

Planning Context

The West Lothian Local Development Plan was adopted in 2018. It contains policies and proposals to guide and inform the development and use of land within West Lothian.

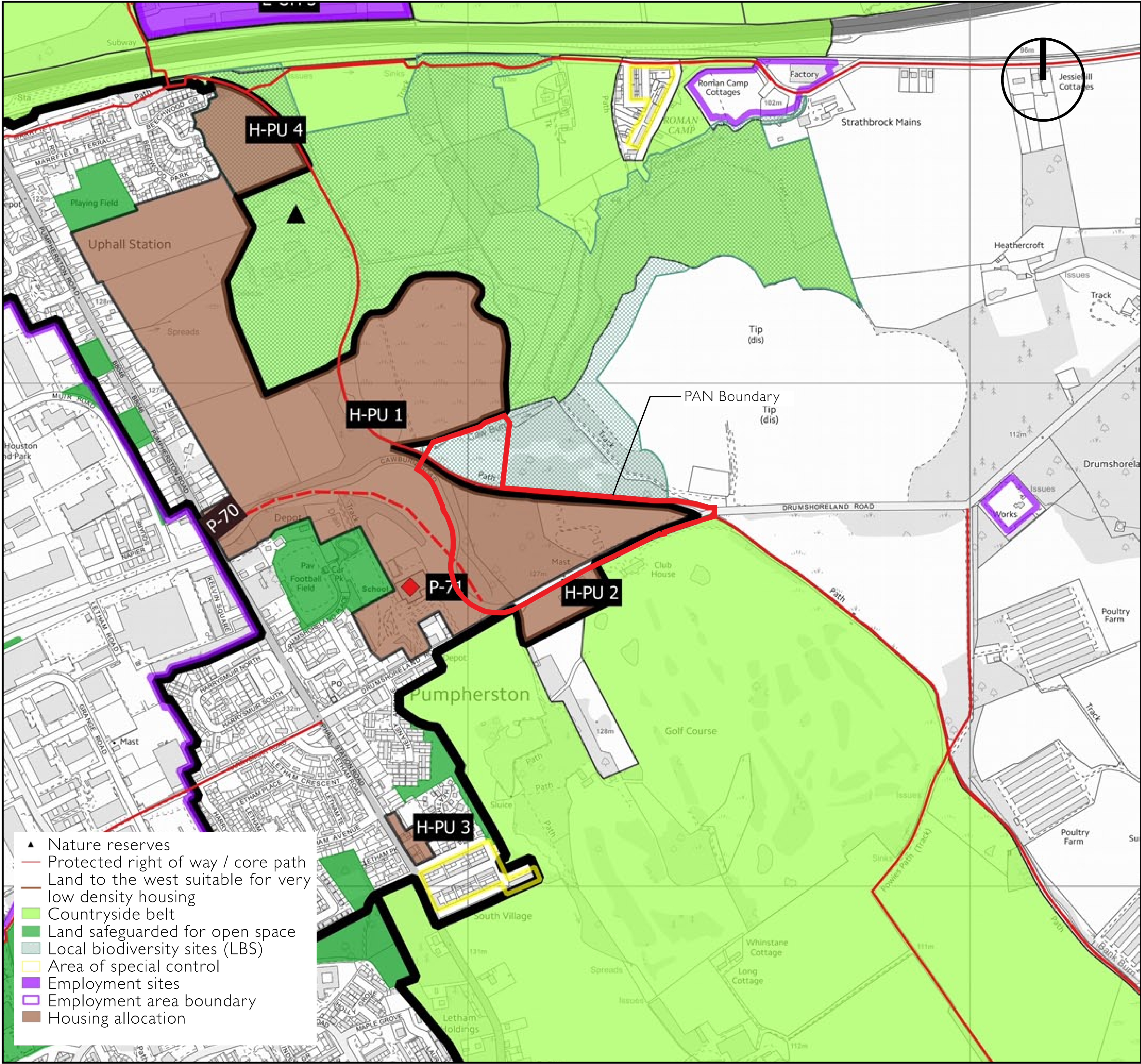
The Local Development Plan identifies the majority of the site as a housing development proposal - it forms part of the larger 'Drumshoreland/ Krikforthar Brickworks' housing allocation (H-PU 1) which covers an area of 40 hectares and has an indicative development capacity of 600 houses. The remainder of the land within the application boundary forms part of an identified Local Biodiversity Site within the Local Development Plan.

Notably, the site was also identified as a housing development proposal within the previous West Lothian Local Plan (2009), the predecessor to the current West Lothian Local Development Plan.

Therefore, planning policy has long envisaged the site being developed for housing and our proposals respond directly to that aspiration.

Additional planning policy guidance is provided by the recently introduced National Planning Framework 4 (NPF4). NPF4 contains 33 policies which are to be used in the assessment of planning applications to guide decision making. These policies cover a wide-range of topics including climate mitigation, biodiversity, nature, forestry/woodland/trees, brownfield land, sustainable transport, design quality, flood risk management and infrastructure.

As well as the requirements of the West Lothian Local Development Plan, any future planning application will be required to demonstrate its compliance with the policies of NPF4.



Extract from West Lothian Local Development Plan (LDP)



Site Analysis



1 - Existing path into site in the south-west



2 - Centre of site as seen from the south



3 - View across site from the south-east

Site constraints & opportunities

The site currently consists predominantly of areas of new woodland planting and low level vegetation. The eastern area of the site consists of brownfield land which was formerly part of the Drumshoreland Brickworks. Primary access to the site is via Drumshoreland Road along the south-eastern boundary.

Nearby areas are home to a population of Great Crested Newts and it has been identified in previous site investigations and reports that mitigation routes should be incorporated within these sites to provide a safe corridor for the movement of these protected species. In response to this, a safe-guarded route will pass through the centre of the site, linking to the existing watercourses and vegetation around the Caw Burn corridor.

In terms of topography, the eastern section of the site is generally flat with a high point of +128m AOL. The site then falls towards the western boundary and then again north-westwards towards the Caw Burn by around 12m to a height of +116m AOL. The drainage strategy will utilise the existing contours of the site and an approximate location for the SuDS basin been identified within the north-western area.

In support of any planning application a range of supporting studies and technical assessments will be undertaken. Pre-application discussions with West Lothian Council will confirm the extent and scope of such information, but we would envisage the following as being required:

- Transport Assessment
- Site Investigations/Ground Condition Survey
- Flood Risk Assessment & Drainage Strategy
- Tree Survey / Arboricultural Report
- Ecological & Protected Species Survey
- Noise Assessment

The findings of these assessments will inform the proposals, and dictate whether any specific mitigation measures will need to be included within the final design.