

Introduction

This newsletter has been written to give you an update on the progress of the development planned for Pumpherstons and Uphall Station.

Background

An area of approximately 40 hectares (98 acres) to the east of the two communities is currently allocated for residential development in the Finalised West Lothian Local Plan 2005. The proposed development includes a new school, a local distributor road and a range of new housing.

Your new primary school

The primary school will serve the current catchment area of Pumpherstons and Uphall Station. It will also provide additional capacity to accommodate children coming from the proposed housing development. The new school will replace the existing school and the library and will provide new community facilities including two new pitches, a multi-use games area and changing accommodation.

The design process for the new school has already started. It is expected that the school will be opened for the start of the new school term in August 2010 - although this is dependent on no delays being incurred between now and then. Access to allow construction of the new school will be provided by the proposed new distributor road.

Detailed site investigation works will begin on the school site during the week beginning 10 December and will continue for about four to six weeks.

The distributor road

An integral part of the development is the construction of a new distributor road that will link Drumshoreland Road through the site with the traffic lights at the end of Houston Road where a new four way junction will be created.

The new road will provide access into the heart of the

development site and will pass close to the new school allowing vehicular access for school traffic. Design for the new road is well advanced and a detailed planning application will be submitted during December 2007. The intention is to begin construction on the new road during summer of 2008, with completion by the end of that year.

Great crested newts

The entire development site is affected by the presence of a colony of great crested newts - probably the largest in Scotland. This is a European protected species and it is a criminal offence to carry out any works that may endanger it without firstly obtaining a licence from the Scottish Government.

Over the last two years detailed survey work has been carried out to establish the numbers present and their movements across and through the site. The survey work has closely informed the preparation of a mitigation strategy which has already been submitted to Scottish Natural Heritage. Any significant operation affecting the development area requires a licence from the Scottish Government before it can be carried out. These include site investigations and any type of construction activity. Various licence applications have already been made and the licences are awaited.



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Master plan/outline planning application

As part of the planning process, a master plan covering the main aspects of the proposed land use within the overall development is required. A formal master plan application, including a full environmental statement, will be submitted to the council in December. The application and supporting documents will be available for inspection at County Buildings, Linlithgow, during normal office hours and also at Pumpherstons Library which is open Monday 2.00pm-5.00pm; Wednesday 2.30pm-4.30pm & Thursday 2pm-6pm.

The scale and nature of the application means that it will be advertised in the local press with a period of at least four weeks for written representations to be made. Due to statutory timescales the earliest date that the master plan application will be determined is April 2008. If the Development Control Committee approves the application then it will go to the Scottish Government for its consent.

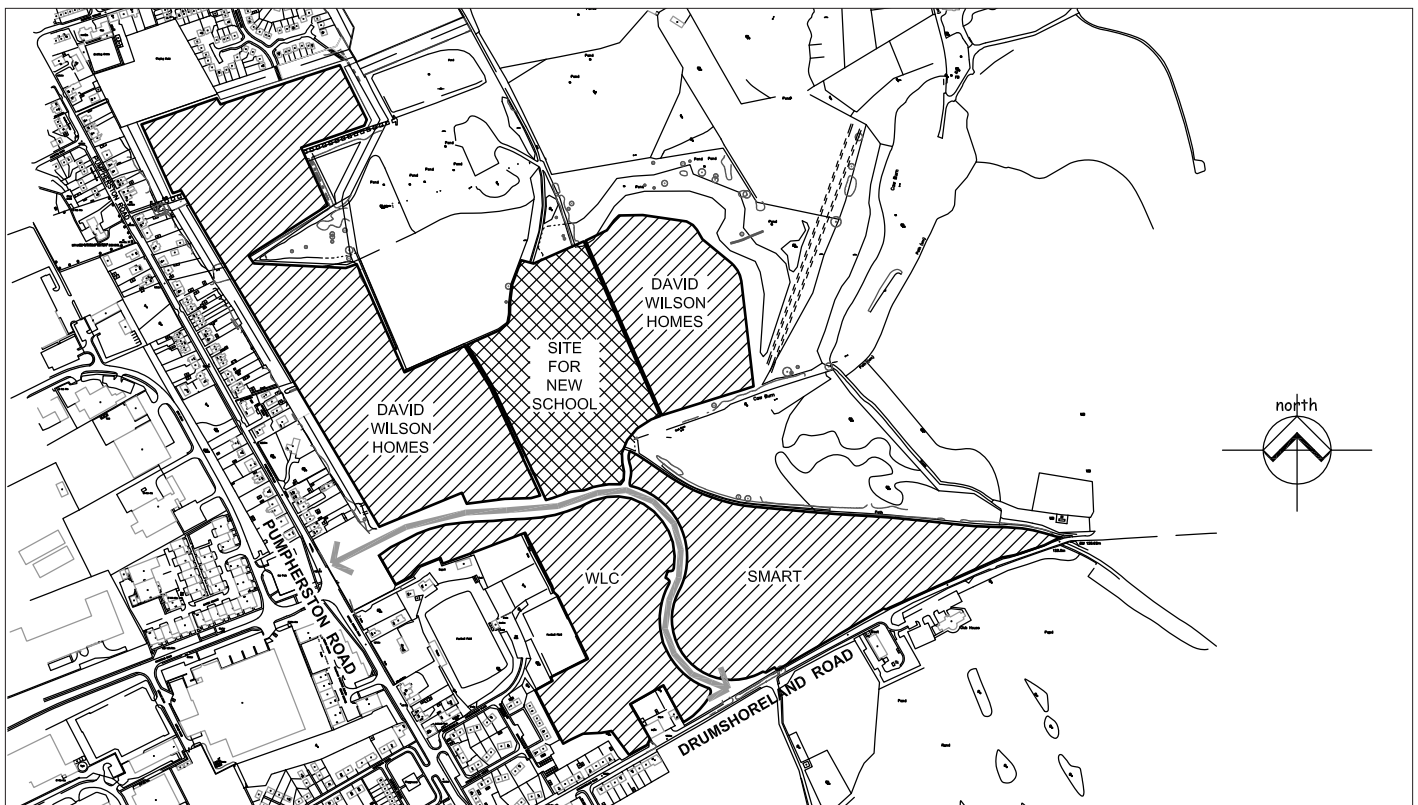
The development partners

The three main development partners involved in the overall development are West Lothian Council, David Wilson Homes and Smarts. All of the other partners have been involved at different stages of the development in both financial and practical roles. Each of the developers involved will contribute financially to the building of the new primary school.

Other activities

Work to control and eradicate the presence of Japanese Knotweed in several areas of the development is already underway and will continue through the coming year. Work to clear an area of land to allow construction of the distributor road will be carried out during the winter months to ensure that any landscaping which requires to be cleared or cut back is removed before the bird nesting season begins next spring. As the development progresses we will provide you with an update through this newsletter and the council newspaper Bulletin.

Pumpherstons and Uphall Station development site plan



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