



West Lothian Council held a Housing Recovery Conference in November 2011. The purpose of the conference was to consider measures to increase the rate of house building in West Lothian. An Action Plan has since been drawn up and approved by Council Executive in February 2012. A copy of the Action Plan is available on the council's website. This newsletter provides an update on progress.

Forward Funding Infrastructure

The council has forward funded several infrastructure projects to support the development plan and is recovering its costs from developers who benefit from the infrastructure. The recently completed extensions at Linlithgow Academy and St. Margaret's Academy, Livingston are amongst the projects which have been implemented at a total cost of around £3.5 million. This investment by the council has been necessary because many developers are no longer in a position to make large upfront payments for infrastructure in advance of house sales. This innovative funding model has been short listed for a Scottish Award for Quality in Planning 2012.

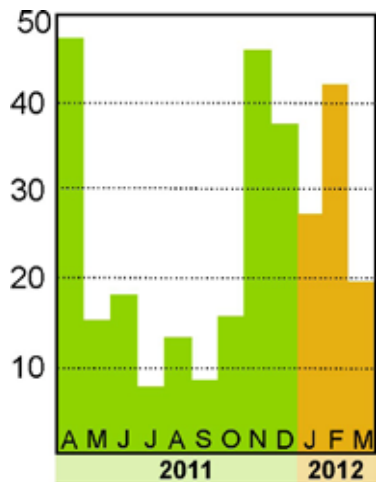


House completions on the up

The council monitors the rate of house completions on a monthly basis. In the first quarter of 2012, the number of house completions in West Lothian was 88. This compares with only 31 completions for the same period in 2011, and

is slightly less than the 95 completions achieved in the final quarter of 2011.

The 2010 Housing Audit forecast that the number of house completions during 2011/12 would be around 247. The number of actual completions was higher at 289.



Housing completions

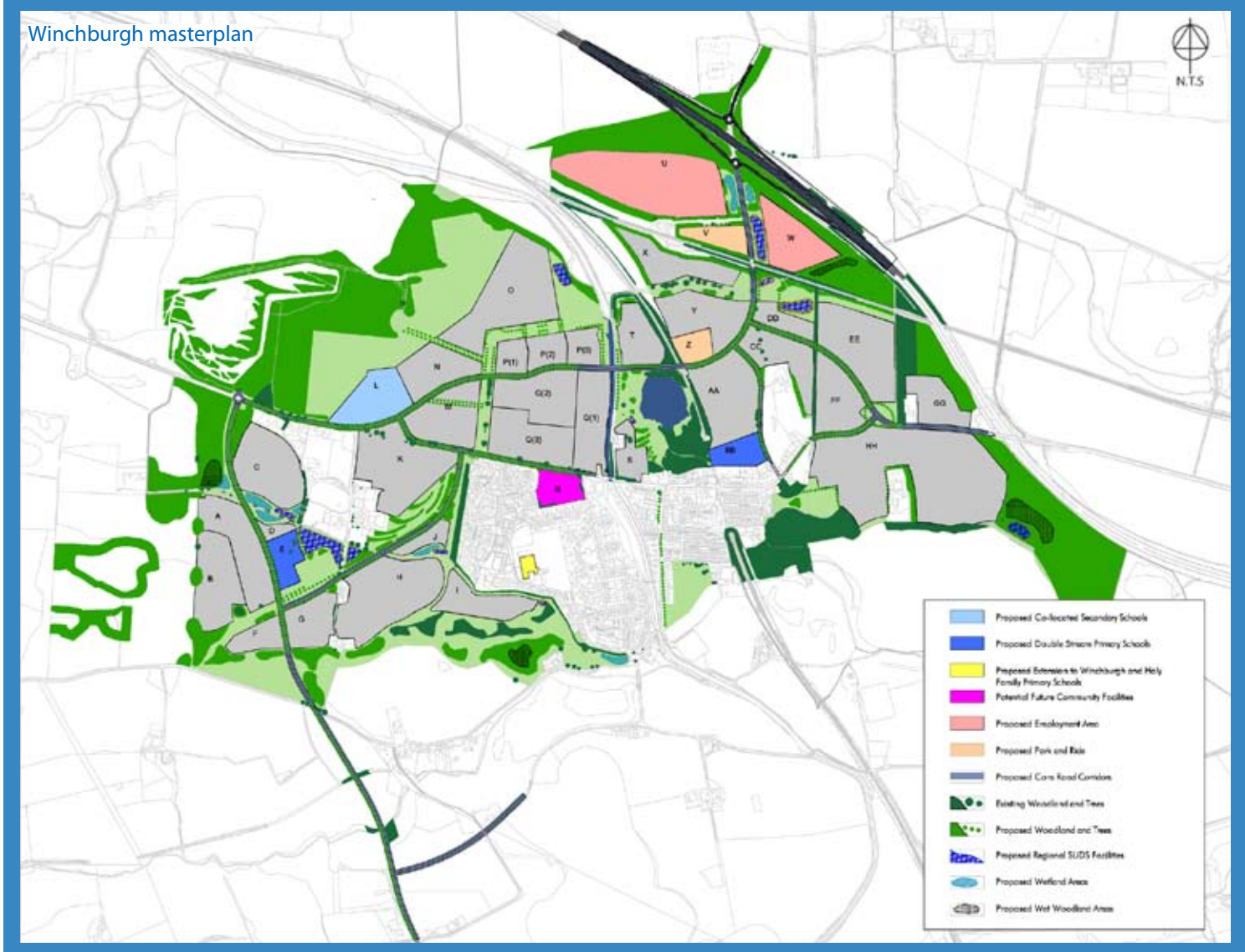
Good progress at Armadale Core Development Area

Development at the Armadale Station part of the Armadale Core Development Area got underway in 2011 and the first house occupations took place in spring 2012. A new road network has

been provided at Tarrareoch and Trees Farm to facilitate development of the local centre and



further phases of housing. Construction of the new Asda supermarket commenced in June. A school consultation to establish a location and catchment area for a new non-denominational primary school at Armadale Station was undertaken in the spring and a decision on the consultation is likely to be taken by the council in late summer/early autumn 2012.



New homes and jobs boost for Winchburgh

The council granted planning permission for a £1 billion mixed use development at Winchburgh Core Development Area in April 2012. The 352 hectare site will accommodate up to 3,450 houses plus commercial, industrial, recreational and retail uses, community facilities, road and rail infrastructure, including a new junction on the M9 and a new rail station.

Steve Field, Head of Planning and Economic Development said *'The signing of the section 75 agreement marks an important step in the development of Winchburgh and the surrounding communities. It has taken a tremendous amount of hard work from staff to enable the process to reach this landmark stage and everyone can be proud of their efforts to date.'*

Following the signing of the section 75 agreement, Barratt Homes has submitted a planning application for 106 houses and Miller Homes has submitted a planning application for 76 houses. The lead developer, Regenco, has paid over £900,000 to the council in developer contributions. This will be used to extend the Winchburgh Primary School/Holy Family Primary School building. Regenco has also submitted a planning application for enabling infrastructure.

Calderwood Core Development Area progresses

In late 2011, the council considered two planning applications for part of the Calderwood Core Development Area and decided that permission should be granted subject to a legal agreement being signed which secures the developer contributions that are needed to provide key infrastructure. Up to 2,300 houses are proposed in this part of the core development area. The lead developer, Stirling Developments, is hopeful that development will commence later this year.

New homes get the green light at Drumshoreland

In May 2012, the council decided to grant planning permission for up to 625 houses at Drumshoreland subject to a legal agreement being entered into by the applicant. The development will result in a large scale extension to Pumpherston and Uphall Station villages. Pumpherston and Uphall Station Community Primary School, which was officially opened by the First Minister, Alex Salmond, on 29 February 2012, will require to be extended to support this proposed development.

Housing start at Heartlands a step closer

Several years after the grant of outline planning permission for the Heartlands mixed use development at Whitburn, work has finally started on the infrastructure required to service the housing land. The first phase of housing development is expected to begin later this year. The developer, Taylor Wimpey, is planning to build 92 houses.

New council housing underway

The council is progressing its phase two of council house building with its development partner, Lovells. 545 houses are proposed across eight sites in Livingston, Armadale, Bathgate, Blackburn, Uphall Station and Whitburn. Planning permission is in place for all eight sites and works are underway on six of the sites. 10 houses were completed at Ladeside Avenue, Blackburn in March and it is anticipated that around 280 houses will be completed between April 2012 and March 2013. The council is now starting to plan for a 3rd phase of council housing.



Ladeside Avenue, Blackburn

New housing supported at West Calder

In April, the council decided to grant planning permission for two housing developments at Mossend, West Calder, subject to a legal agreement being entered into. The proposals will result in the development of 181 new private houses and around 27 new affordable homes. The sites form part of the West Livingston/Mossend Core Development Area.

Work resumes on houses and flats at The Meadows, Blackridge

Ashleigh Building has been appointed by West Register (Property Investment) Ltd to complete partially built houses and flats at Allison Gardens, Blackridge. This £500,000 contract is expected to be completed by the end of the year.

Remix approved at Wester Inch

Developers are continuing to review the type of housing that is appropriate to build for the current market conditions. In May, Taylor Wimpey received permission to alter the housing mix for part of its development at Wester Inch, Bathgate. The developer received permission to reduce the number of flats and increase the number of houses.

Howden House works underway

Howden House, a category B listed building in Livingston, has been on the building at risk register for a number of years and its deteriorating condition has been a cause for concern for the council and local community. The building was sold



at auction in late 2011 and the new owners have begun work to restore the building. The new owners plan to convert the building into a house and four flats.

Housing Association developments in Bathgate and Whitburn get the go ahead

Dunedin Canmore has received planning permission for 24 residential units at Kaim Park, Bathgate. Development of the site is underway.

The council has agreed to grant planning permission to Almond Housing Association for 23 houses and 26 flats at East Main Street, Whitburn, subject to a legal agreement being concluded.

Shared equity and rented homes available at Firbank Grove, East Calder

Places for People Scotland has released 10 shared equity homes at Firbank Grove, East Calder. Castle Rock Edinvar is constructing 26 rented homes within this development. The handover of the first rented house is planned for the end of June 2012.

Site start made at Station Road, Armadale

Almond Housing Association has made a site start on its development at the site of the former Bathville Inn, Station Road, Armadale. 25 flats are being constructed.



June 2012

Council delays decision on proposed new housing for Eliburn Campus

The council has continued consideration of a planning application for up to 80 houses on a site at Eliburn Campus so that access and school capacity issues can be further explored. The application had been recommended for approval by officers.

Candleworks redevelopment approved

The council has decided to grant planning permission for a housing development at Candleworks, Broxburn. The adjacent site is to be redeveloped by Tesco for a new supermarket. Both sites form part of the East Broxburn Core Development Area.

Revised housing proposal submitted for Easton Road

298 houses are planned for a large site at Easton Road, Bathgate. Despite having the benefit of planning permission for a good number of years, housing development at this location has yet to commence. In May, a planning application to develop a small part of the site for 15 self build plots was submitted to the council.

Developer contributions holding up

Total developer contribution income during 2011/12 was £2,729,861, an increase on the £2,485,658 received during 2010/11. Total expenditure from developer contribution funds during 2011/12 was £1,768,178, an increase on the £1,700,002 spent during 2010/11.



School consultation completed

In April, the council decided to implement changed school catchment area arrangements for a proposed housing site at Brucefield, Livingston. A planning application for this site for around 200 new homes is currently under consideration by the council.

Start date for new primary school confirmed

Work is due to start on the construction of a new primary school at Breich in August 2012. This project is being fully funded by the council and will support the development of housing land in the village. Work is expected to be completed in June 2013 with children being in the new school for the start of the 2013 academic year.

Strategic Development Plan

The consultation period has ended for the Proposed Strategic Development Plan for South East Scotland. Representations are currently being considered. Once approved, this plan will form part of the development plan for West Lothian.



Local Development Plan

The council has started work on the preparation of its first local development plan. It is anticipated that a Main Issues Report will be published in October 2012. Once adopted, the local development plan will replace the current West Lothian Local Plan (2009) and will form part of the development plan for West Lothian.

For more information, contact

Colin Miller Development Planning Manager
 Steve Lovell Planning Officer
 Gillian Ferguson Planning Officer
westlothian.gov.uk/1210/161/178/wllp

01506 282420 colin.miller@westlothian.gov.uk
 01506 282430 steve.lovell@westlothian.gov.uk
 01506 282408 gillian.ferguson@westlothian.gov.uk