

**Site Appraisal  
Loganlea Road  
Addiewell  
EH55 8HY****Executive Summary****1.0 Planning**

1.1 The site is identified in the West Lothian Local Development Plan as zoned for housing (H-AD3). The principle of a housing development on the land is therefore established and is not considered to be an issue.

**2.0 Layout Design**

2.1 An indicative development layout has provided showing an access point off Loganlea Road with adequate visibility splays in both directions. Should the number of houses be restricted to 5, it is intended to put forward the application on the basis of a private access road which would not require a RCC application. Parking has been indicated at 2 spaces per plot.

2.2 The development layout shows 5, two storey four bedroom houses with an approximate gross internal floor area of 173m. Given the form, density and height of housing in the vicinity, this is not considered to be contentious.

**3.0 Ground Conditions**

3.1 The site has previously been mined for coal at depths of over 400mm. Any movement from this is considered to have now ceased. However, unrecorded mining may have taken place in the past and for this reason it is considered a bore hole intrusive site investigation will be required. No records of mine entries or mine gas have been noted.

3.2 No issues are anticipated from contamination although records show the line of the existing trees on the western boundary are over what appears to be an old railway line.

3.3 No issues with flooding

3.4 No issues with Radon Gas

**4.0 Services**

4.1 Scottish Gas Networks have apparatus in the vicinity



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4.2 Scottish Water have a main 450mm dia supply pipe running to the east of the site which will require a stand off zone. Smaller diameter water supply pipes are available in Loganlea Road.

4.3 Scottish Water have existing foul and surface water drainage pipes and manholes in Loganlea Road to the west of the site. A Drainage Impact Assessment will be required to ensure there is sufficient capacity at the local WWTW to serve the development. Surface water from the development will need to be dealt with on site as SW are reluctant to accept surface water entering their combined system.

4.4 BT have o/h apparatus along the site frontage

4.5 Scottish Power Energy Networks have apparatus in Loganlea Road

## Attachments

Local Development Plan Extract  
Sketch Development Layout  
Enviro All-In-One Report  
Utilities Search Report

W Reilly  
Planterra  
12/11/20

