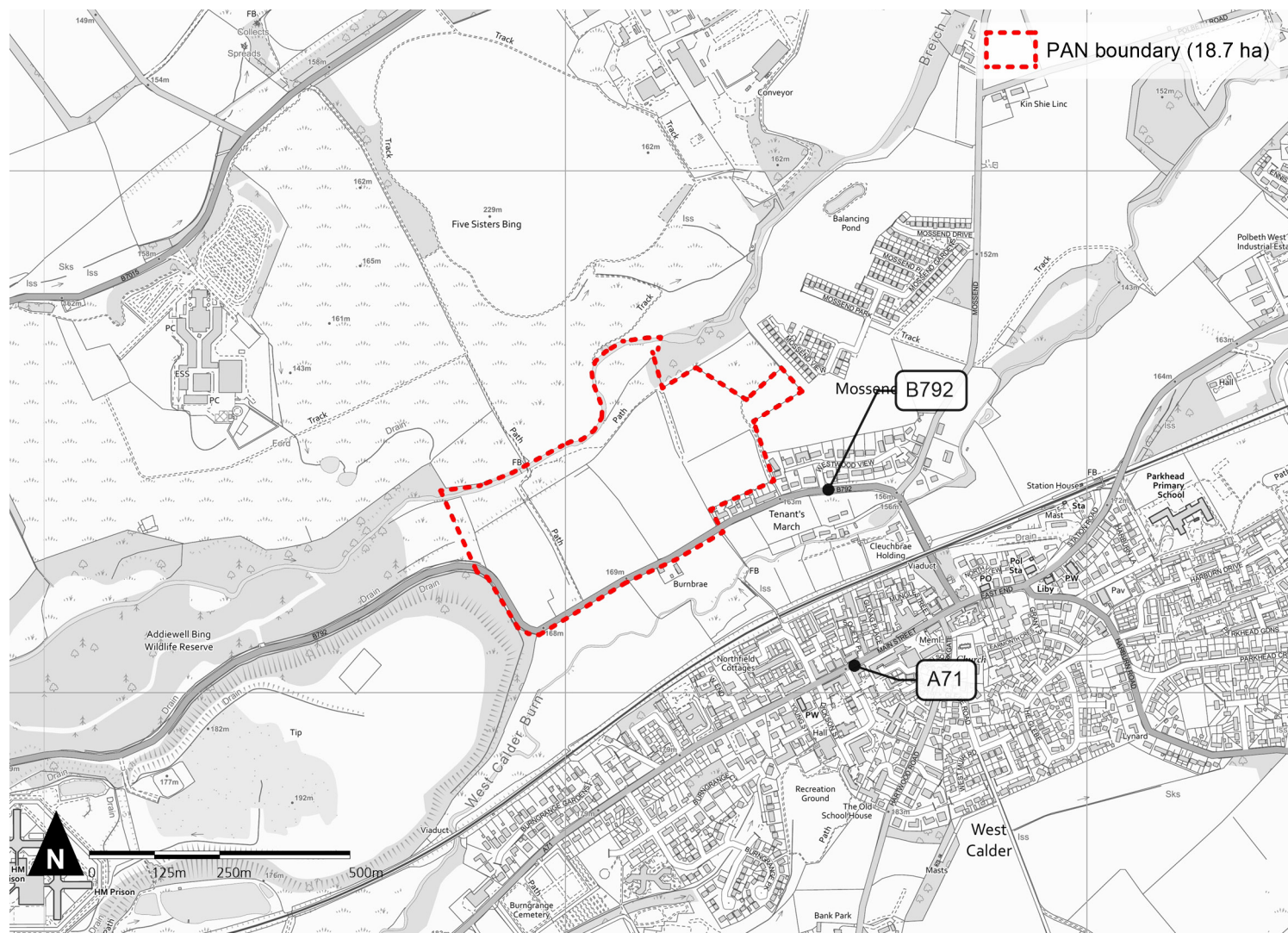


Introduction



Welcome to this Online Consultation

Miller Homes Ltd. is inviting the public, community groups and other stakeholders to view the proposal on land at Mossend. The site is located to the north of West Calder, on the north side of the B792.

The site extends to 18.7 ha and is located immediately adjacent to the settlement edge. It is currently designated as *Countryside Belt* in the West Lothian Local Development Plan 2018 (LDP).

The proposal is for residential development together with associated engineering, infrastructure, landscaping, and open space. The final scale of the development will be subject to the outcome of further analysis following public consultation.

The indicative capacity for the site is around 250 - 300 new homes.

This Online Consultation provides you with the opportunity to feedback on the draft proposal as part of the Pre-Application Consultation process.

Following feedback from this Online Consultation, we intend to submit an Application for Planning Permission in Principle in late 2021 or early 2022.

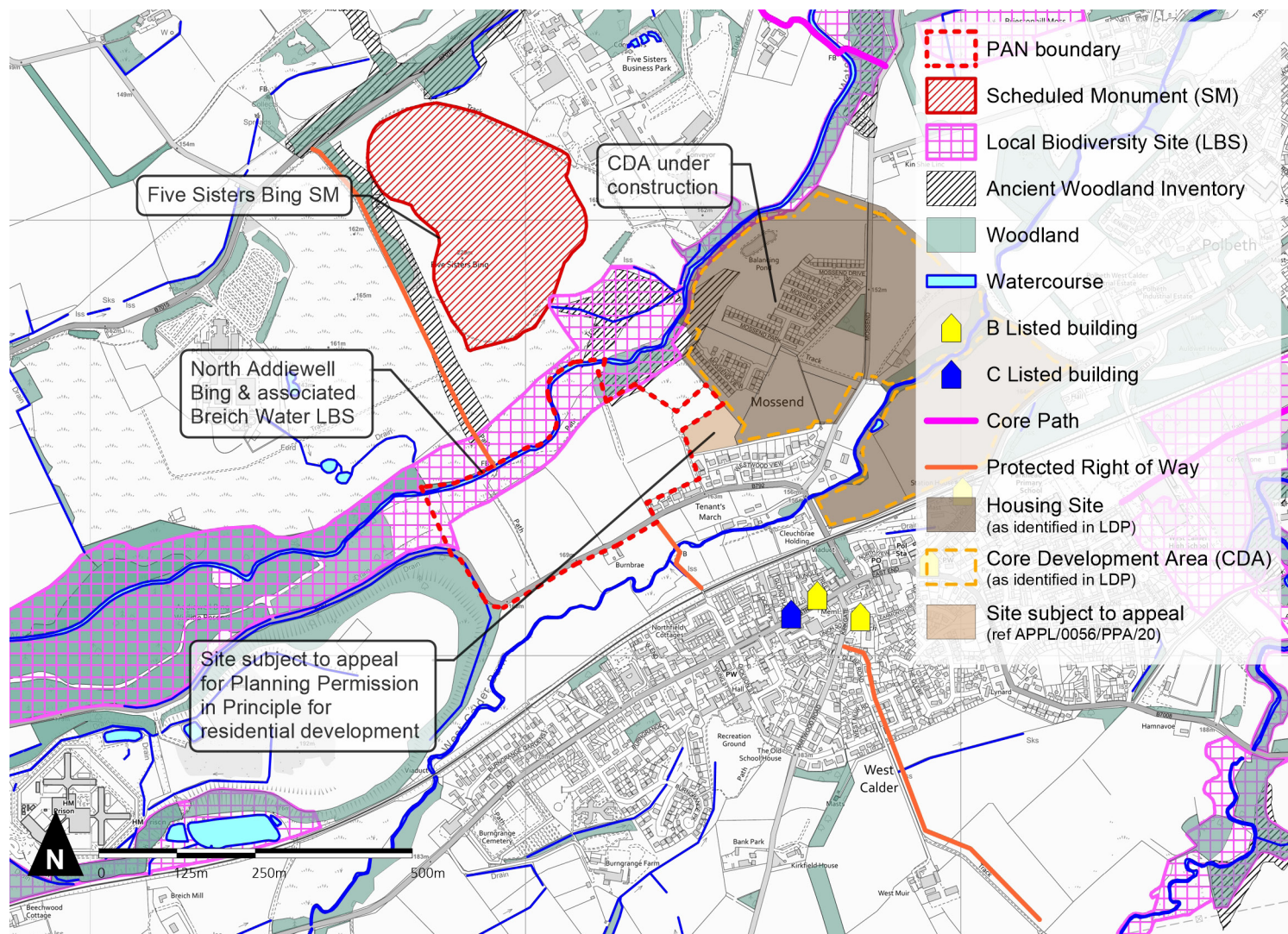
We are seeking your input on how we potentially shape the development of the proposal.

We welcome your comments and invite you to complete a feedback form.

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Site Context



The site is located on the western edge of Mossend immediately adjacent to the settlement edge

The site extends to around 18.7 ha, and is located approximately 400m north of the centre of West Calder on the north side of the B792. The land currently comprises fields of farmland, divided by hedgerows and tree belts as well as part of the Breich Water riparian corridor. Existing boundaries are largely hedgerows, and post and wire fences. This land is designated as *Countryside Belt* in the LDP. The layout of the proposal will be designed to form an appropriate countryside boundary to Mossend.

The *North Addiewell Bing & associated Breich Water Local Biodiversity Site (LBS)* runs along the northern boundary of the site. No development will be located within this LBS and there is an opportunity to enhance the biodiversity of the riparian corridor through new planting.

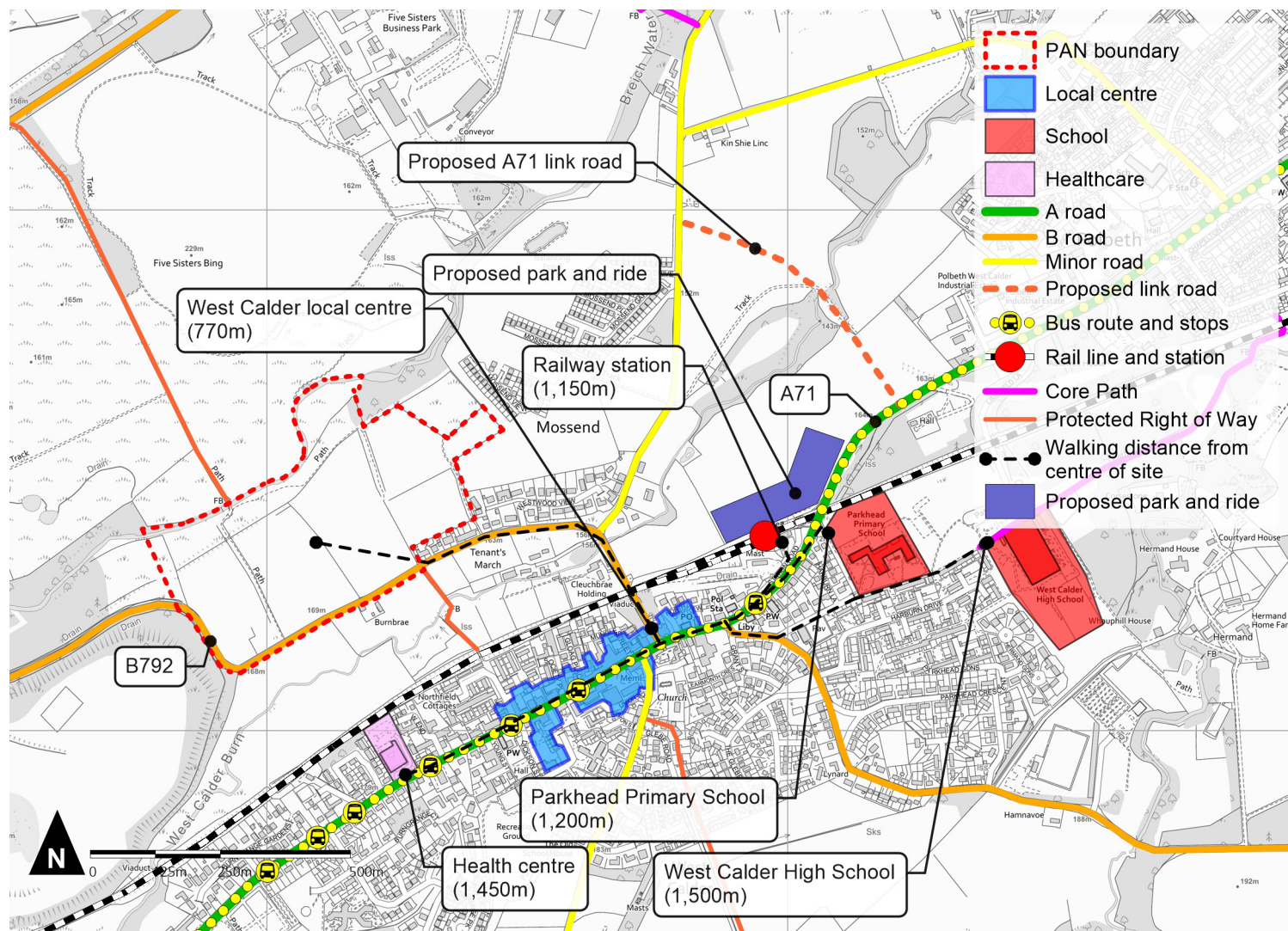
The *Five Sisters Bing* Scheduled Monument (SM) is located to the north of the site. An appropriate design response and landscape strategy will be incorporated into the proposal to ensure no adverse effects on this SM. This will be confirmed through further appraisals as the site progresses.

A Core Development Area for housing as identified in the LDP is located to the east of the site. This is currently under construction. Planning Permission in Principle (PPP) for residential development was also previously sought on the field to the east of the site. This is currently subject to planning appeal. The site presents an opportunity to provide a logical continuation of this pattern of development.

Protected Rights of Way (RoW) are located on the northern and southern boundaries of the site. These provide recreational access to the countryside and to West Calder. Development of the site presents an opportunity to provide connections between these Rights of Way.

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Sustainability of Location



The site is in a sustainable location with good access to local services and amenities.

There are a number of local services and amenities located within the observed 1,600m walking distance threshold as set out in Planning Advice Note 75: *Planning for Transport*, Annex B, paragraph B13. This includes:

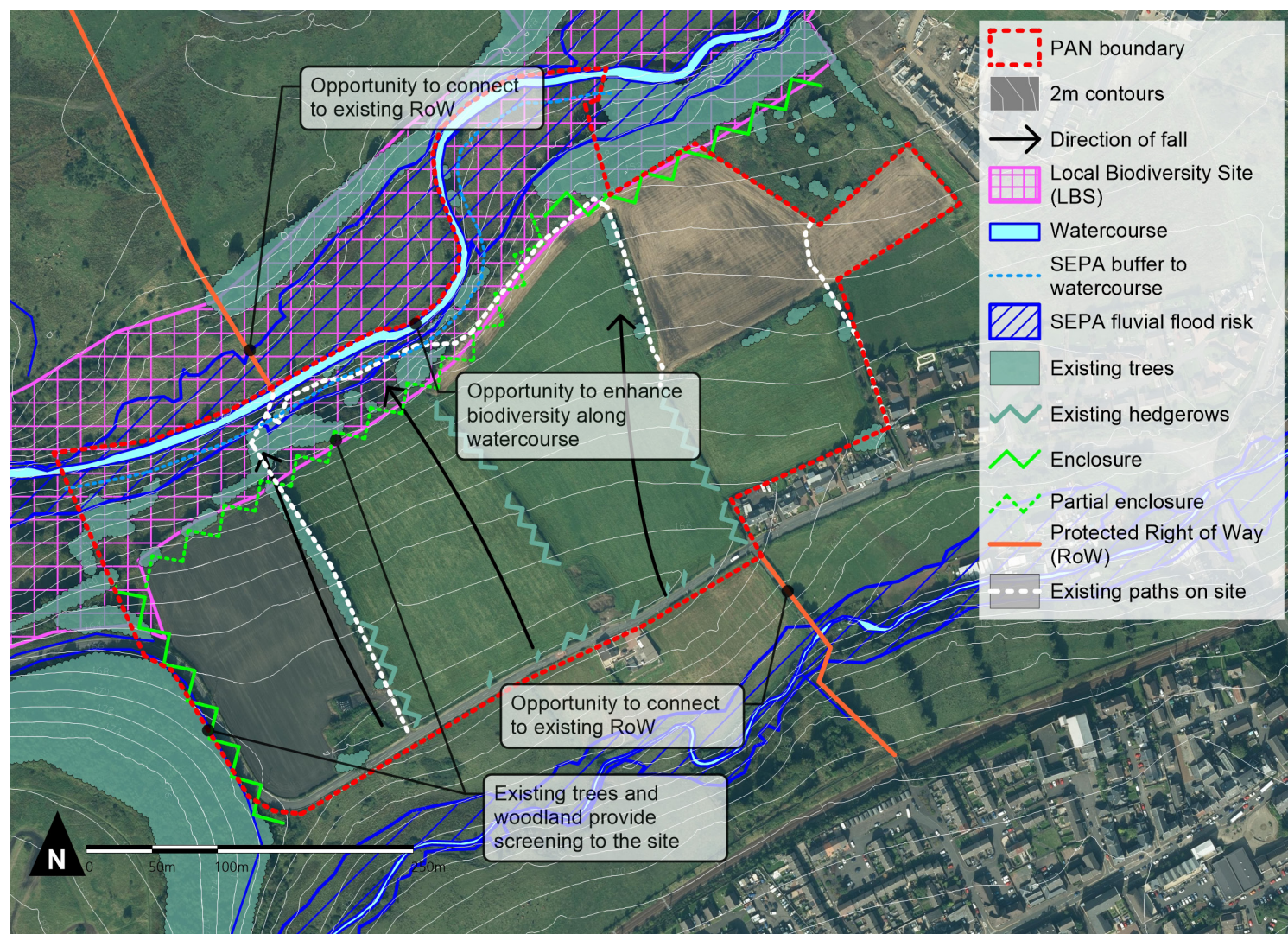
- West Calder local centre is located around 770m (10 minutes) walk from the centre of the site. Local shops and amenities are located within this local centre.
- A health centre is located within West Calder, around 1,450m (less than 20 minutes) walk from the site.
- Bus services are located along the A71, accessible from West Calder local centre, providing public transport access to Livingston town centre.
- West Calder railway station is located within 1,150m (15 minutes) walk from the centre of the site. A park and ride facility is proposed at this station in the LDP, making rail travel a viable choice for commuters.
- Parkhead Primary School is located around a 1,200m (15 minutes) walk from the centre of the site.
- West Calder High School is located around a 1,500m (less than 20 minutes) walk from the centre of the site.

Most of the site lies within the catchments of Parkhead PS (non-denominational) and St Mary's PS (denominational) with the western part of the site within the catchments of Addiewell PS (non-denominational) and St Thomas' PS (denominational). For secondary schooling the site lies within the catchments of West Calder HS (non-denominational) and St Kentigern's Academy (denominational). School impact assessment will be undertaken to assess school capacity.

The proximity of local services mean that the site is in a very sustainable location. Development of the site presents an opportunity to provide new homes within an area that contributes to creating a successful '20 minute neighbourhood' in line with the aspirations set out by the Scottish Government.

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Site Appraisal



Development of the site presents an opportunity to provide biodiversity enhancement to the Breich Water.

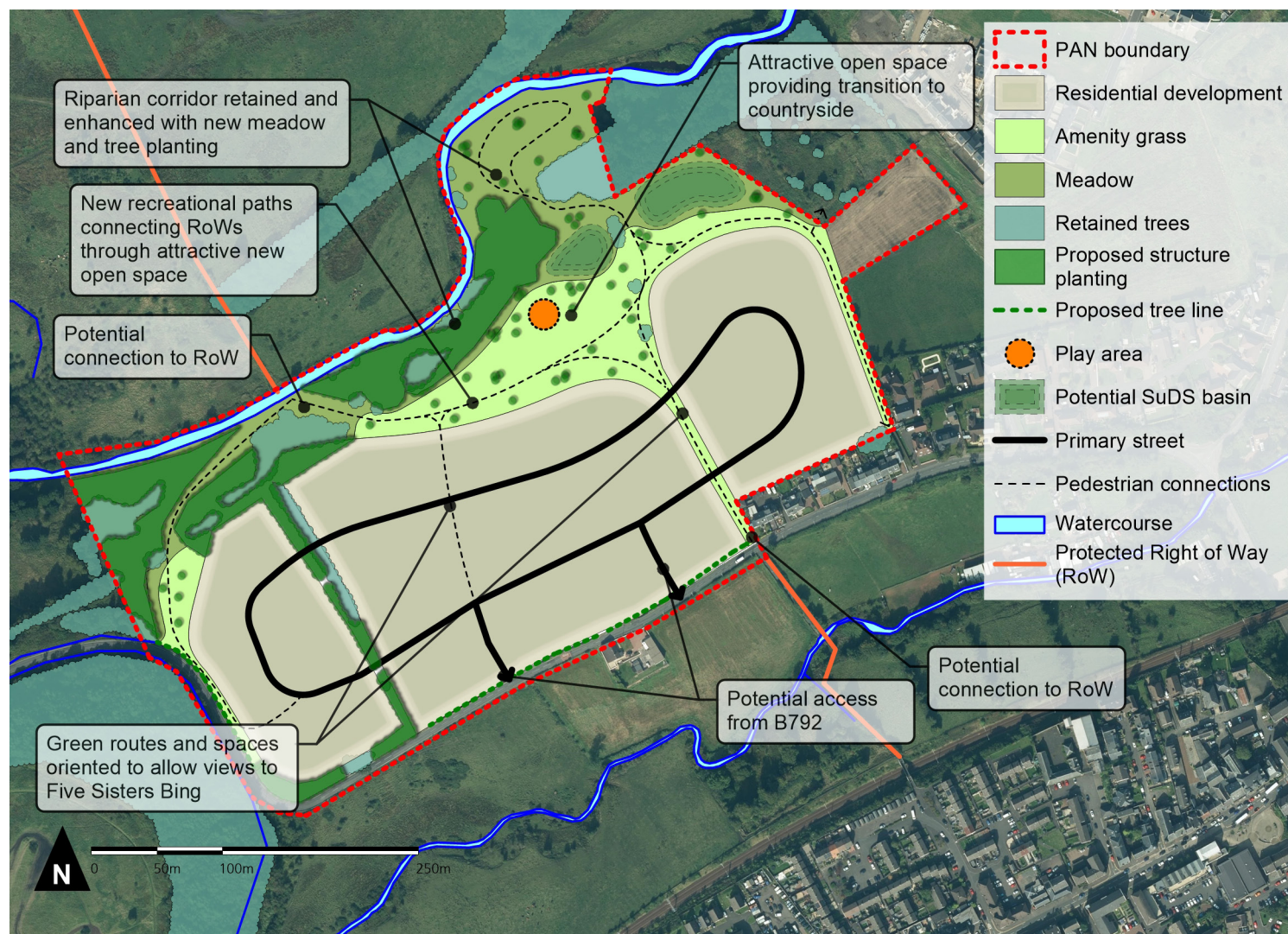
Initial site analysis has been undertaken. This has highlighted the following opportunities and constraints:

- The site generally falls from south to north with gradients steeper adjacent to Breich Water.
- The site largely comprises farmland with field boundaries marked by post and wire fences, hedgerows and trees.
- Existing development within the Core Development Area is currently under construction beyond the eastern boundary.
- The northern boundary is formed by the Breich Water. Existing vegetation provides partial enclosure to the north.
- The southern and western boundaries are formed by the B792. Access can be taken into the site from this road.
- Existing homes are located to the southeast of the site. These present a weak edge to the countryside, formed by rear garden boundaries. Development of the site presents the opportunity to provide a robust edge to the countryside.
- A fluvial flood risk area, associated with Breich Water extends into the north of the site. No development will be located within this area.
- Two Rights of Way are located adjacent to the north and south site boundaries. There is an opportunity to connect these pedestrian routes.

A series of technical assessments have been commissioned for the site and will inform the proposal once completed.

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The Indicative Proposal



The draft proposal provides new homes set within an attractive streetscape and landscape framework.

Subject to feedback from technical analysis and consultation, the draft proposal is for a residential development around 250 - 300 homes. This will include the provision of 10% of dwellings for affordable housing.

Vehicular access is proposed to be taken from the B792 on the southern boundary of the site. Two vehicular access are proposed to accommodate the anticipated scale of development. The design and location of these access points will be subject to further transportation assessment.

New homes will be set in a robust landscape framework, providing new planting to the Breich Water riparian corridor and new green network connections through the site. This will enhance the existing biodiversity of the site.

Open space will be set within this framework. This will include amenity open space, including an equipped play area, within the centre of the site. More natural green space will also be provided along the northern edge of the site to tie in with the wider countryside.

Sustainable Urban Drainage Systems (SuDS) are proposed. This will store and treat the surface water run-off from the site before it enters the drainage system. This is a recognised and standard drainage approach for dealing with surface water run off on new development sites.

The final development proposals will be informed not only by this pre-application consultation process but also other pre-application discussions with West Lothian Council Officials and by way of the necessary technical assessments undertaken. In this regard, studies are under way in relation to matters such as landscape setting, ecology, traffic and transportation, ground conditions, noise, air quality and flood risk.

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Next Steps

Following this consultation process, update proposal taking account of feedback

Application for Planning Permission in Principle to be lodged with West Lothian Council late 2021 / early 2022

Opportunity for public to provide comments to West Lothian Council regarding application

Determination by West Lothian Council mid 2022

Work anticipated to commence on site following approval of detailed planning matters thereafter