

Lothian Gateway, Bathgate, West Lothian

Introduction

Background

Castlebrooke Investments is a UK based private property company that specialises in Investment, Development and Asset Management. Combined, the team has decades of experience and has an extensive track record of investing and developing in all asset classes, with a wealth of market knowledge and access to substantial investment capital.

Castlebrooke Investments have an outstanding record in development and urban regeneration, complicated planning processes and specifically the industrial/logistics sectors. The team has developed and financed over £10 billion of real estate over 30 years. Key current schemes include 2 major offices in Manchester city centre (Landmark over 200,000 sq ft HQ in St Peters Square and Society the former CIS HQ at NOMA comprising 425,000 sq ft) and the urban regeneration of Tribeca , a 2.5m sq ft mixed use scheme in Belfast city centre. Castlebrooke Investments have extensive experience in the remediation of complex, large former industrial areas for regeneration, especially for the industrial/logistics sector.

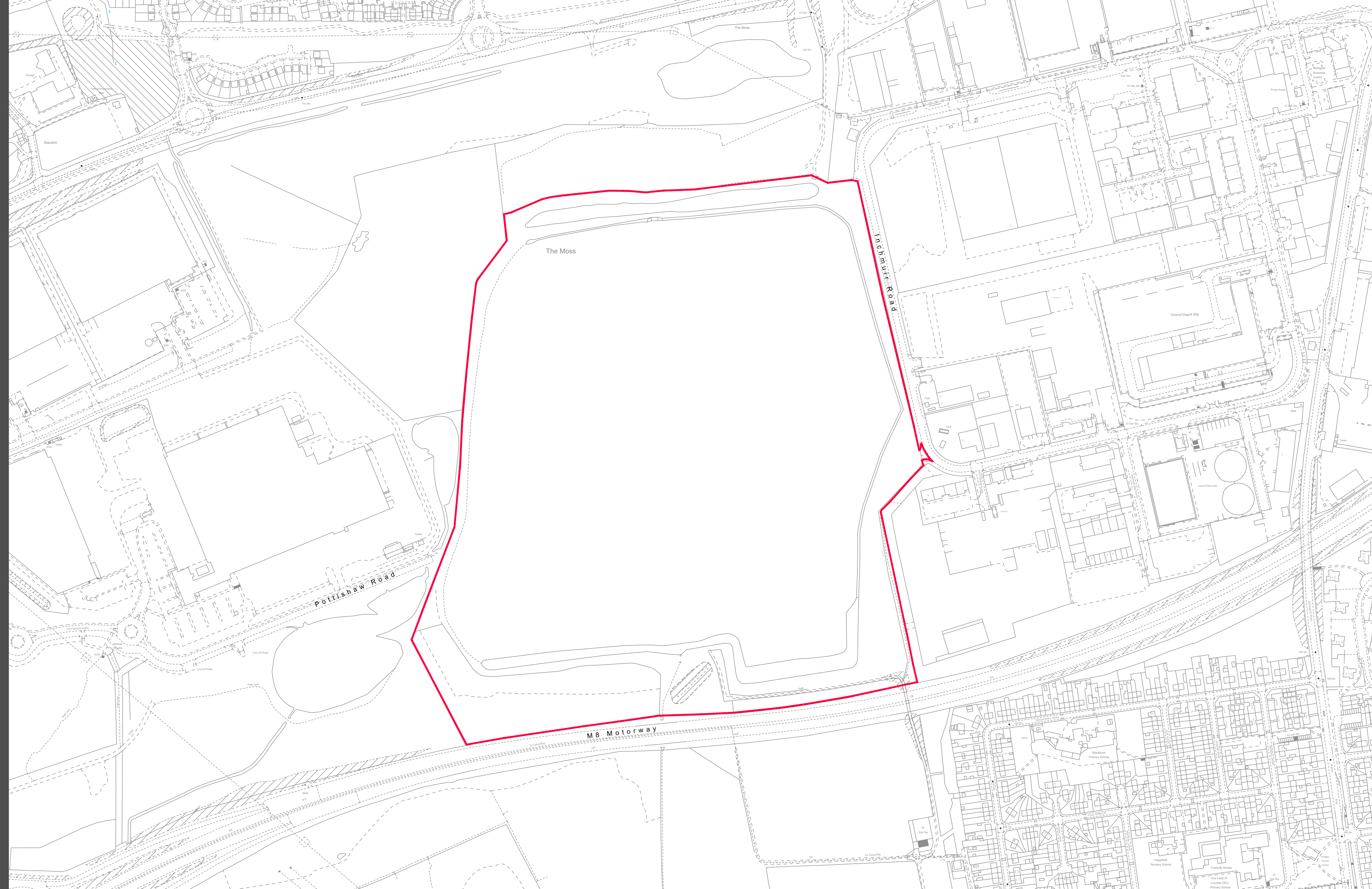
Castlebrooke Investments have a commitment to Corporate Social Responsibility and to deliver key , modern ESG credentials for occupiers , Institutions , Banks , The Public Sector and Environmental bodies .

Castlebrooke Investments are keen to hear local views on their plans for the land adjacent to Whitehill Industrial Estate. The purpose of the exhibition is to provide you with background information on the site and the emerging proposals. The site presents a unique opportunity to bring jobs and investment to Bathgate. The well-known site sits within easy reach of Edinburgh Airport and is connected nationally via road networks with easy access to the M8, M9, and M90 from the location.

Overview

Castlebrooke are proposing a major logistics development on the site. The proposal will bring further local jobs and investment to Bathgate.

It is a statutory requirement of the Scottish planning system to undertake community consultation in advance of submitting a planning application for a major development proposal, and our proposals fall into that category. We are now keen to hear the view of the local community.



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Context

The site is well located – approximately c.2.5km South of Bathgate town centre, and in proximity of Junction 4 of the M8 motorway. The M8 borders the site to the South, with existing employment premises to the West, open land, trees and the A7066 beyond to the North, and Inchmuir Road which borders the site to the East.

There are opportunities for access via an extension of Pottishaw Road to the west for HGVs and the majority of traffic, and a new junction and access road from Inchmuir Road in the east.

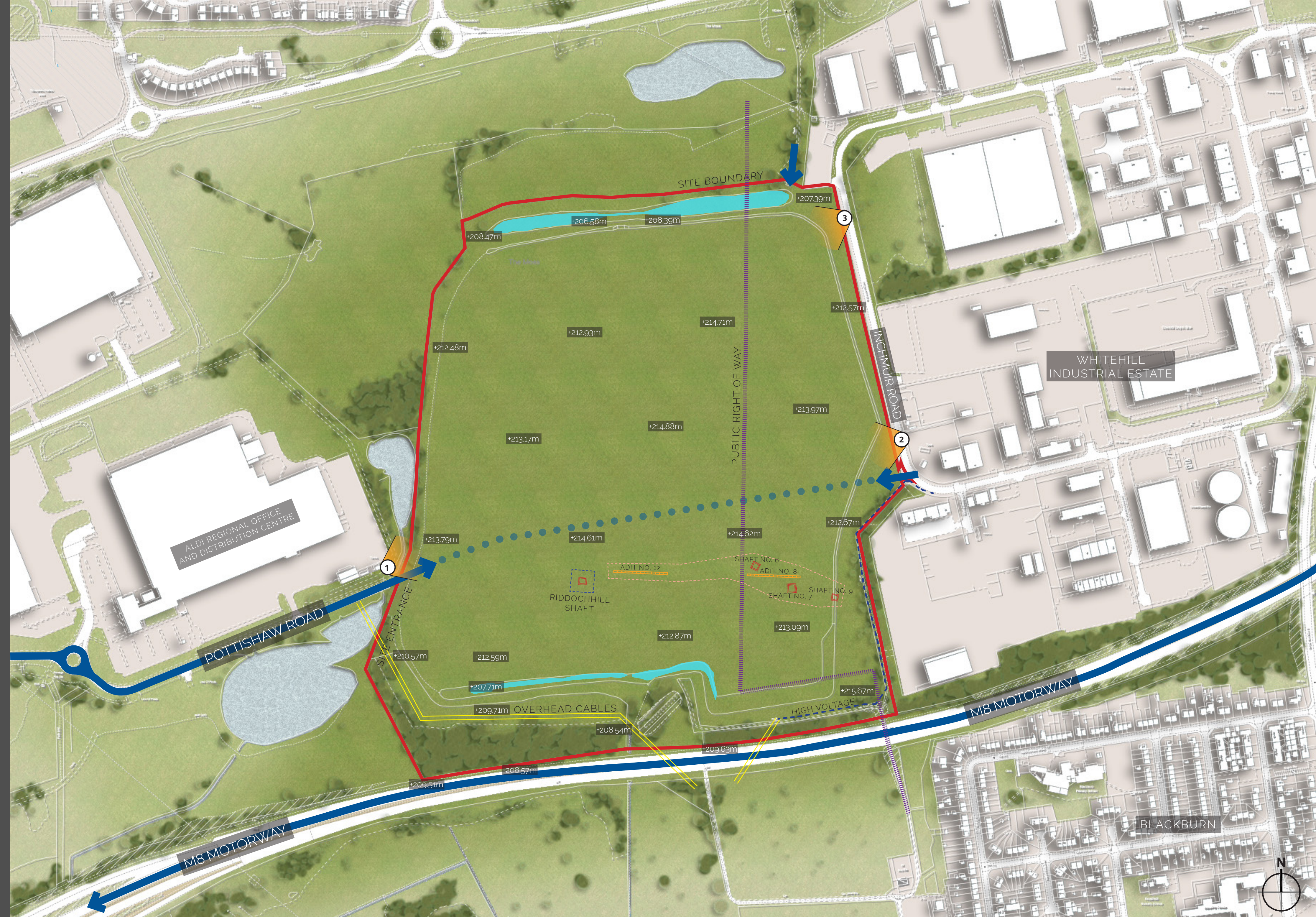
The site is currently allocated within the West Lothian Local Development Plan (LDP) as suitable for Class 6 development (Storage and Distribution), and benefits from permission granted for rehabilitation of the site and construction of development platform.

The site was formerly used as a colliery from the 1890s until it was closed in the 1960s. The site has remained in an undeveloped condition ever since. The former coal mine has been substantially remediated in preparation for redevelopment, on account of its historic use. We consider an excellent opportunity exists to rehabilitate the site and bring it back into positive economic use.

The site has a number of key challenges to address for suitability for future use. Issues across the site include:

- Existing mining shafts;
- Public Right of Way access.

Given the nature of the site and its constraints a commercial development is proposed. The emerging proposals will be supported by a variety of material including in respect of the market demand for the proposed development and the appropriateness of the site for a commercial use.



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Planning Policy

The West Lothian Council Local Development Plan (LDP) was adopted in 2018. Lothian Gateway is identified as 'Riddochill, Inchmuir Road 1' and is allocated as 'Employment Site E-BB 1' as shown on the extract from the LDP proposals map to the right.

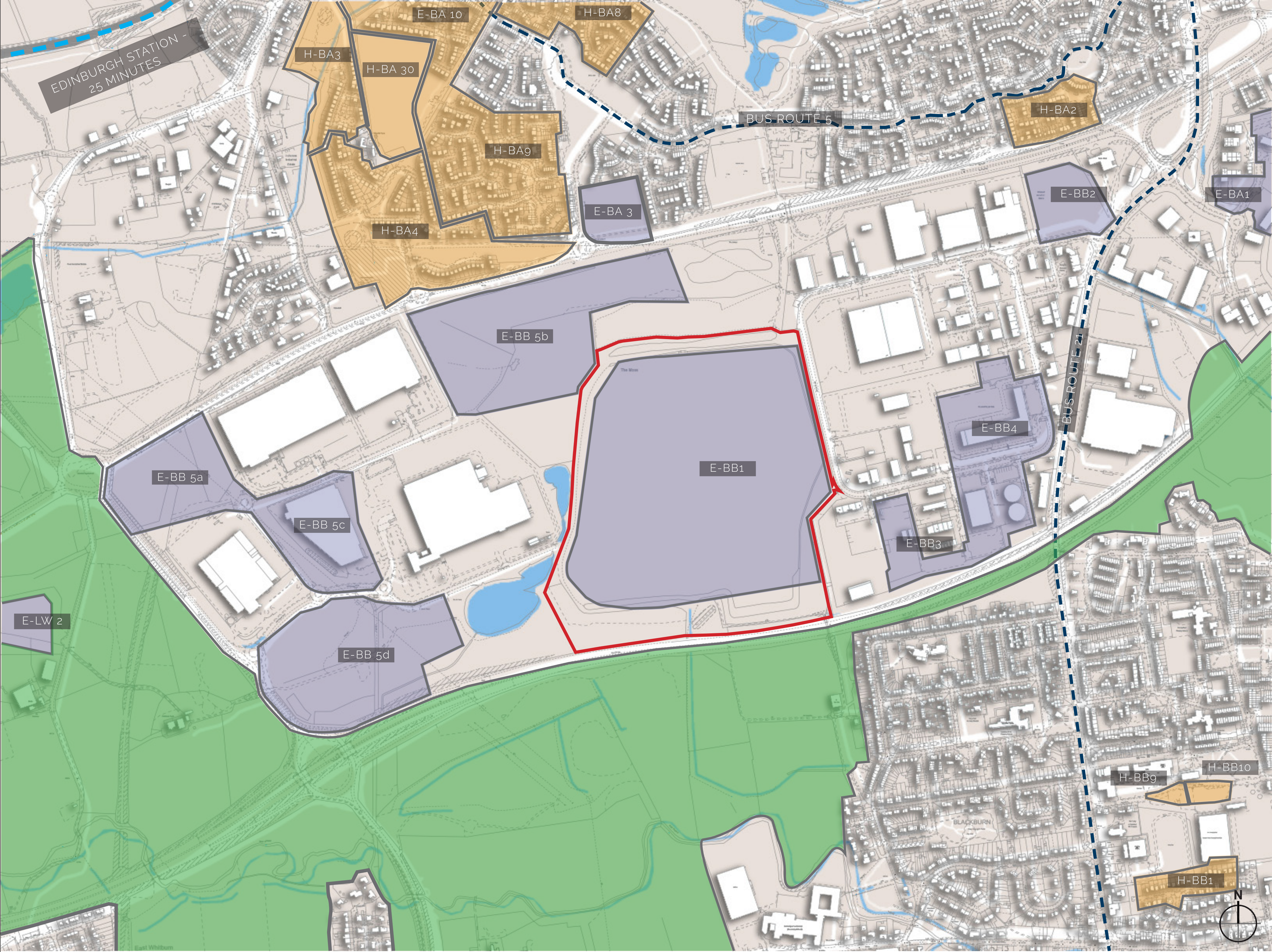
The LDP Employment Land Allocation extends to 29.2 hectares and supports logistics development on the site and specifically notes that the site is suitable for 'Specialist Category F' - uses as detailed below.

Category F

Use Class 6 only – recent trends in distribution and logistics have seen a change in the scale and nature of development associated with those activities. In response West Lothian has allocated a specialist site dedicated to development for that purpose, at J4M8 to the south west of Bathgate. Ready access to the M8 makes this location ideal for large scale use class 6 development, of a high standard of design, in a well landscaped setting.

Planning policy is therefore supportive of high-quality proposals for distribution and logistics development at this site.

It is considered that our current proposals will comply fully with this policy allocation.



- KEY
- COUNTRYSIDE BELT
 - EMPLOYMENT SITE - LDP ALLOCATION
 - HOUSING - LDP ALLOCATION
 - PUBLIC TRANSPORT ROUTE
 - TRAIN LINE



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Masterplan

The site provides the ideal opportunity to incorporate a commercial development in line with the surrounding context.

Alongside the provision of 1,500,000ft² storage and distribution space, the site will be enhanced through the use of increased planting of trees, incorporation of landscape bunding, and the provision of attenuation space. The location of the site can allow a connection to be created from Pottishaw Road to the West of the site through to Inchmuir Road to the East and the existing Whitehill Industrial Estate.

A review of travel by sustainable modes has been undertaken which has shown that there are options for walking, cycling and public transport – and there are opportunities to improve the accessibility of the site via improvements to footways, cycleways and public transport services. This will be discussed with West Lothian Council as the site progresses towards a planning application. Parking requirements for cars, cycles and accessible spaces will be discussed with West Lothian Council.

Next Steps

Curtins are in the early stages of scoping a Transport Assessment to support the proposals as part of a planning application. Scoping discussions will be held with Roads Officers at West Lothian Council and Transport Scotland to establish a study area for assessments including junctions on the road network that require further consideration.

Should any junctions require improvements following assessment, designs will be prepared to ensure that junctions will operate safely and within capacity in future scenarios with the development traffic in place. Traffic surveys are being undertaken shortly to inform the assessments. Measures will be discussed with West Lothian Council to encourage use of active travel and public transport for future users, which may include enhancements/improvements to existing infrastructure. A Transport Assessment and Travel Plan will be prepared and submitted as part of the planning application.



KEY

- LANDSCAPE BUNDING
- DEVELOPMENT AREA
- WHITEHILL INDUSTRIAL ESTATE
- ATTENUATION
- VEHICULAR ACCESS

- SITE BOUNDARY
- PEDESTRIAN/CYCLE CONNECTIVITY
- INDICATIVE LANDSCAPING
- GATEWAY FRONTAGE / PEDESTRIAN & CYCLE CONNECTIVITY
- PROPOSED NEW FOOTPATH/CYCLEWAY DIVERSION
- EXISTING PUBLIC RIGHT OF WAY

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We Value Your Feedback

Thank you very much for your time today.

We are keen to hear any feedback you may have on our proposals and as such, feedback forms are available at this event for you to share your thoughts. Alternatively, you can answer an online questionnaire at:

www.lothiangatewaylogistics.co.uk.

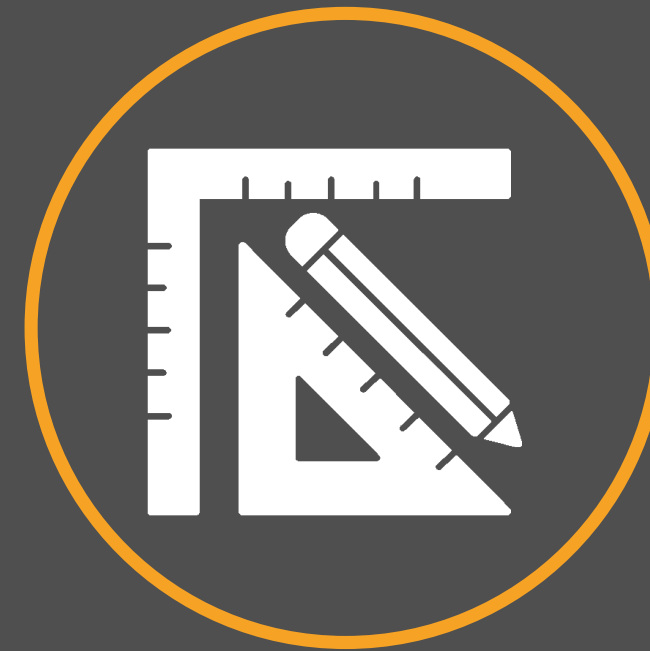
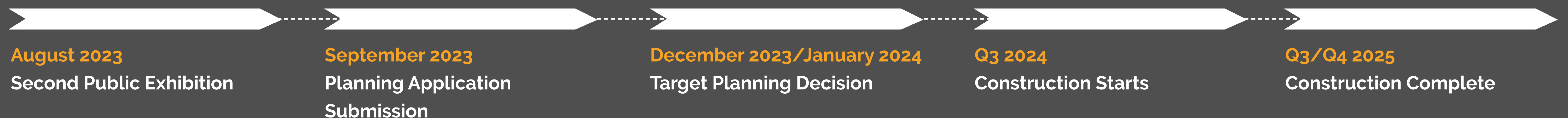
Or send feedback directly via email to

lothiangateway@iceniprojects.com.

Any comments you may have should be made to us by 20th June.

Please note: All comments should be sent to the above addresses and are not representations to West Lothian Council. An opportunity to make representations to the Council will exist when a formal planning application is made later this year.

DEVELOPMENT PROGRAMME



HIGH QUALITY DESIGN
AND MATERIALS



PROVISION OF
OVER 1,500,000FT²
OF STORAGE AND
DISTRIBUTION SPACE



ADDITIONAL GREENERY
AND LANDSCAPING,
IMPROVING EXISTING
OUTDOOR SPACE



BREEAM "EXCELLENT
RATING"/CONSIDERATE
CONSTRUCTORS



SUPPORTING JOB
CREATION AND
INCREASED LOCAL
SPENDING

Next Steps

We will review all feedback which has been received today and will consider how to incorporate this into our proposals going forward.

We will be holding a second consultation event in mid-August, where you will have the opportunity to review our updated proposals and provide additional comments.

We are then aiming to submit a formal planning application to West Lothian Council in late-summer.

