



**EAST LIVINGSTON AND EAST CALDER LOCAL AREA COMMITTEE**

**CALDERWOOD CORE DEVELOPMENT AREA**

**REPORT BY PLANNING SERVICES MANAGER**

**A. PURPOSE OF REPORT**

The purpose of this report is to:

- provide a further update to the committee on matters relating to the Calderwood Core Development Area (CDA); and
- advise of the submission of a planning application by Stirling Property Partnership.

**B. RECOMMENDATION**

It is recommended that the committee notes the contents of this report.

**C. SUMMARY OF IMPLICATIONS**

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| <b>I Council Values</b>   | Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership.   |
| <b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b> | <p>The Calderwood CDA is one of the CDAs identified in the West Lothian Local Plan (WLLP). The local plan was adopted by the council in January 2009 and sets out the council's strategy for the development of West Lothian over the next 10 -15 years.</p> <p>An outline planning application for development of part of the Calderwood CDA allocation was registered with the council on 22 July 2009 (application 0524/P/09 refers). The applicant is Stirling Property Partnership.</p> <p>An environmental statement and a transportation assessment have been submitted in support of the application.</p> |
| <b>III Resources - (Financial, Staffing and Property)</b>   | Development of the CDA will require partnership working between the council, developers and landowners in consultation with the local community. There are likely to be financial   |

implications for the council which will be fully quantified as the development progresses.

In accordance with the development plan, it will be necessary to ensure that, as far as possible, the financial implications of the proposed development are met by the developer.

#### **IV Consultations**

No consultations were required in the preparation of this report.

### **D. TERMS OF REPORT**

The Calderwood CDA at East Calder provides for a mixed use development comprising 2800 houses, provision for new schools, transport improvements, serviced employment land, provision and enhancement of community facilities including a new cemetery, and environmental improvements. The full details of infrastructure requirements are contained in Appendix 7.1 of the West Lothian Local Plan. Copies of the local plan can be accessed at:

<http://www.westlothian.gov.uk/media/downloaddoc/1799514/1849418/2083838/adoptedwllp>

The Calderwood CDA comprises two main areas – Almondell to the north and Raw Holdings to the south. The application submitted to the council largely covers the Almondell allocation. The application is supported by a master plan, transport assessment, environmental statement and design statement. A further planning application is anticipated for the Raw Holdings allocation but as yet the council has been given no indication as to when this is likely to be submitted.

The application submitted by Stirling Property Partnership covers an area of 210 hectares and seeks outline planning permission for a mixed use development comprising residential, commercial, industrial, recreation, retail use, community facilities, landscaping, open space, primary and secondary education and roads and service infrastructure. These elements are broadly in line with the requirements of the WLLP. A plan indicating the application site boundary is attached as Appendix One.

Much of the land within the planning application site boundary is in the control of the applicant although not owned by them. However, the applicant has indicated that they have secured development rights over much of the application site area.

The proposals include the development of 2400 houses provided over a series of 14 proposed neighbourhoods. Each neighbourhood is proposed to be individual in size, context and design. Also included is provision for a village centre providing for local needs with a mix of retail, leisure, commercial and residential uses anchored by a new primary school. A further new primary school is proposed together with a new community high school. Provision of land for a new cemetery has been included together with new employment land although the Camps Industrial Estate does not form part of the proposals.

In terms of transportation matters, the application includes land at Kirknewton in order to accommodate park and ride facilities at Kirknewton railway station. Further land has been included to provide for a part bypass at Wilkieston. The application also includes proposed new road junctions and an upgrade of existing junctions in order to improve the local road network. The applicant has conceptually illustrated the entire Calderwood development through a master plan.

In assessing the planning application a full assessment will be required to ensure that the requirements set out in the WLLP can be met. A crucial issue is that the proposals contained in the application do not prejudice any future application for the remaining Calderwood allocation i.e. Raw Holdings, and that both applications can deliver the development requirements set out in the WLLP. Policy CDA 5 of the West Lothian Local Plan advises that piecemeal development within master plan boundaries, which would prejudice the successful implementation of the wider CDA proposals will be resisted.

Given the scale of the planning application, it will be some time before it can be presented to members to determine. A full report on the application, including an officer recommendation on the proposals, would be reported to Development Management Committee at a future date once all consultation is complete and a full assessment made of comments received. Discussions with the applicant are ongoing.

The applicant has carried out various consultations on their aspirations for the wider Calderwood allocation over a number of years prior to submission of the current planning application. Now that the application has been submitted, formal consultation by the council is underway with a number of council services and a range of statutory bodies including Network Rail, SEPA, SNH and Scottish Water. Consultation is also being undertaken with the City of Edinburgh Council given the proximity of the site to its administrative boundary and the reference in the application to the A71. The outcome of the consultation process will influence the determining of the application and will be presented to committee at a future date. Kirknewton and East Calder Community Councils have also been consulted on the proposals. A full list of consultees can be provided on request.

## **E. CONCLUSION**

The Calderwood planning application is of a significant scale and will require careful consideration by the council and interested parties. The application will be reported to members in due course. Development at Calderwood is required to implement the terms of the WLLP.

Appendices/Attachments: One

Contact Person: Fiona McBrierty, Principal Planner, Development Planning, 01506 775203

Craig McCorriston, Planning Services Manager, County Buildings, Linlithgow, EH49 7EZ

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