

Raw Holdings Phase 2, East Calder

PROPOSED RESIDENTIAL DEVELOPMENT



Welcome

Welcome to our public exhibition with regards to the proposed residential development of circa. 218 new homes, with associated infrastructure and landscaping at Land at Raw Holdings Phase 2, East Calder. The formal pre-application consultation process commenced with the submission of a Proposal of Application Notice to West Lothian Council on 20th December 2024 (portal reference: 1002/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.

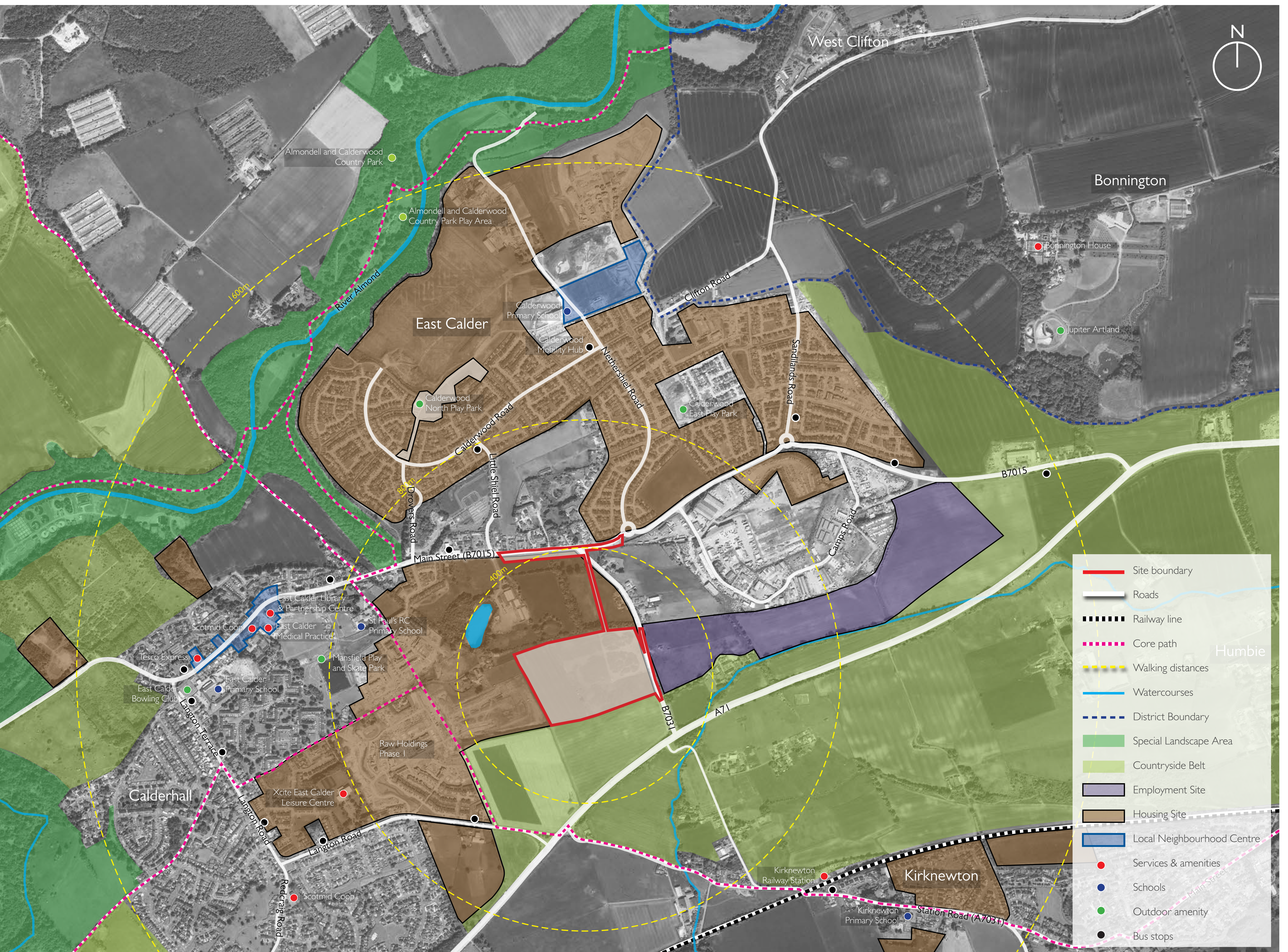
About CALA Homes

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-east, west and north-east respectively.

The site has good sustainable transport links, including a number of bus stops along the B7015, less than a 10-15 minute walk from the site. These stops are served by direct 40 minute services between Edinburgh and Bathgate, providing easy onward routes.

The site is served by B7031, which connects to the B7015 to the north and provides a direct and easy connection to the A71 to the south and onwards to the City of Edinburgh Bypass. This provides excellent connections to the wider transport network.

The site is also very well positioned for services and amenities. The existing local neighbourhood centre and Primary School in East Calder, is located around 1.7km to the west of the site, and can be reached in 10 minutes by bus or 4 minutes by car. 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.



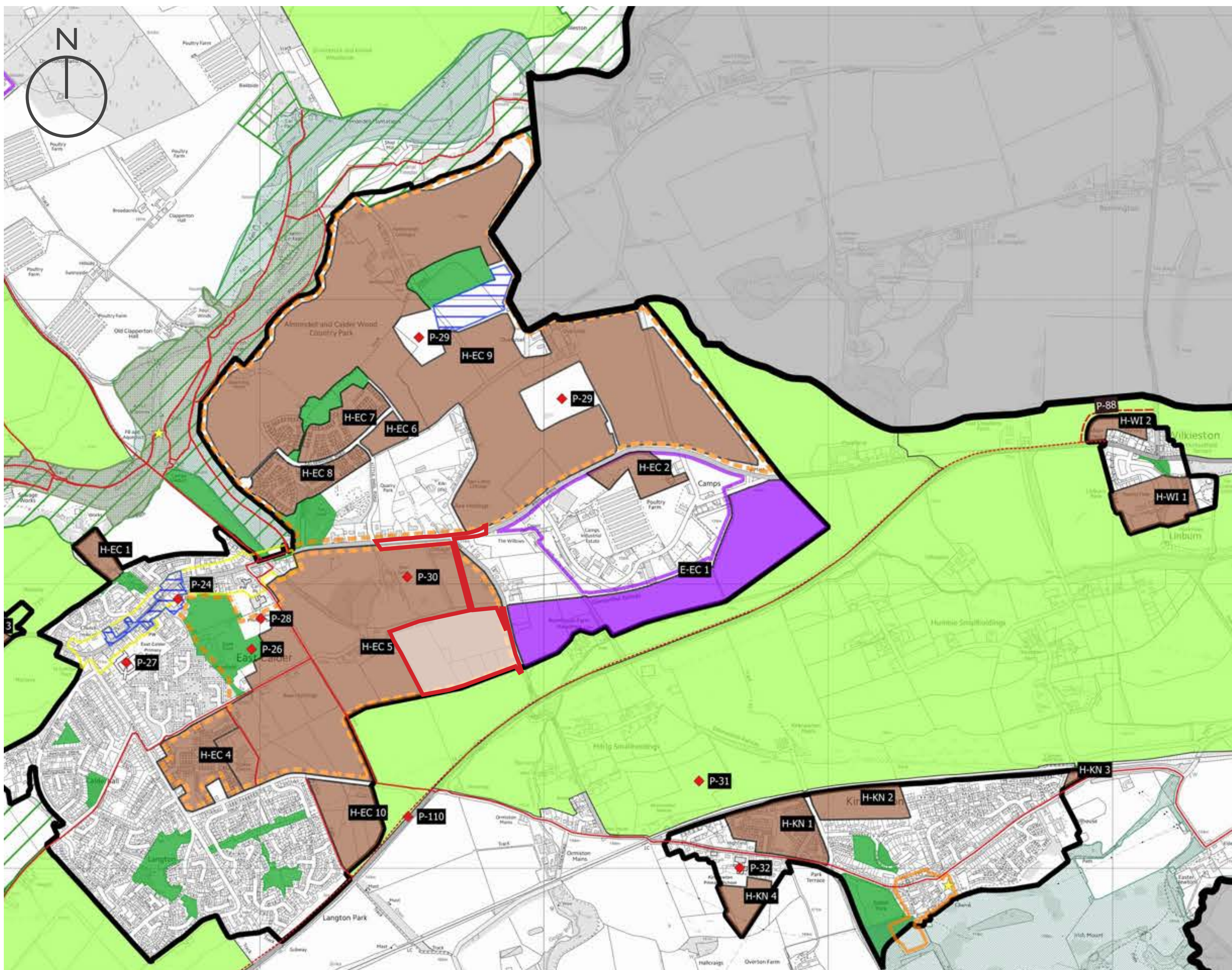
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Planning Context



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 5 Raw Holdings West (Remainder) which forms part of the Calderwood Core Development Area (CDA).

The site is located to the east of the Raw Holdings Phase 1 development which was granted detailed planning consent for the erection of 276 houses and 24 flats with associated works on 28th April 2021 (planning ref: 0198/FUL/15).

The proposed Phase 2 development will link through to the earlier Phase 1 development and will demonstrate how the proposal meets the requirements of NPF4, the Local Development Plan, Residential Development Guide and associated supplementary guidance.

Site Considerations



Site Opportunities & Constraints Plan

The site extends to approximately 10.8 hectares, located to the east of the B7031. A number of technical assessments have been carried out and have informed the proposal.

A full intrusive site investigation was undertaken in December, including a topographical survey.

There are a number of opportunities and constraints that will be addressed within the proposal.

- Potential to provide access from the B7031 and a connection through to Raw Holdings Phase 1.
- 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 to the core path network through the existing Raw Holdings phase 1 development.
- 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 circa. 218 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 B7031, 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 east, 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, with a number of pockets within 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 of the site;
- New connection through to the existing Raw Holdings phase 1 development, which connects to the core path network. Potential future connection to the north of the site.
- 25% tenure blind affordable homes to be provided, located to the south 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.

Sustainability

The new development will be designed to meet the latest technical standards and achieve a high performance in relation to the insulation of the external fabric, the air tightness of the new homes and the overall energy ratings of each dwelling.

Several key sustainable components will be introduced, such as photovoltaic panels, air source heat pumps, dual flush cisterns and other water saving technology. Where possible, materials will be locally sourced to reduce environmental impacts and CO² emissions associated with transportation to the site. Electric vehicle charging point infrastructure will be available to the residential properties and for the private and communal parking courts.



Example of a similar CALA development



Example of a similar CALA development



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