

# AULDHILL ROAD, BRIDGEND



## INTRODUCTION

### Welcome

Callanish Homes (Bridgend) LLP, (Callanish Homes) welcome you to contribute to this pre-application consultation process to help advise the form and design of a proposed residential development and associated infrastructure on land at Auldhill Road, Bridgend, West Lothian.

Callanish Homes is supported by the following Project Team:

Architect – Jacqueline Forbes Consulting (JFC)

Planning – Stefano Smith Planning (SSP)

Engineer – Indev Consulting (Indev)

Transport – ECS Transport (ECS)

Environmental – Heritage Environmental (HE)

We are keen to hear your views and ideas for the proposed development at Bridgend prior to finalising and submitting a Major Full Detailed planning application to West Lothian Council ('the Council').

Our forthcoming Major Full Detailed planning application looks to set an overall development framework for the site which establishes the development principles and land uses to guide future detailed planning proposals and the long-term delivery of an attractive and integrated new neighbourhood at Bridgend.



Site Location

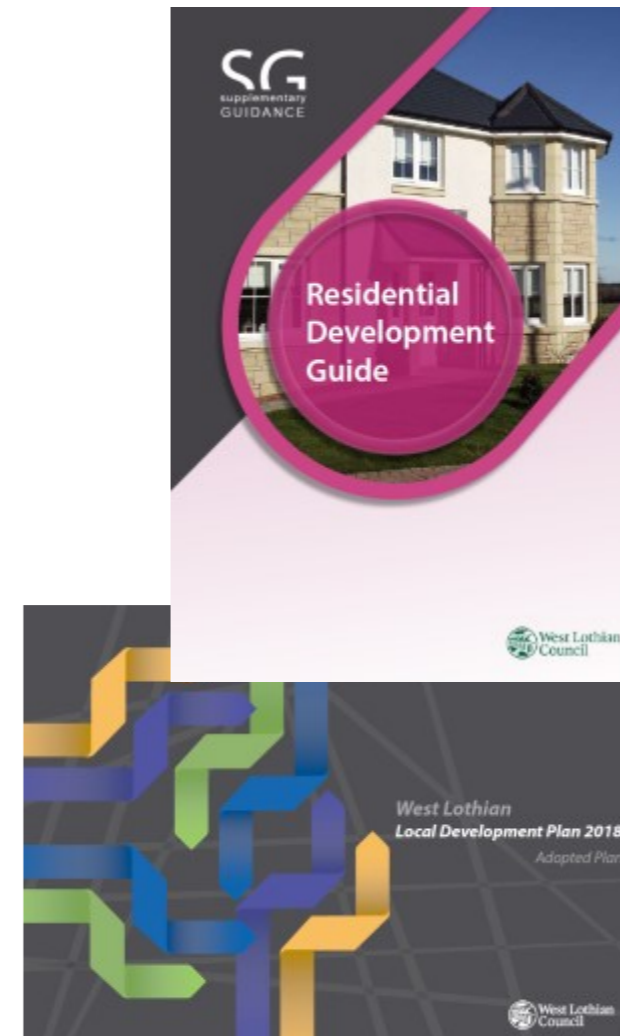




**Site viewed from Auldhill Road**



**View of Auldhill Road to B9080 from potential Access Point**



**Planning Guidance**

## The Proposed Development

Our vision for the 2.4ha site at Bridgend is to deliver an attractive and accessible new residential neighbourhood at Bridgend.

The proposed development will look to:  
Provide residential development for circa 61 nos. homes (including 25% affordable housing) comprising 11 nos. terraced houses, 10 nos. semi-detached houses and 40 nos. detached houses.

A single point of vehicular access is proposed off Auldhill Road. No vehicular access is proposed off the B9080.

A pedestrian access only from the B9080 is proposed providing access to existing bus stops, with a potential pedestrian access via Auldhill Road to an existing green/playground to the south.

Integration with new and existing path networks.

## Planning Context

The adopted West Lothian Local Development Plan (WLLDP) 2018 allocates the Bridgend site for housing (H-BD 5). It is 2.4 ha with an estimated capacity of 30 nos. units.

The development of this site will contribute towards the Council's Regeneration Strategy which seeks to address a number of key outcomes of





**Range of House Styles Proposed**

reducing inequality, improving health and well-being and carrying out environmental improvements.

The residential development of the site could also contribute to the mix, range and type of housing in the area, that is particularly applicable to communities located in the west of West Lothian where there is a need for a different housing mix through allocating sites for private sector investment to assist in achieving more balanced communities.

The Coal Authority has indicated that the site is located in an area with a coal/ mining legacy and an assessment and or investigation may be required.

The site falls within the safeguarding zone of Edinburgh Airport and this imposes a number of restrictions which require to be observed.

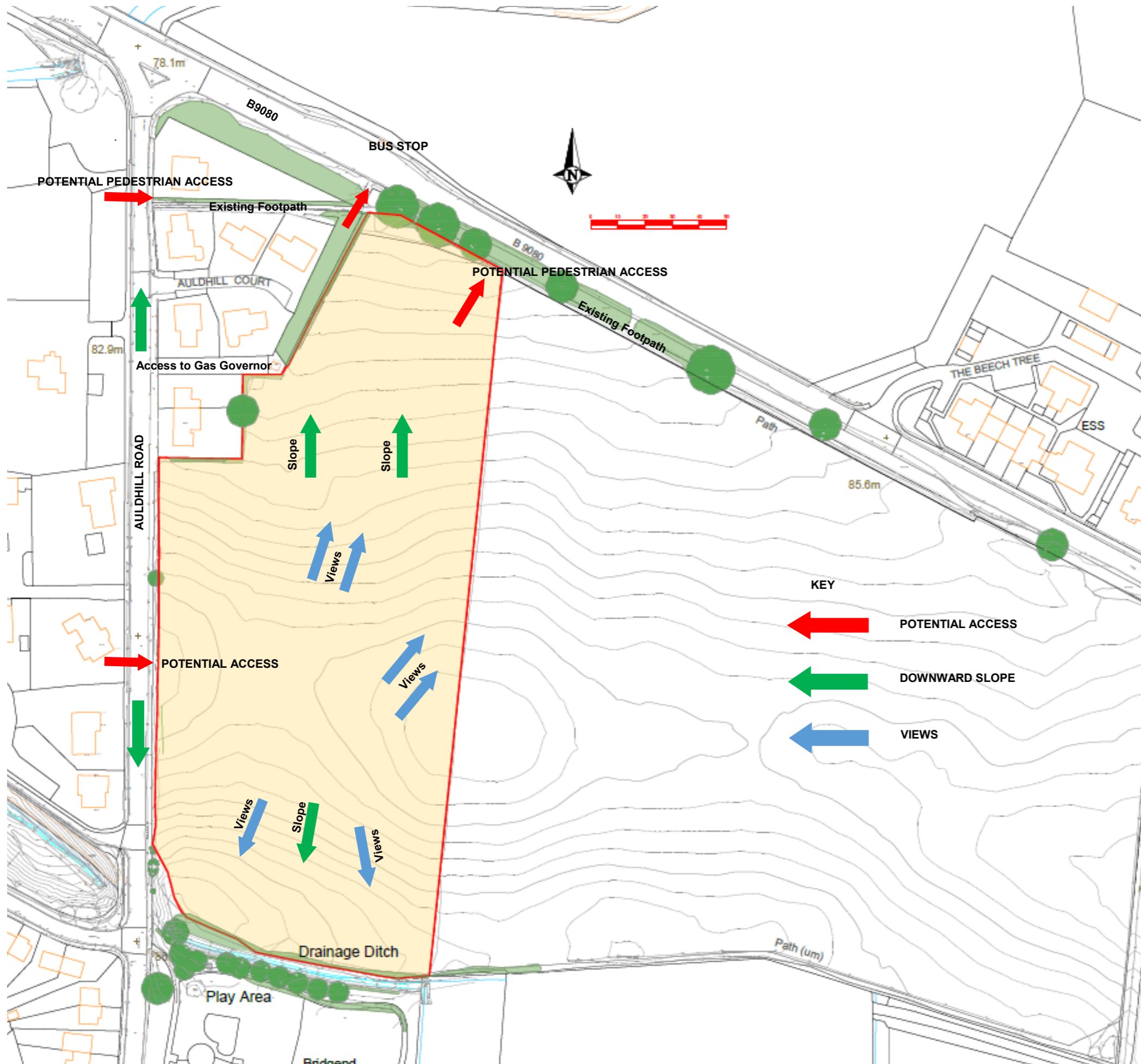
Developer contributions required to enhance local park in Bridgend.

This current proposal looks to help deliver the strategic aims of the Council's adopted WLLDP.



**Callanish**  
Homes Developments Land





Site Assessment / Constraints Plan

## SITE ASSESSMENT

### Flooding/Drainage

- A Flood Risk Assessment is to be prepared
- Potential to integrate site drainage with open spaces
- Early engagement with Scottish Water to ensure infrastructure capacity

### Access

- Primary access to be taken from Auldhill Road, Bridgend
- Assessment of junction capacities and road network being undertaken
- Consideration required of sustainable travel options
- Potential links to wider network to be considered

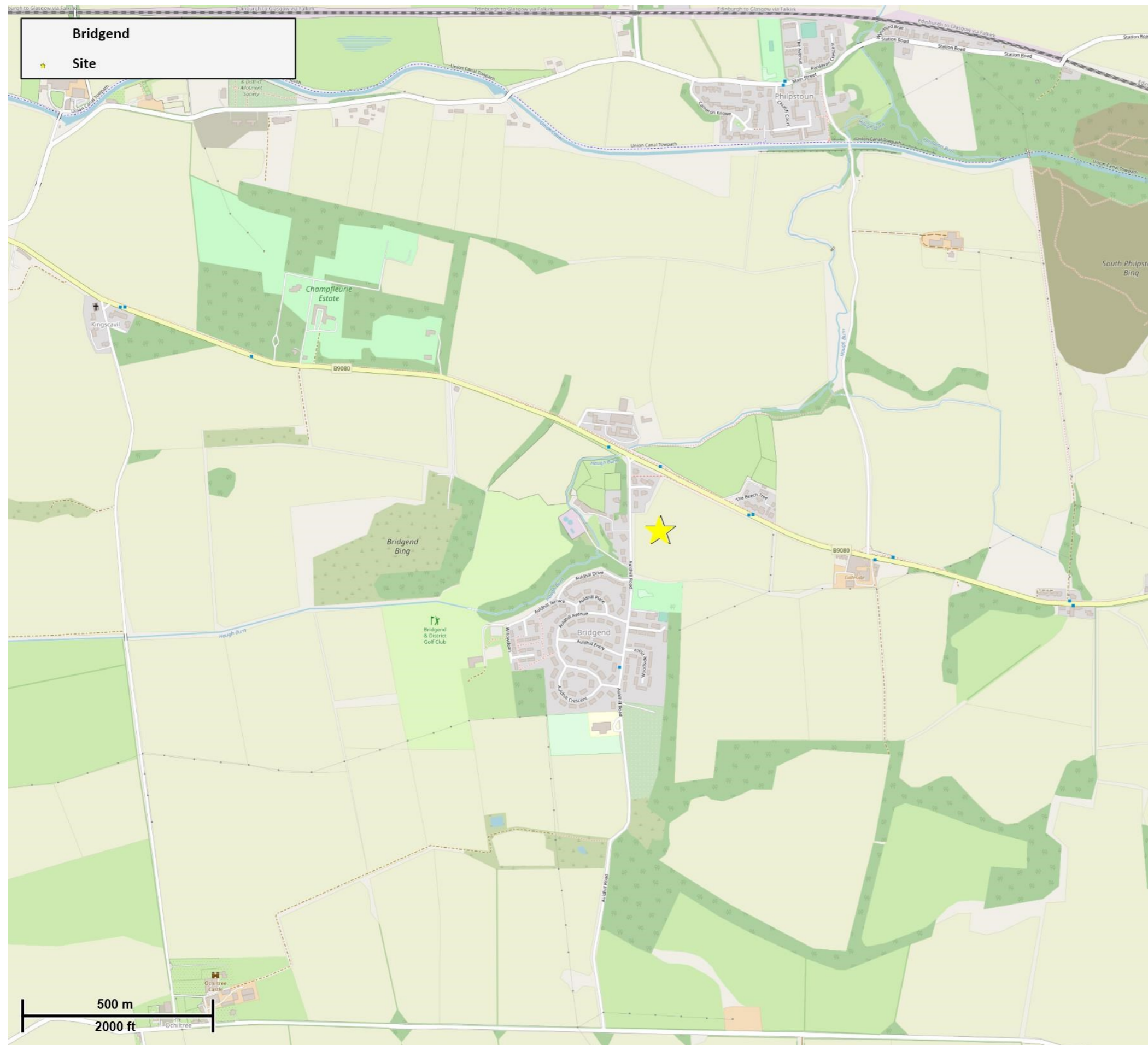
### Ecology/Natural

- Ecological surveys to be undertaken to identify habitat potential for protected species

### Services/Infrastructure

Potential contributions to education capacity to be determined as part of the planning application process. School catchment comprises: St Joseph's Primary, St Kentigern's Academy, Bridgend Primary and Linlithgow Academy





**Transport Assessment Site**

## SITE EVALUATION

### Access & Movement

ECS Transport Planning (ECS) has been commissioned by Callanish Homes to prepare a Transport Statement (TS) in support of a proposed residential development located on land to the east of Auldhill Road, Bridgend. The TS will consider all transportation requirements to support the development, including sustainable travel connections, vehicle access and trip generation on the wider impact with improvements proposed, if necessary.

The development proposals will be assessed against national and local policy to establish the site's accessibility by all modes of transport. A people trip assessment will be undertaken in line with "Transport Assessment Guidance", using 2011 Census 'Journey to Work' multi-modal information for the residential areas adjacent to the site which best reflect the likely travel characteristics of the proposed site. WLC agreed through the scoping process, given the scale of the development, the traffic generation is not considered to be material or likely to result in an impact on driver delay or road safety.

A review of existing walk, cycle and public transport in the surrounding area will be undertaken and assessed against the likely future demand to ensure the current provision is supportive of the



## 20 Minute Walking Isochrone



Development proposals. Improvements to encourage travel by non-car modes will be identified, if necessary. A travel plan framework will also be considered within the TS, which will ultimately form part of a Welcome Pack for residents upon occupation.

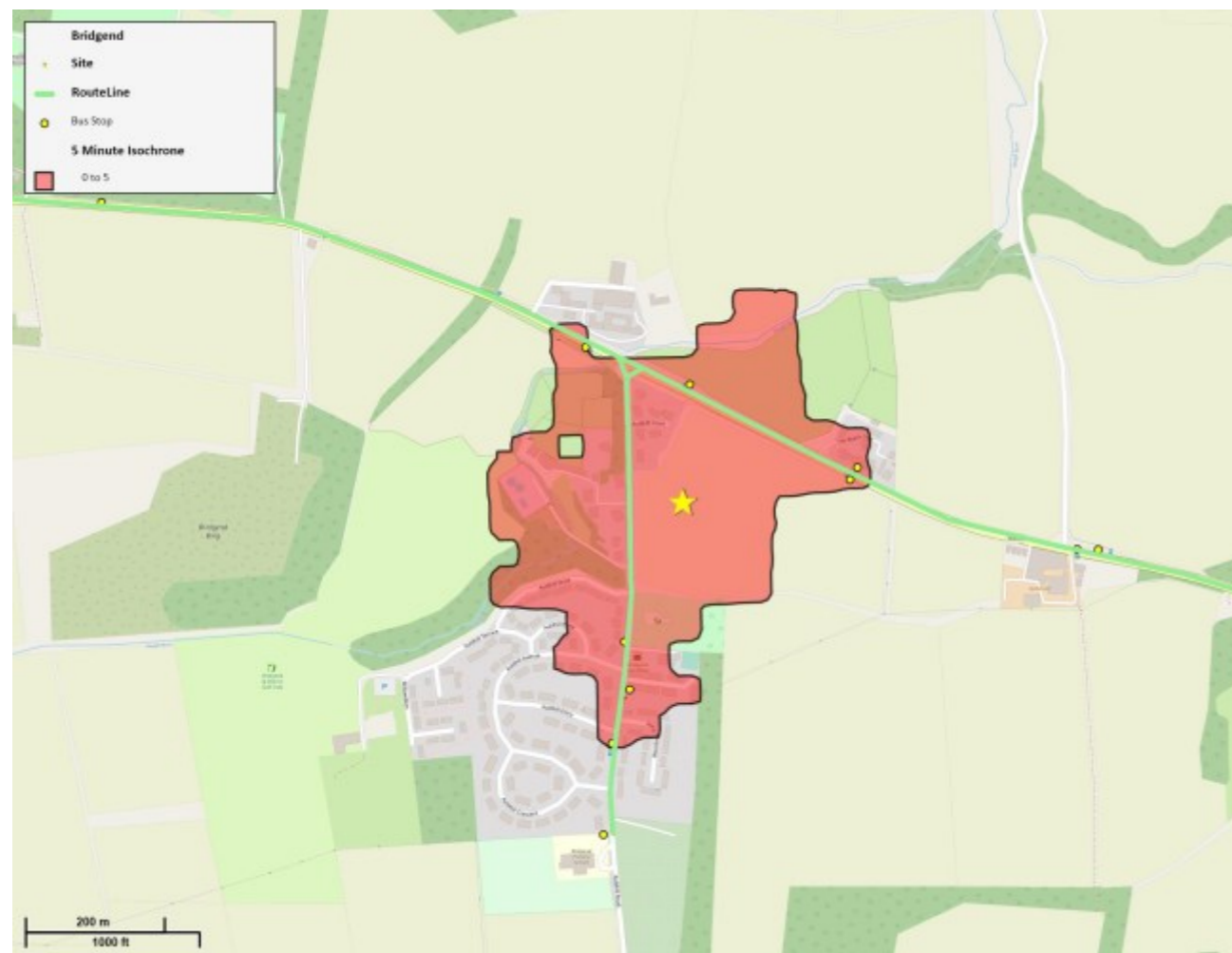
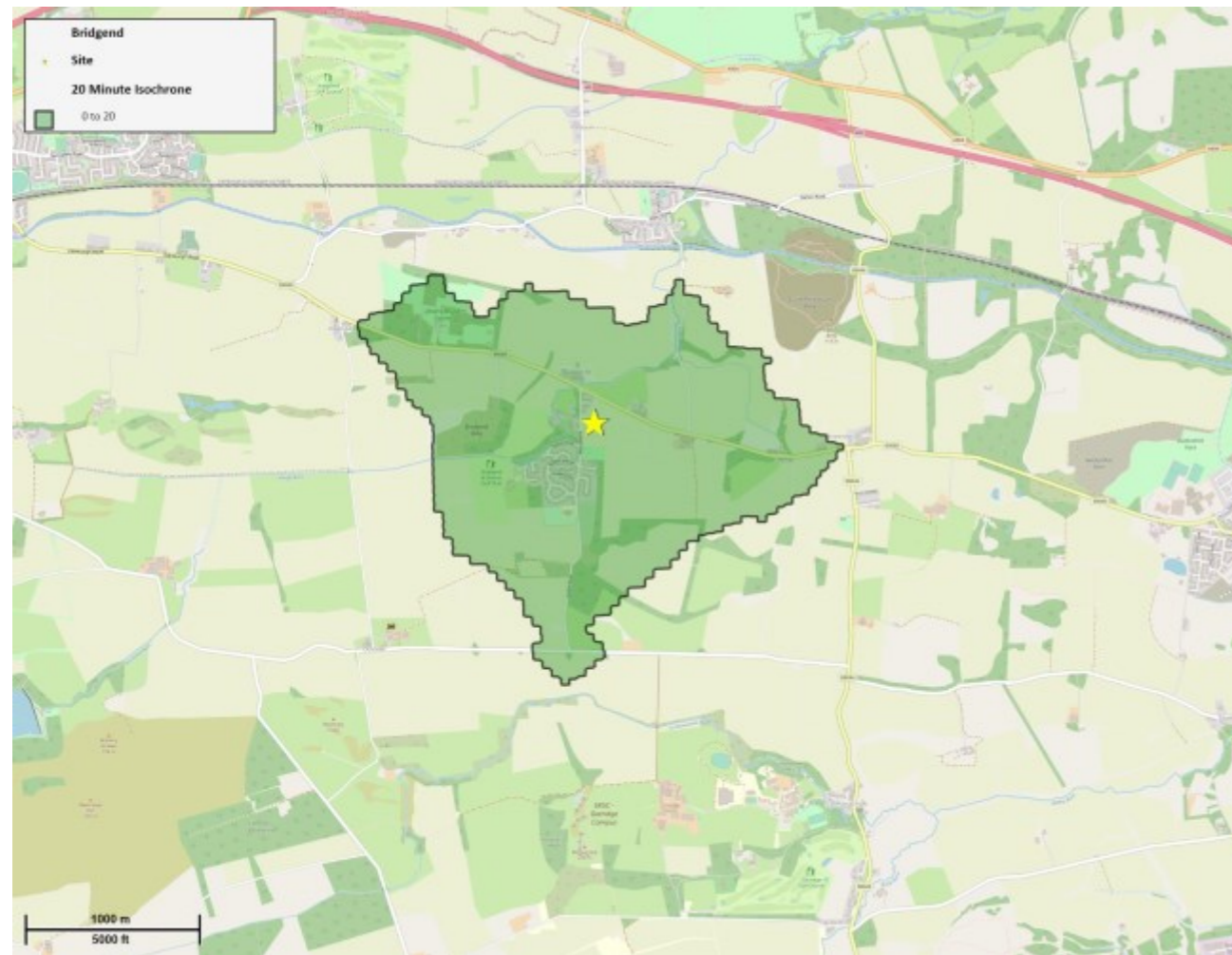
The proposed development will be for up to 61 residential units with vehicle access taken from Auldhill Road via a simple priority junction on the apex of the crest to ensure adequate visibility in both directions. Footways will be provided adjacent to the vehicle access providing a direct link to Auldhill Road. In addition, a connection to the pedestrian link serving the bus stops on the B9080 will be created ensuring the site is within the acceptable distance to bus stops.

## 5 Minute Bus Stop Isochrone

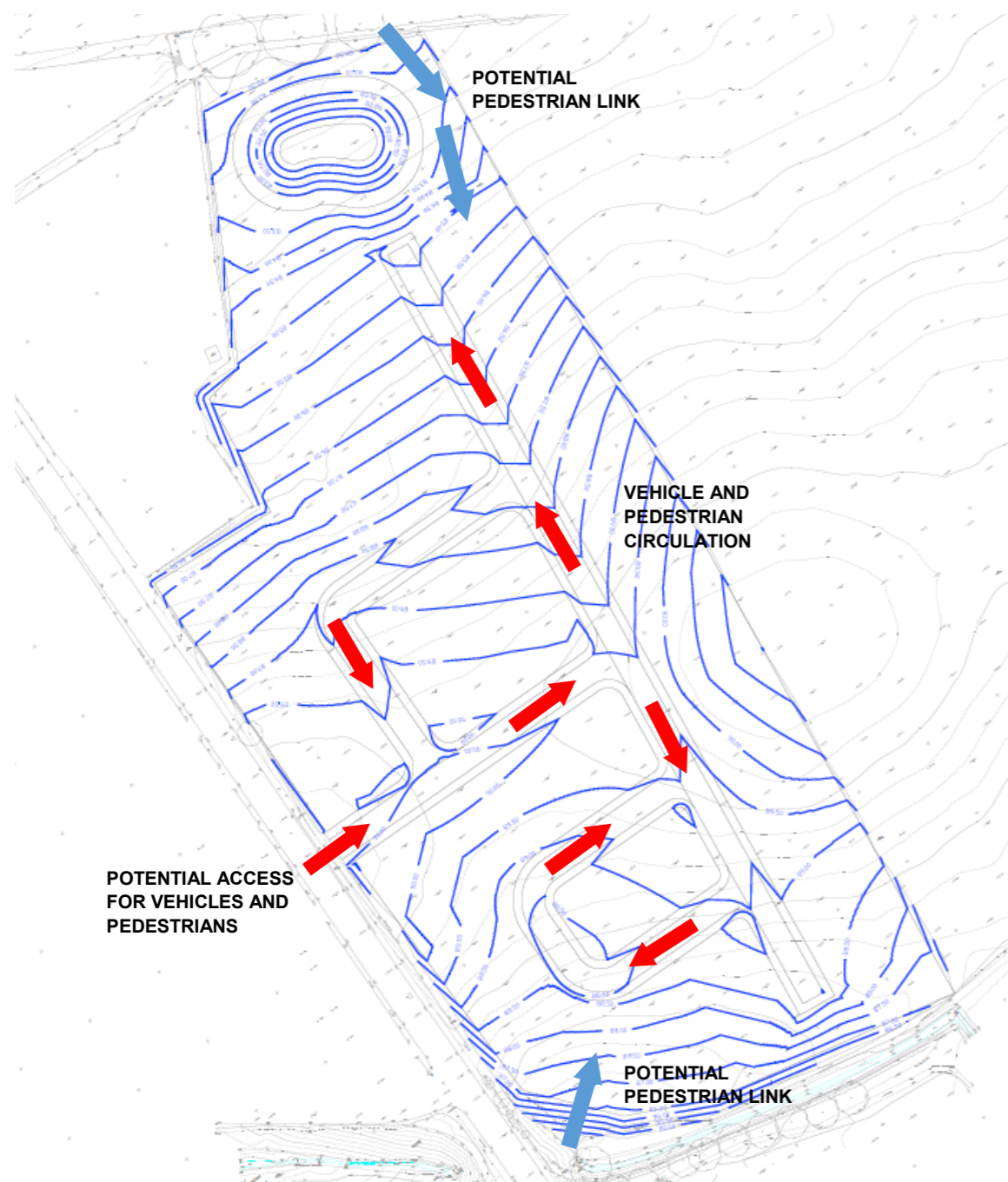


Vehicular parking associated with the development proposals will be considered in accordance with WLC's adopted Parking Standards, which will comprise a mix of private and visitor.

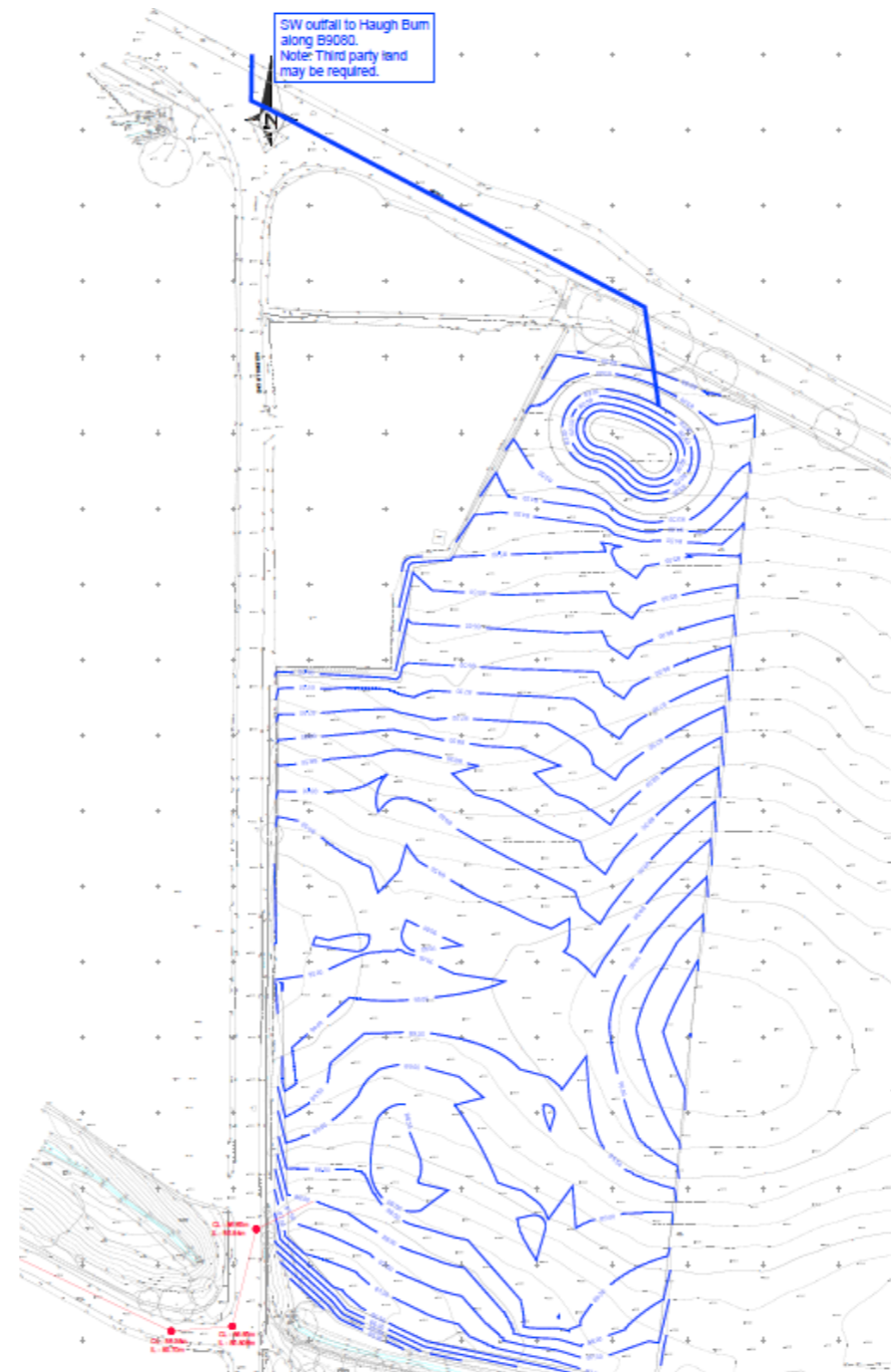
Vehicle swept path analysis will be undertaken to ensure the development site layout can accommodate larger vehicles, such as, refuse lorries.







**Access & Movement Plan**



**Drainage Plan**

## DRAINAGE

### Surface Water Drainage

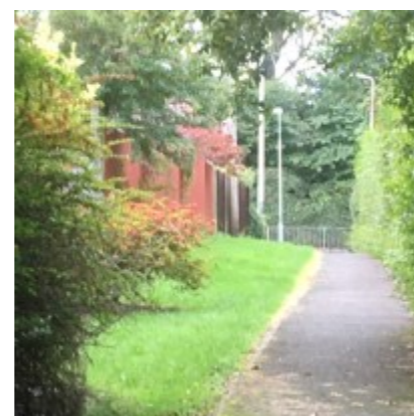
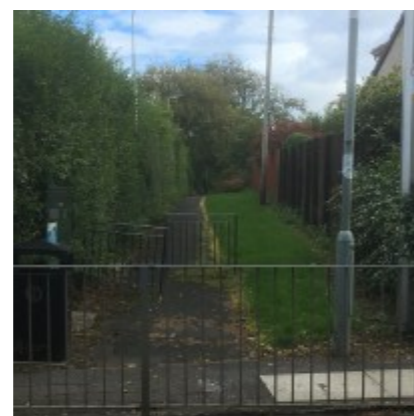
The site topography and existing hydrology have been assessed to consider the most appropriate surface water outfall.

It is proposed a SUDs basin will be located at the north of the site which will attenuate, and treat, the surface water runoff from the site hardstanding's and will discharge to the Haugh Burn to the northwest. This also allows the most efficient earthworks solution and provides an amenity area.

### Foul Drainage

Scottish Water record plans indicate existing apparatus and a Wastewater Treatment Plant to the west of the site.

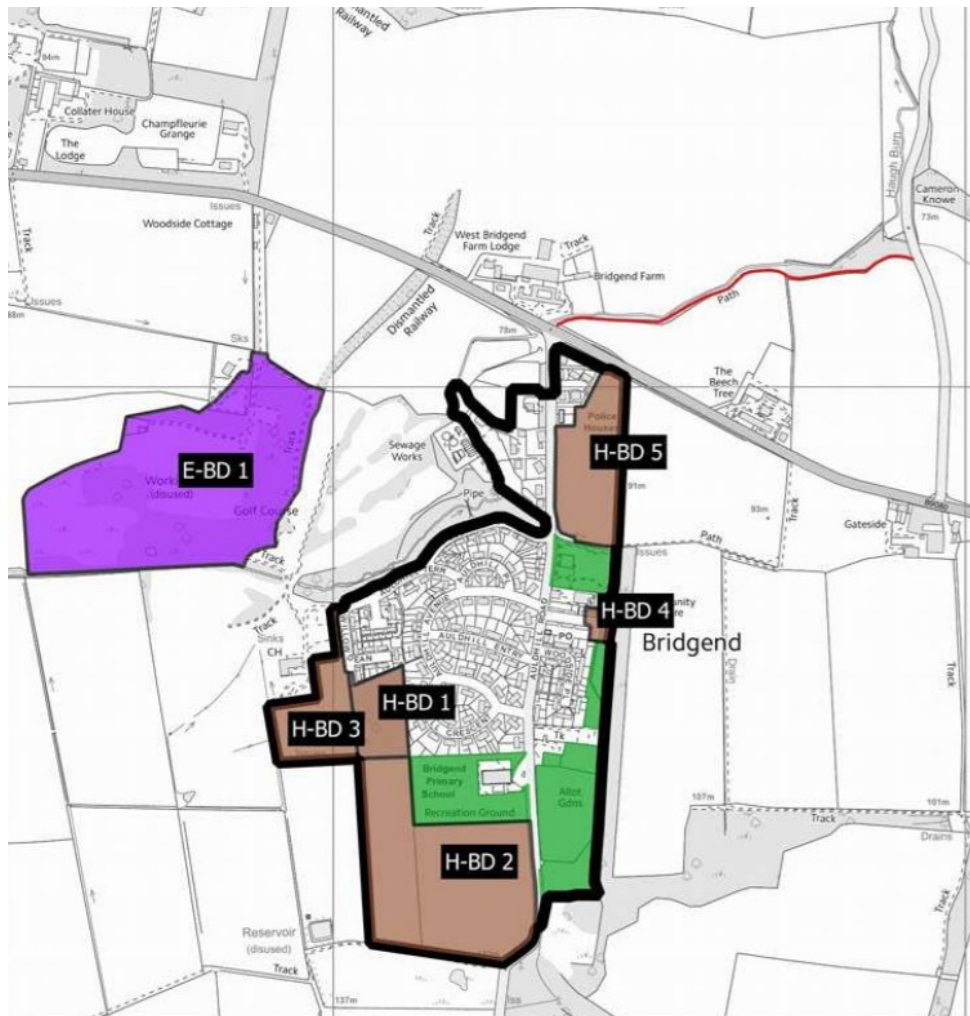
It is proposed the new site foul drainage network will drain to the south, within the site, and connect to the existing network within Auldhill Drive at the southwest corner via a gravity outfall.



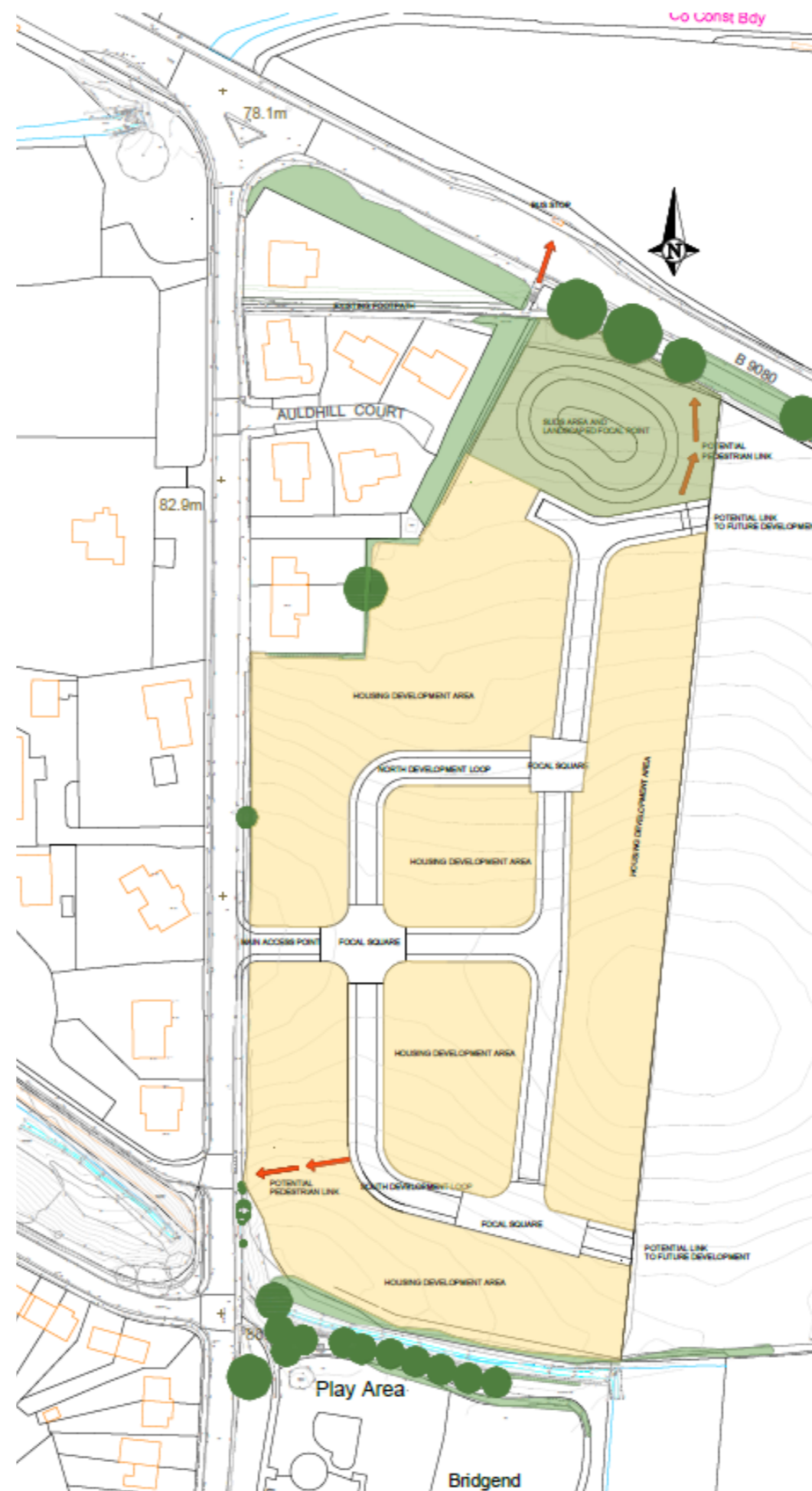




**Aerial View showing Landscape Setting**



**Local Development Plan Map**



**Development Structure Plan**

## Landscape & Open Space

The proposed development site sits within the envelope of the village with open fields to the East, the Local Play Area and Community Centre to the south and a short walk from Bridgend Golf Club. The existing trees and hedges on the field boundaries will be retained and augmented.

## Development Structure

The residential development is located adjacent to Auldhill Road, Bridgend. Site H-BD 5 in the Development Plan.

There is capacity on the site for circa 61 homes within the site accessed from the crown of the hill on Auldhill Road. A range of styles and tenure will be provided.

A single access will split into two loops, north and south providing small clusters of housing with views from the high point of the site. Enclosure will be provided on the north and south boundaries from the existing trees and hedges.

Pedestrian links will be created to the existing footpath and bus stop to the north and to the Play Park, community centre and local shop to the South. Bridgend Primary School is within a 5-10minute walk on the southern edge of the village.





Indicative Site Layout

JACQUELINE FORBES CONSULTING

## INDICATIVE SITE LAYOUT

### Indicative Site Layout Features

The proposed development has been designed to be well integrated into the surrounding open space and to demonstrate the six qualities of a successful place:

- **distinctive**
- **safe and pleasant**
- **welcoming**
- **adaptable**
- **resource efficient, and**
- **easy to move around and beyond**

Consideration has been given to the potential of the site providing a **distinctive** range of high quality homes in a **welcoming** setting which complement the surrounding neighbourhood.

The varied range of homes include: 2 & 3 bedroom terrace's, 3 bedroom semi 's and 3 &4 bedroom detached houses of both private and affordable tenures

The proximity to the children's play park, with easy access from the south of the development provides a **safe and pleasant** environment.

Working with the contours of the site, minimising the gradients of roads and footpaths will make the development **easy to get around**. The natural edge of the development is clearly defined by the Suds and open space to the north leading to the B9080: Auldhill Road to the east





and the landscaped edge of the burn and playpark to the south with the existing field boundary forming the eastern edge if the development.

## TIMELINE & FEEDBACK

### Planning Process Timeline

See Timeline diagram

### Comments and Feedback

#### Comments and Feedback

This consultation event is an important part of our team's development of our planning application for residential development and associated infrastructure at Bridgend so we would be grateful if you could provide us with your views and ideas for delivering development on this site. These will be considered as the proposals are developed further.

Questions can be asked to our Project Team via a virtual public event on Wednesday 30th November between 2pm and 6pm.

If you wish for copies of the forms to be emailed or posted to you then please request this by emailing Stefano Smith at (e) [info@stefanosmithplanning.com](mailto:info@stefanosmithplanning.com)

**The deadline for submitting feedback to the Project Team is the 16th December 2022**

#### BRIDGEND – PLANNING PROCESS TIMELINE

	2022		2022		2023			
	Q3	Q4	Q4	Q4	Q1	Q2	Q3	Q4
	September	October	November	December	Jan-March	April-June	July-September	Oct-Dec
Proposal of Application Notice (PAN) submitted to West Lothian Council	27 <sup>th</sup> September							
PAN approved by West Lothian Council		October (21 days)						
Public consultation period			24 <sup>th</sup> November	16 <sup>th</sup> December				
Target submission of Major Full Detailed Planning Application					February (target)			
Statutory Decision Date for Major Full Detailed Planning Application						June 2023		
Likely Discharge of Relevant Planning Conditions/Planning Obligations							September 2023	
Potential Site Start								Q4 2023



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