute to the cost of, works of art. This requirement applies to:

- housing developments more than 9 houses, except change of use to residential;
- retail floorspace over 500m²;
- sheltered housing and care facilities;
- public buildings such as schools and hospitals; and,
- on prominently located sites, within areas of new open space, and on sites of historic or cultural significance.

Industrial, office, storage and other non-retail commercial development is generally exempt from formal developer requirements towards public art. However, this exemption does not apply to large, high-profile developments in prominent locations, particularly those visible from the M8 and other major roads and in the centre of Livingston at Almondvale.

Development Proposals are required to include a Public Art Plan setting out how the development will contribute towards public art.

Contributions to public art can be made in two ways:

a) through the provision of a piece of art on site; or,
b) contributions to the council's Public Art Fund.

The Public Art Fund employs a Public Art Officer to deliver public art projects through the Public Art Fund. This shall be limited to 0.5 of the Full-time Equivalent cost. A notional 10% of the public art fund is held for the long-term management and maintenance of public art delivered.

Tariffs are set out in the Delivery Programme. The tariffs are BCIS indexed from a base date of [2026] and reviewed with the Delivery Programme every two years.

LDP2 Planning Guidance on Public Art will be used to ensure the delivery of public art and set out current contribution amounts.

Cemeteries Contributions

Residential development is required to contribute towards the provision of new and expanded cemeteries across West Lothian.

Developer contributions are based on the likely impact that each development is likely to have on the need for cemetery space. However, it is a matter of personal choice as to which cemetery bereaved families would choose for burial, and it is not possible to establish specific "catchment" areas related to cemetery provision for specific settlements.

As such the council cannot assess the impact each proposed housing site would have on existing cemetery provision, and therefore a standard charge for developer contributions be applied.

The tariff is set out in the Delivery Programme. The tariff is BCIS indexed from a base date of [2026] and reviewed with the Delivery Programme every two years.

Town, local and village centre improvements contributions

Residential development of [16] or more homes within Strategic Growth Areas will contribute towards improvements to its relevant centre.

Contributions will be applied to projects in the Public Realm Design Guide, approved masterplan or development brief, or within a place statement for that settlement.

Projects will be set out in the Delivery Programme, and could include public realm, tree planting, lighting, signage, paving, street furniture and shop front improvements.

Appendix 2

Allocated housing sites and site requirements

Appendix 2 – LDP2 Sites List and Requirements

Please note that the below is not an exhaustive list of requirements and does not include a full list of technical studies required for a planning application.

Further site requirements, as well as a range of technical studies, may be required for planning applications. Information relating to submission of applications is available on the council's website.

For relevant developer contributions for sites see Appendix 1 – Infrastructure and Developer Contributions and the Delivery Programme.

Town or Village: Addiewell

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
AD 1: Addiewell Farm	Housing	1.19	Flood risk assessment required.
AD 2: Land north of Loganlea Road	Housing	0.40	Provide 2m wide footpath along site frontage and crossing point on Loganlea Road.
AD 3: Loganlea Crescent / Place	Housing	2.25	Significant stand off from Skolie Burn SSSI Support connection to Core Path 39 / Fauldhouse to Addiewell ATP primary network connection.

Town or Village: Armadale

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
AM 1: Standhill North	374	12.74	Implement approved layout in accordance with granted planning permission.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
AM 2: Colinshiel	470	18.07	Peatland and heath/bog restoration and enhancement. Ecological survey, including species surveys, required to inform restoration, enhancement and appropriate buffers from development. Habitat management plan required. Assessment of peatland hydrology to ensure connectivity is maintained and enhanced. Delivery of park, in line with open space standards, and other open space within the site, as part of a landscape framework. Appropriate stand off from development to pipeline within site. Delivery of link road between Easton Road and East Main Street. Junction improvements at junction of Easton Road, North Street and Bridgecastle Road. Connection to Armadale Round Town Core Path. Frontage on to Easton Road. Flood risk assessment required. Noise assessment required.
AM 3: Drove Road	40	2.47	Retention of trees at north and west of the site with appropriate stand off to all trees on or adjoining site. Retention of footpath links running south to north at east of site and at north and west boundaries. Coal mining risk assessment required.
AM 4: Former Brickworks, Lower Bathville	550	25.76	Deliver 3m wide active travel link between site and Violet Drive / Southdale Avenue. Deliver park and wildlife habitat to south of site. New glass recycling point.
AM 5: Southdale Avenue	67	3.75	Deliver 3m wide active travel link to Lower Bathville Brickworks site. Deliver path connections at east of the site to former railway embankment and Armadale Round Town Core Path. Removal of culvert drain and watercourse realignment at north of the site.
AM 6: Land South East of Southdale Way	250	7.41	Delivery of adjacent neighbourhood park.
AM 7: Land North East of Southdale Way	250	10.09	Delivery of adjacent neighbourhood park.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
AM 8: Southdale Avenue	Housing	1.05	Medium to high density flatted development.
AM 9: Station Way 1	Housing	0.63	Medium to high density flatted development.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
AM 10: Station Way 2	Housing	0.36	Medium to high density flatted development.
AM 11: Cappers Farm	Housing	0.60	
AM 12: Land North West of Springfield Crescent	Housing	1.41	Vehicular access to be taken from Springfield Crescent / Kerr's Way
AM 13: Former Brickworks Remainder, Lower Bathville	Housing	1.41	Significant stand off from trees at west/south west boundaries of site. Layout to integrate with layout of detailed applications in site AM 4.
AM 14: North Street	Housing	2.47	Flood risk assessment required.
AM 15: Former Nursery, High Academy Street	Housing (building conversion)	0.19	Conversion of building.
AM 16: Armadale Greyhound And Sports Stadium	Housing	2.67	Retain mature trees along site frontage.

Town or Village: Bathgate

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BA 1: Former Abattoir, Whitburn Road	166	6.67	Delivery of footpath connection at north of site connecting to NCN route 75. Implement layout in accordance with approved planning permission.
BA 2: Guildiehaugh	65	4.04	Appropriate stand off from railway line to be determined by noise assessment. Suitable for medium to high density flatted development.
BA 3: Former Edgar Allen Works	200	3.91	Affordable housing to be delivered on site. Deliver footpath connection to Bathgate Meadows Nature Park at south west of the site. Relevant habitat and ecological surveys required. Noise impact assessment required.
BA 4: Linkston Way	36	0.88	Higher density, including flatted development appropriate. Affordable housing to be delivered on site. Frontage on to Linkston Way. Relevant habitat and ecological surveys required. Noise impact assessment required.
BA 5: Wester Inch Local Centre	75	2.54	Implement in accordance with layout. Continued support for adjacent retail units to form a neighbourhood centre

Appendix 2 – LDP2 Sites List and Requirements

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
BA 6: Easter Inch	1.03	4, 5, 6	Stand off from trees at east of the site.
BA 7: Inchmuir Road	2.49	4, 5, 6	Implement in accordance with planning permission.
BA 8: Pottishaw Road, J4M8	9.30	4, 5, 6	Stand off from adjacent Pottishaw Ponds Local Biodiversity site.
BA 9: Riddochhill Colliery	29.26	4, 5, 6	3m wide footpath (lit and constructed to adoptable standard) from Pottishaw Road to M8 footbridge. 3m wide footpath (lit and constructed to adoptable standard) from Inchmuir Road to M8 footbridge.
BA 10: Wester Inch	1.91	4	

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BA 11: Waverley Street Depot	Housing	0.31	Medium to high density flatted development.
BA 12: Pentland Avenue	Housing	0.25	Vehicular access from Pentland Avenue.
BA 13: Marjoribanks Street	Housing	0.28	Terraced or semi detached housing.
BA 14: Windyknowe / Glasgow Road West	Housing	1.26	Flood risk assessment required.
BA 15: Bloomfield Place	Housing	0.15	High density flatted development.
BA 16: Main Street	Housing	0.24	High density flatted development.
BA 17: 9 Hardhill Road (former Creamery garage)	Housing	0.12	Implement approved layout in accordance with planning permission.
BA 18: Sibcas	Housing	2.64	Provision of a north to south east footpath connection through site. Appropriate stand off from woodland to the east of the site.
BA 19: Standhill Farm	Housing	3.66	Vehicular access from Fisher Road. Footpath connection to green space adjacent Russell Road at east of the site.
BA 20: Land at Rosemount Court	Housing	0.09	Flatted development and frontage to Rosemount Court/Mid Street. Design will need to respond to existing buildings on boundary.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Blackburn

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BB 1: Land at Mosshall	50	1.57	2 metre wide footway along site frontage that connects to crossing point for St Kentigern's Academy. Footpath connection at south west of site that connects to private road along western boundary. Appropriate stand off to trees at eastern boundary of site. Noise impact assessment required. Landscape framework required to ensure defensible boundary to south of site. Flood risk assessment required.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BB 2: Daisyhill Road	Housing	0.21	Provide a foothpath connection through site from Daisyhill Road to Bowling Club access way.
BB 3: Ash Grove	Housing	0.79	

Town or Village: Blackridge

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BL 1: Craiginn Terrace	184	9.78	De-culverting watercourse and watercourse realignment. Delivery of neighbourhood park alongside watercourse realignment. Deliver footpath connection to Blackridge Railway Station at east of the site.
BL 2: Craiginn Terrace Remainder	81	3.13	Frontage on to Harthill Road at west of site. Vehicular access connections to development to the east and north of the site. Delivery of play area within site.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BL 3: Woodhill Road	Housing	0.90	2m wide footway along western frontage.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Breich

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BR 1: Woodmuir Road (East)	57	4.12	Implement approved layout in accordance with planning permission.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BR 2: Old Woodmuir Primary Land	Housing	0.20	Widened footpath along site frontage.

Town or Village: Bridgend

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BD 1: Willowdean Site A	32	1.09	Implement layout in accordance with granted planning permission.
BD 2: Willowdean Site B	98	6.25	Implement layout in accordance with granted planning permission. Delivery of 2m footpath adjacent to Woodside Road that links to existing footpath at Bridgend Primary School Delivery of open space with footpath link to Willowdean (Site A).
BD 3: Land East of Auldhill Road	59	2.39	Implement layout in accordance with granted planning permission.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BD 4: Willowdean (Bridgend Golf Course)	Housing	1.65	Flood risk assessment required.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Broxburn

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
BU 1: Old Candleworks	210	5.87	Deliver link road between Clarkson Road and Greendykes Road. Deliver 3m wide active travel link into NCN 754 and core path 2a/b along canal. Appropriate stand off from Local Biodiversity Site. Ecological surveys and biodiversity enhancement / habitat creation required. Design to take account of setting of Union Canal. Noise impacy assessment required.
BU 2: Greendykes Road West	750	37.37	Delivery of neighbourhood park on eastern part of site adjacent Greendykes Bing. Delivery of open spaces and play areas within site. Delivery of road to new development at Winchburgh. Realignment of junction at North Greendykes Road and B8020. Delivery of active travel routes through the site and to the east and south of the site.

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
BU 3: Clifton View	0.49	4, 5, 6	Deliver footpath link at west of site to Union Canal
BU 4: East Mains Industrial Estate	17.46	5, 6	Deliver link to path east of the site.
BU 5: The Arches	3.49	5, 6, Mixed Use	Mixed use – food and drink (class 3), hot food takeaway (sui generis) and electric vehicle charging station (sui generis) uses also permitted for this site only. Flood risk assessment required.
BU 6: West Wood	18.54	4, 5, 6	Significant stand off from Union Canal towpath/NCN 754. Deliver pedestrian footpath links from site to the Union Canal towpath/NCN 754. Upgrading of access to Peniel Place.

Appendix 2 – LDP2 Sites List and Requirements

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
BU 7: Holmes North (Site A)	Housing	0.72	Flood risk assessment required.
BU 8: Biffa Waste Site	Housing	1.59	Link into Old Candleworks site NCN 754 and core path 2a/b along Union Canal. Noise impact assessment required.
BU 9: Church Street Depot	Housing	0.15	Flood risk assessment required.
BU 10: Greendykes Road East	Housing	3.0	2m wide footway along site frontage on to Greendykes Road. Houses fronting Greendykes Road. Deliver crossing point on Greendykes Road.

Town or Village: Dechmont

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
DE 1: Bangour Village Hospital	974	30.01	Conversion of remaining listed buildings on site to residential use. Delivery of single stream primary school through conversion and extension of A listed Recreation Hall. Delivery of footpath link through woodland to Dechmont. Continued support for delivery of neighbourhood centre and energy centre. Delivery of bus stop adjacent neighbourhood centre. Implement traffic calming measures on Main Street.
DE 2: Main Street	106	6.26	Deliver open space at east and south of the site. Deliver 3m wide footpath link through open space to connect to Core Path Network at south of the site. Implement traffic calming measures on Main Street.

Town or Village: East Calder

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
EC 1: Land at Oakbank Road	90	8.06	Deliver footpath connection to Linhouse Water Path. Implement layout in accordance with planning permission.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
EC 2: Raw Holdings Remainder South	210	9.54	Deliver active travel route at east of the site to B7031 and north to B7015. Signalised bridge at the east of site. Landscape framework to include tree planting for defensible boundary to south of site. Ecological surveys to determine any impacts on habitat/species, and relevant mitigation. Delivery of active open space requirement.
EC 3: Calderwood	2300	13.39	Deliver neighbourhood centre units with flats above. Deliver neighbourhood park and play area at Nethershiel Road. Provision of park & ride facility at Kirknewton Station.
EC 4: Langton Road East	38	2.20	Vehicular access from Langton Road. Deliver play area within site. Landscape framework to include tree planting for defensible boundary to south and east of site.
EC 5: Rennie Land (Calderwood)	58	2.39	Implement layout in accordance with approved planning permission.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
EC 6: Raw Farm	Housing/mixed use	1.50	Deliver a footpath link to and a crossing point on Main Street
EC 7: Raw Holdings West	Housing	0.54	Access from adjoining housing development

Town or Village: East Whitburn

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
EW 1: Whitrigg South West	2.35	6	Suitable for open storage use. Retention of tree belts to the west and south of the site.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Fauldhouse

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
FA 1: Eastwood Park	68	3.12	Stand off to watercourse within the site to comply with SEPA guidance. Retention of informal footpath links within site. Link to disused railway line to east of the site and wider footpath network. Flood risk assessment required.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
FA 2: Park View	Housing	1.05	Stand off to watercourse within the site to comply with SEPA guidance.
FA 3: Fauldhouse Pigeon Loft	Housing	0.43	Retention of pigeon lofts at western boundary of site.
FA 4: Shotts Road 1	Housing	2.05	Appropriate stand off from railway line. Developer contributions required to secure improvements to Main Street/B7010 junction (TBC) Provision of bus stop on Shotts Road near to junction with Braehead Farm Court.
FA 5: Shotts Road 2	Housing	1.53	Widen footpath along site frontage to 2 metre width. Appropriate stand off from railway line. Developer contributions required to secure improvements to Main Street/B7010 junction (TBC) Provision of bus stop on Shotts Road near to junction with Braehead Farm Court.
FA 6: Eldrick Crescent	Housing	0.38	Stand off to watercourse within the site to comply with SEPA guidance.
FA 7: Meadow Crescent	Housing	0.36	Access taken from Meadow Crescent.
FA 8: Main Street	Housing	0.09	Frontage on to Main Street. Stand off to watercourse adjacent the site to comply with SEPA guidance.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Kirknewton

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
KN 1: Roosevelt Road	90	3.62	Vehicular access from Braekirk Avenue. Appropriate stand off from overhead power line required. Appropriate stand off from railway line. Noise assessment required. Design required to take account of site topography.
KN 2: Station Mews	43	2.18	Implement layout in accordance with planning permission.

Town or Village: Linlithgow

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
LL 1: Falkirk Road (BSW Timber)	13	0.68	Implement layout in accordance with planning permission, including acoustic barrier fence.
LL 2: Wilcoxholm Farm	220	11.28	Implement pedestrian phase of traffic lights to enable pedestrians to walk on carriageway under canal bridge Footpath widening on north side of B9080 east of canal bridge. Crossing point to bus stop on Edinburgh Road at east of the site. Implement bridge over Union Canal.
LL 3: Oracle	250	12.82	Retention of trees at west, south and east boundaries of site. Landscape framework to ensure planting for defensible boundary at east boundary of site. Retention and conversion of former farm buildings at east of the site. Appropriate stand off to motorway as a noise generating source. Crossing point across Blackness Road into to Springfield estate to access primary school and other services. Footpath connection from Oracle to junction of Blackness Road (A803) and U1 to Bonnytoun House. Delivery of bus stops on Blackness Road. Ecological surveys and biodiversity enhancement / habitat creation required. Air quality assessment required. Design to take account of setting of B listed Bonnytoun House to west of site. Flood risk assessment required.

Appendix 2 – LDP2 Sites List and Requirements

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
LL 4: Springfield Park	Housing	0.18	Pedestrian access through site to park maintained.
LL 5: Former St Michael's Hospital	Housing	1.69	Retention of former hospital buildings, where these can be converted to residential use. Transport statement required to justify amount of development on site. Junction improvements may be required. Design of development to respect setting of the Union Canal.
LL 6: Manse Road	Housing	2.07	Appropriate stand off to trees surrounding Glebe House. Landscape and visual impact assessment required to ensure any impacts on local landscape area can be appropriately mitigated.
LL 7: Former Victoria Halls	Housing led, mixed use	0.15	Flatted development with frontage to High Street and shop units at ground floor level. High quality design required. Preservation of High Street riggs to the rear of the site.
LL 8: Templars Court	Housing	0.05	Complete frontage of Templars Court development on to High Street. High quality design required.

Town or Village: Livingston

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
LV 1: Kirkton (North)	64	2.94	Implement layout in accordance with planning permission.
LV 2: Brotherton Farm	293	15.62	Delivery of play park on site. Implement layout in accordance with planning permission.
LV 3: Alderstone Business Park	87	2.06	Implement layout in accordance with planning permission.
LV 4: Gregory Road North	90	5.03	Deliver neighbourhood centre with small retail units at western part of the site. Additional bus stops on Gregory Road. Deliver a safe walking route to school to the proposed Gavieside Primary School. Preserve footpath link at south west boundary of site. Frontage on to Gregory Road at south east boundary. Install footways and crossing point on south east boundary to ensure pavements on both sides of Gregory Road. Noise impact assessment required. Flood risk assessment required. Ecological survey required.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
LV 5: Gregory Road South	30	1.73	Deliver a safe walking route to school to the proposed Gavieside Primary School. Preserve footpath link at south west boundary of site. Ecological survey required. Noise impact assessment required. Flood risk assessment required.
LV 6: Former Ethicon	168	8.24	Delivery of footpath link to Charlesfield Lane. Delivery of bus stops adjacent site. Contributions towards internal classroom rearrangements at Livingston Village Primary.
LV 7: Land at Almondvale Boulevard (former Bubbles swimming pool)	110	1.19	Implement layout in accordance with planning permission.
LV 8: Land south of Houstoun Road	300	12.45	Footway along site frontage to connect to crossing point at Appleton Parkway roundabout to allow walking to Deans. Deliver footpath links to Eliburn Park and Core Path Network to east and NCN 75 to south of site. Provide crossing point site across Houstoun Road to connect to bus stop on north side of road. Appropriate stand off from woodland at east and south boundaries of the site.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
LV 9: Gavieside Farm	2800	156.64	Deliver new three stream primary school with sports pitches and facilities on site. Deliver a new neighbourhood village centre. Land to be safeguarded adjacent to the village centre for class 8 (Residential Institutions) for example, care home. Deliver an on site neighbourhood park and three local parks with play areas in each park. Delivery of new link roads (north and south) within the development site from B7015. Deliver link road from Mossend Road to Cleugh Brae site to enable sustainable travel to West Calder railway station. Deliver replacement Gavieside Bridge over West Calder Burn. B7015 road through the development site shall be downgraded to a public transport only route. Signalisation of the junction onto Simpson Parkway from B7015 junction Newpark roundabout A71 approach widening. Mossend Road onto B7015 new priority junction. Upgrade and realignment of Mossend Road to improve road capacity. Active travel routes (footpath/ cycle provision) between West Calder Station. Gavieside Village and Kirkton Campus (Simpson Parkway) and connections to existing adjacent path network as well as an active travel access route to McIntosh Road. New junction/roundabout at Stepend B7015 Fauldhouse Road/Gavieside Road. Active travel links to both West Calder and Kirkton Campus (Simpson Parkway). Land to be safeguarded for the park and ride at Cleugh Brae, the first phase (82 parking spaces) to be delivered through separate planning application.
LV 10: Calder Road	23	0.81	Provision of 2 metre wide footway along site frontage at edge of Bellsquarry to link to junction of Calder Road and Brucefield Park North. Link to footpath at north of site that links west to underpass.
LV 11: Murieston Valley Road	52	1.28	Deliver footpath links that connect to footpath from Murieston Valley to Bellsquarry east of the site and to informal path network to north of the site. Landscape plan ensuring tree planting required at north west boundary of site.
LV 12: Former Cederbank School	40	1.24	A crossing point and footpath connection across Ladywell East Road is required. Building heights and density to reflect surrounding area.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
LV 13: Trim Track, Howden South Road	65	1.47	High density flatted development. Appropriate stand off from Local Biodiversity Site required. Ecological assessment to determine effects on Local Biodiversity Site and habitats/species. Assessment to outline any mitigation measures required. Tree survey required and tree protection plan that new development needs to conform to. Development to take account of setting of B listed Livingston Skate Park. Flood risk assessment required. Drainage strategy to outline improvements to water quality of River Almond.

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
LV 14: Alba Campus 1	3.27	4	Flood risk assessment required.
LV 15: Alba Campus 2	2.00	4	Appropriate stand off from adjoining Local Biodiversity Site required.
LV 16: Alba Campus 3	5.57	4	Appropriate stand off from Wilderness Wood.
LV 17: Appleton Parkway West	11.86	4	Vehicular access to be taken through existing Shin Etsu site. Retention of trees and footpath links through site at east, west and north boundaries. Stand off to Lochshot Burn to comply with SEPA guidance.
LV 18: Brucefield Park (West)	2.18	4, 5, 6	Protection of tree belt on west boundary with appropriate stand off. Vehicular access from north boundary only.
LV 19: Caputhall Road	1.64	4, 5, 6	
LV 20: Caputhall Road (Central)	0.66	4, 5, 6	
LV 21: Caputhall Road (East)	0.70	4, 5, 6	
LV 22: Cousland Farm	22.48	4, 5, 6	Compliance with granted planning permission and its indicative masterplan. Class 4 and 6 uses north of the A705. Class 4 uses only surrounding West Long Cottages. Class 4 and 5 uses to the south of the A705.
LV 23: Dunlop Square W1	1.39	4, 5, 6	Retention of mature woodland planting on west and south boundaries.
LV 24: Dunlop Square W2	0.40	4, 5, 6	

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
LV 25: Eliburn Site 5	1.76	4, 5	Retain and enhance existing mature woodland on western boundary. Vehicular access from Appleton Parkway. Footpath along site frontage and connect to existing footways.
LV 26: Eliburn Site 6	1.31	4	Access from Appleton Parkway and footpath along frontage of site and connect to existing footways.
LV 27: Firth Road South	2.53	4, 5, 6	Connect to footpath at west boundary of site to Core Path 30.
LV 28: Gavieside	12.89	4, 5, 6	Delivery of footpath link to Macintosh Road.
LV 29: Macintosh Road	4.73	4	Delivery of new Sky Campus in accordance with granted planning permission.
LV 30: Williamston South	7.29	4, 5, 6	Retention of tree belts around site boundaries. Footpath link to Linhouse Circular at west of site. Footpath link at north west of site to join link under railway to Oakbank Park Place.
LV 31: Linhouse	49.83	4, 5, 6	Retention and upgrade of Linhouse Circular.
LV 32: Nairn Road North East	2.04	4, 5, 6	Appropriate stand off to trees and woodland at north and east boundaries.
LV 33: Starlaw Park	2.83	5, 6	Completion of remaining warehouses in compliance with granted planning permission.
LV 34: Glen Turner South	10.50	5, 6	Completion of remaining warehouses in compliance with granted planning permission. Ensuring access across NCN 75 is maintained.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
LV 35: Toll Roundabout	Mixed use, excluding housing, retail, café/restaurants, hot food takeaways.	1.32	Appropriate stand off from pipeline required for any development.
LV 36: Rosebank Nursery Site 1	Mixed use, housing or employment uses. Excluding retail, café/restaurants, hot food takeaways.	6.09	Appropriate stand off from Local Biodiversity Site and trees at the northern boundary of the site.
LV 37: Calder Road, Bellsquarry	Housing	3.52	Stand off from and retention of hedgerows at site boundaries.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
LV 38: Former Beatlie School	Housing	0.44	Retention of Almondbank Path at west of the site.
LV 39: Former Letham Mains Primary School	Housing	0.83	Retention and link to footpath at north of the site.
LV 40: Land North of College Roundabout	Housing	1.80	Retention of footpath link within site.

Town or Village: Longridge

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
LR 1: Land at Back O Moss/Main Street	Housing	1.88	Footpath along site frontage to north and west boundaries. Crossing point on A706.

Town or Village: Mid Calder

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
MC 1: Land East of New Calder Mill	101	5.38	Implement layout in accordance with granted planning permission.

Town or Village: Polbeth

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
PB 1: Former West Calder High School	120	6.16	Appropriate stand off to INEOS pipeline required. Appropriate stand off from sewage pumping station required. Retention of trees at west and north-west boundaries.

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
PB 2: Polbeth Industrial Estate	1.32	4, 5, 6	Retention of trees at north east and south west boundaries.

Appendix 2 – LDP2 Sites List and Requirements

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
PB 3: Parkhead Farm	Housing	1.25	Vehicular access to be taken from Chapelton Court.

Town or Village: Pumpherston

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
PU 1: Drumshoreland Brickworks	120	5.66	Deliver wildlife corridor within site. Retain existing woodland on north boundary of site. Retain recently planted woodland at south west boundary of site. Deliver footpath links to core path to north of the site and from Cawburn Road into site.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
PU 2: Land to the South of Drumshoreland Road and James Young House	Housing and Business	0.99	Implement layout in accordance with granted planning permission.
PU 3: Land South of Cawburn Road	Housing	0.47	

Town or Village: Seafield

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
SF 1: Land at Redhouse Road	9	0.93	Implement layout in accordance with granted planning permission.

Appendix 2 – LDP2 Sites List and Requirements

Town or Village: Stoneyburn

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
SB 1: Land South of Cannop Crescent	336	17.48	Implement layout in accordance with granted planning permission. Deliver MUGA and informal play space on site. Deliver footpath links around site, including to north and east of site. Land safeguarded for shop units at north east of site.
SB 2: Bents Farm, 20 Cannop Crescent	16	1.64	Implement layout in accordance with granted planning permission.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
SB 3: Burnlea Place and Meadow Place	Housing	0.42	Footpath links to site SB 1.
SB 4: Strathyre Drive	Housing	2.12	Vehicular access to be taken from Strathyre Drive. Existing access required to be upgraded to adoptable standard.
SB 5: Stoneyburn Farm West	Housing	2.23	Landscape planting required on south/south west boundary to create defensible edge.
SB 6: Meadow Road / Church Gardens	Housing	1.78	Retention of existing, informal footpath links within site.

Town or Village: Uphall Station

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
US 1: Beechwood Grove Park	53	2.92	Implement layout in accordance with granted planning permission.
US 2: Drumshoreland / Kirkforthar (Remainder)	100	7.68	Ecological surveys required to determine overall developable area of site and any mitigation measures. Significant biodiversity enhancement measures required. Vehicular access to be taken from Cawburn Road. Retention of existing informal path within development layout. Air quality assessment required.

Appendix 2 – LDP2 Sites List and Requirements

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
US 3: Nettlehill Road	Housing	0.17	

Town or Village: West Calder

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WC 1: Cleugh Brae	214	12.15	Deliver park and ride car park and facilities on site. Deliver footpath link to Cleugh Brae.
WC 2: Mossend (Remainder) (Site Y)	40	2.28	Retention of woodland at north boundary of site. Retain and improve existing footpath that runs through site.

Town or Village: Westfield

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WF 1: Land South and East of Strathlogie	180	7.20	Implement layout in accordance with granted planning permission. Flood risk assessment required for any new application.

Town or Village: Whitburn

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WH 1: Heartlands	2900	153.12	Deliver site in accordance with approved masterplan for consented 2000 homes. Distributor road from Longridge Road to B7066. Park and ride required. Additional 900 homes required to provide 25% affordable housing. Additional housing required to provide updated ecological surveys and biodiversity enhancement, in particular at the Bickerton Burn. Flood risk assessment required. Water quality improvements required at Bickerton Burn.

Appendix 2 – LDP2 Sites List and Requirements

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
WH 2: Heartlands Business Park	29.44	4, 5, 6	Deliver site in accordance with approved masterplan.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
WH 3: Former Miners Welfare, West Main Street	Housing	0.19	Site frontage on to West Main Street. Suitable for medium to high density flatted development.
WH 4: Former Labour Club, West Main Street	Housing	0.07	Site frontage on to West Main Street. Suitable for medium to high density flatted development.

Town or Village: Wilkieston

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WI 1: Linburn Estate	50	5.60	Retention of sundial and walled garden with no development within the walled garden. Retention of the Scottish Military Museum on site. Appropriate stand off from Local Biodiversity Site and ancient woodland at south boundary of site. Appropriate stand off from sewage pumping station at south boundary of site.

Town or Village: Winchburgh

Housing

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WB 1: Glendevon Park	44	0.66	Implement layout in accordance with granted planning permission.
WB 2: Blocks S and T	126	4.46	Deliver site in accordance with approved masterplan.
WB 3: Myreside Remainder	286	9.65	Deliver site in accordance with approved masterplan. Flood risk assessment required to determine extent of developable area.

Appendix 2 – LDP2 Sites List and Requirements

Site Reference, Site Name	Indicative Number of Homes	Site Area (in ha)	Site Requirements
WB 4: Glendevon South	826	30.52	Delivery of neighbourhood centre units within Block A of the masterplan. Further bus stops on link road that runs through Blocks A-H. Deliver road link to Greendykes development at North Broxburn.
WB 5: Glendevon North	333	10.07	Deliver site in accordance with approved masterplan.
WB 6: Niddry Mains South	453	19.62	Deliver site in accordance with approved masterplan.
WB 7: Site West of Ross's Plantation	269	7.83	Deliver site in accordance with approved masterplan.

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
WB 8: Myreside East	8.57	4, 5, 6	Deliver site in accordance with approved masterplan. Flood risk assessment required to determine extent of developable area.
WB 9: Myreside West	27.83	4, 5, 6	Deliver site in accordance with approved masterplan.

Landward Sites (not in a town or village)

Employment

Site Reference, Site Name	Site Area (in ha)	Employment Use Type	Site Requirements
LW 1: Stankards South	1.29	4, 5, 6	Implement layout in accordance with granted planning permission.
LW 2: Uphall Industrial Estate North	6.08	4, 5, 6	Implement layout in accordance with granted planning permission.
LW 3: Drumshoreland Bing	9.35	Sui generis – recycling / waste management	Ecological surveys required to determine if mitigation measures required for habitat and species, and any stand off from operations on site.

Opportunity Sites

Site Reference, Site Name	Use	Site Area (in ha)	Site Requirements
LW 4: Former Freeport Retail Village	Mixed use, excluding housing, retail	2.10	Suitable for range of uses, depending on sustainability and other policies of the plan.