

Camps Field, East Calder

PROPOSED RESIDENTIAL DEVELOPMENT



Welcome

Welcome to our public exhibition with regards to the proposed residential development of circa. 72 new homes, with associated infrastructure and landscaping at Land at Camps Field, East Calder. The formal pre-application consultation process commenced with the submission of a Proposal of Application Notice to West Lothian Council on 7th November 2024 (portal reference: 0867/PAC/24). This exhibition forms part of the statutory consultation process, prior to the submission of a formal detailed planning application in Spring 2025.

We encourage the local community and other stakeholders to view our emerging proposals prior to the submission of an application to West Lothian Council. We would be delighted to receive your feedback and comments at the event today.

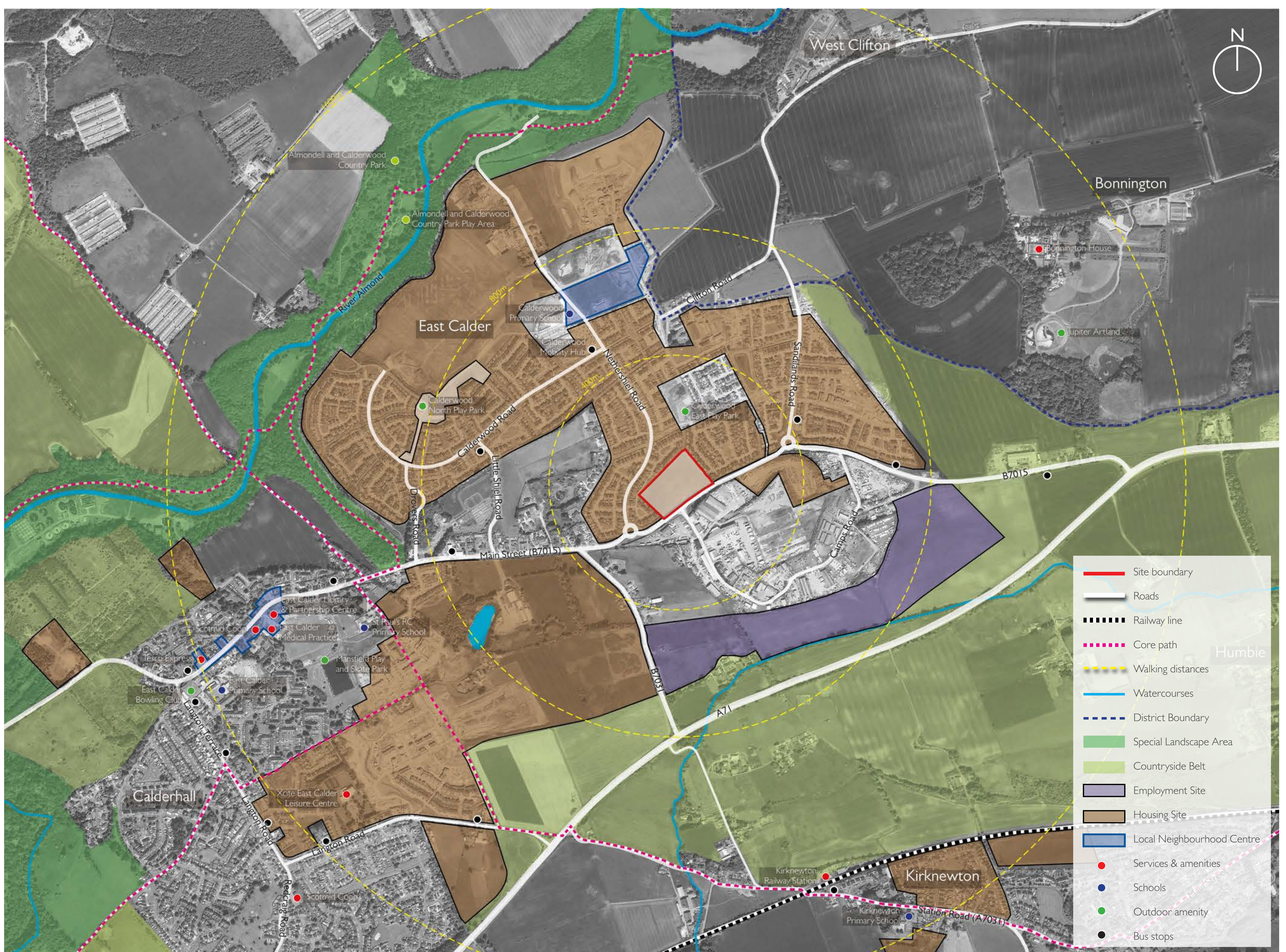
About CALA Homes

CALA Homes has a heritage stretching back to 1875 and has been a premium national housebuilder for over 40 years. CALA developments can be found in prime locations throughout Scotland, the South East of England and the Midlands.

We take our inspiration from the character and materials of the local areas in which we build and create developments that complement their surroundings. The quality of our design and our attention to detail is evident in all our developments.

CALA were awarded the HBF 5 star customer service rating again in 2024 with over 93.2% of our customers stating they would recommend CALA to a friend.

We have a long and successful history of building homes and communities in Scotland and more importantly within West Lothian and East Calder.



The Site

The site is located within the village of East Calder, around 4.8 miles east of Livingston and within the West Lothian Council boundary. The villages of Kirknewton, Calderhall and Bonnington are located south, south-west and north-east respectively.

The site has good sustainable transport links, including a number of bus stops less than a 5-10 minute walk from the site, adjacent at Adam Drive and Sandilands Lane. These stops are served by direct 40 minute services between Edinburgh and Bathgate, providing easy onward routes.

The site is served by Anderson Crescent, which connects to the B7015 to the south and provides a direct and easy connection to the A71 and onwards to the City of Edinburgh Bypass. This provides excellent connection to the wider transport network.

The site is also very well positioned for services and amenities. The existing local neighbourhood centre in East Calder, is located around 1.6km to the west of the site, and can be reached in 10 minutes by bus or 4 minutes by car. Calderwood Primary School is a short 10-15 minute walk from the site, or a 2 minute drive. Nearby attractions include Jupiter Artland to the east of the site, Xcite East Calder leisure centre to south-west of the site, and Almondell & Calderwood Country Park to the north of the site.

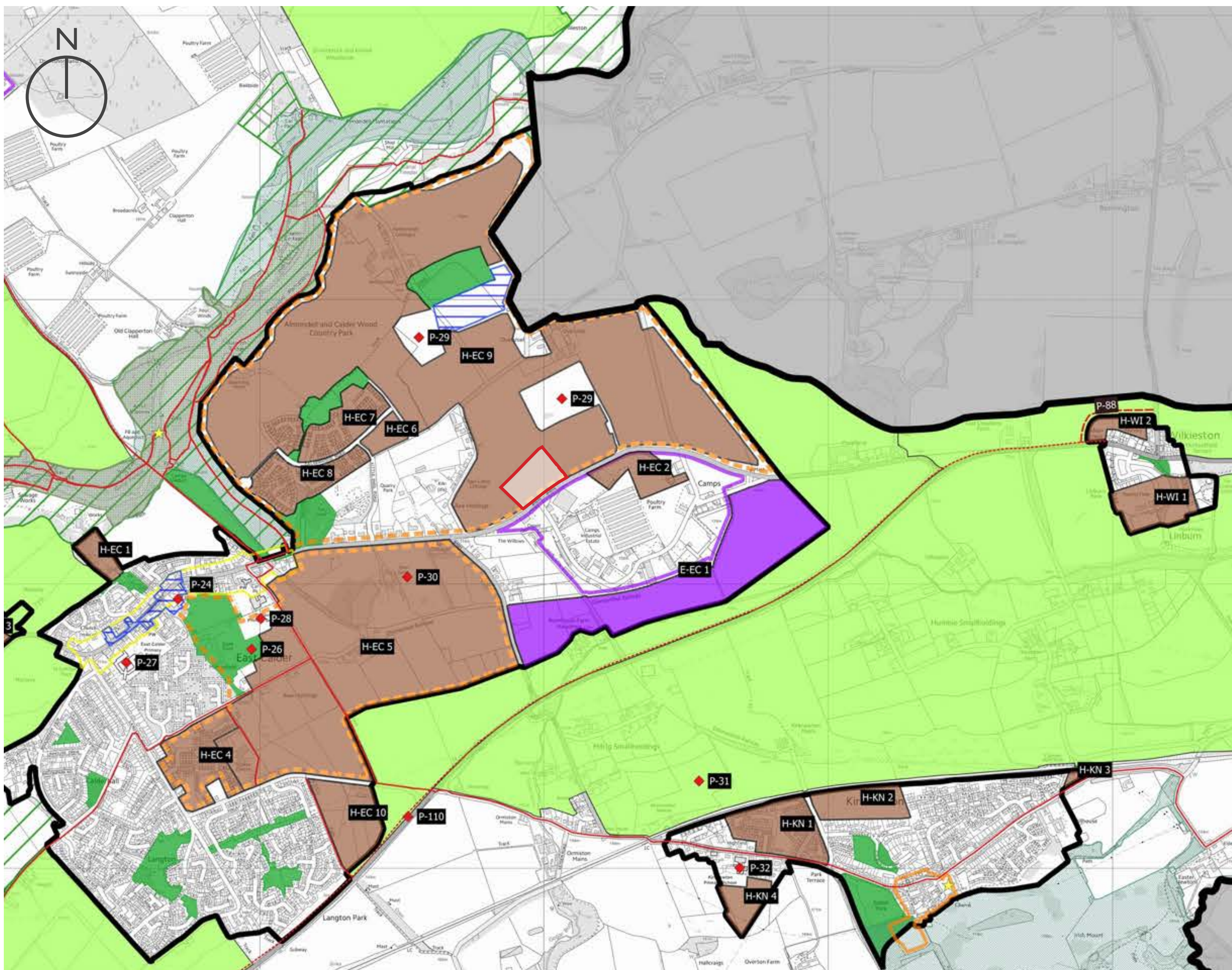


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Planning Context



Local Development Plan

Local Development Plan

The site is allocated in the adopted West Lothian Local Development Plan (LDP) (2018) for housing under H-EC 9 Almondell (Remainder) with forms part of the Core Development Area (CDA).

The site forms part of a wider development area which benefits from planning permission in principle (PPiP) for a 210ha mixed use development comprising residential, commercial, industrial, recreation, retail use, community facilities, landscape, open space, primary and secondary education schools and road and service infrastructure (varied to 2300 residential units) at Calderwood, East Calder (Application Reference: 0524/P/09) which was granted in March 2013.

The prospective detailed planning application will demonstrate how the proposal meets the requirements of NPF4, the LDP and associated guidance.

Site Considerations



Site Opportunities & Constraints Plan

The site extends to approximately 2.41 hectares, located to the north of the B7015. A number of technical assessments have been carried out and have informed the proposal.

An full intrusive site investigation has been undertaken, including a topographical survey and an ecological site walk over survey. There are a number of opportunities and constraints that will be addressed within the proposal.

- Potential to provide access from Anderson Crescent and a temporary construction site access from the B7015.
- Sustainable Urban Drainage System (SUDS) measures to be included within proposal to ensure that surface water is attenuated at greenfield levels, in accordance with Council requirements.
- Opportunity to incorporate landscaped buffer to southern boundary, providing a continuation of the existing landscaped strip to the south-west and south-east of the site.
- Opportunity to enhance biodiversity of site through landscaped edges, open spaces, streets and gardens. Supported by CALA's urban wildlife strategy.
- Opportunities to increase pedestrian connectivity from Anderson Crescent, Overshiel Road and Adam Drive, providing access to nearby bus stops and amenities.
- Opportunity to provide attractive frontage to new access from Anderson Crescent.
- Opportunity to provide communal open space to provide a focal point for community use.



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Proposed Development Layout



Proposed Site Layout

The proposal for the site is for 72 homes, along with associated infrastructure, open space and landscaping. The proposal seeks to contribute towards the housing need in the area, whilst also providing a positive contribution to the settlement of East Calder.

The key features of the proposal are as follows;

- Access from Anderson Crescent, providing easy accessibility to the site and connectivity to the neighbouring development areas to the north, east and west;
- Homes addressing arrival to the site to the north, creating a welcoming place;
- Clear movement hierarchy that prioritises people over vehicles, to create a place that is easy to move around and beyond;
- SUDS measures proposed at low point of the site set within an attractive landscaped area of open space, overlooked by new homes;
- Open space to be provided, which centres on the main access to the site and is overlooked by new homes creating a pleasant focal point and wayfinding feature;
- Landscaping throughout, to boundaries, open spaces, SUDS measures, streets and gardens providing enhancement to biodiversity;
- Landscape buffer to southern boundary will be incorporated to link with the existing buffer to the west and east of the site;
- New footpath connections to be provided to the northern and eastern boundaries, which link to existing routes from Overshiel Road and Adam Drive respectively; and
- 25% affordable homes to be provided, located to north-east of the site, in accordance with West Lothian Council Policy.

A range of different sizes and types of home, including cottage flats, terraces, semi-detached and detached homes to meet varying needs of the local community.

The proposal provides an attractive new development opportunity that exists as part of the wider East Calder core development area. The proposal will contain a mixture of housing sizes and tenures, including affordable housing, providing homes to meet a wide range of needs in the area.

Form & Scale

The development will provide 72 new homes, with a variety of types of accommodation to appeal to residents of varying ages and stages of life. There will be 2 bed cottage flats, 3 bed terraces, semi-detached and detached, and 4 bed detached homes creating a varied and interesting streetscape for future residents.

A range of high quality materials are proposed, such as split-faced stone, render, precast stone cills and concrete roof tiles. The development is carefully considered to create safe and welcoming streets and spaces, and homes that will support a modern lifestyle. The proposals will bring value to the local area, building a strong community for future generations.



Example of a similar CALA development



Example of house types



Example of a similar CALA development



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Alternative Development Layout



Proposed Alternative Site Layout

An alternative proposal has been prepared for the site at Camps Field, which would deliver a fully private for sale scheme. Due to the uncertainty of government funding for affordable housing, this proposal would provide a deliverable alternative if funding is unavailable. This proposal is subject to discussions with Registered Social Landlords (RSLs) / affordable housing providers and West Lothian Council Planning Team.

Residential Development Examples



Alnwickhill, Liberton



Alnwickhill, Liberton



Fairmilehead, Edinburgh



Fairmilehead, Edinburgh



Dalmeny Park, South Queensferry



Dalmeny Park, South Queensferry



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