



## National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to [scotplan@gov.scot](mailto:scotplan@gov.scot).**

Name of proposed national development	Heartlands Strategic Transport Hub / Public Transport Interchange
Brief description of proposed national development	Heartlands Strategic Transport Hub / Public Transport Interchange of National Importance
Location of proposed national development (information in a GIS format is welcome if available)	Heartlands Urban Expansion Area, Whitburn, West Lothian
What part or parts of the development requires planning permission or other consent?	Requirement for a Public Transport Interchange (including park-and-ride facility) forms part of the Planning Permission in Principle for the site is included in the Section 75 legal agreement for the site. Detailed planning consent is required for the facility.
When would the development be complete or operational?	2022
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	Development zoned within West Lothian Local Development Plan as P – 83 (Other Developments) – Cowhill (Express coach service with associated park and ride)

Contribution of proposed national development to the national development criteria (maximum 500 words):

**In all regards this representation seeks the designation of the Heartlands site as a National Development site in NPF4 principally in relation to the establishment of a Strategic Transport Hub / Public Transport Interchange of National Importance on the Heartlands development site.**

The Heartlands development site is located on lands of the former Polkemmet Colliery, to the south of the M8 motorway, to the west of Whitburn and north of Fauldhouse. The site is strategically located almost centrally between Glasgow and Edinburgh, being only 37km from Glasgow and 34km from Edinburgh.

**It is submitted that the Heartlands site should be recognised as a National Development within the emerging National Planning Framework 4 principally in relation to the establishment of a Strategic Transport Hub of National Importance as the site is adaptable, resilient and capable of meeting and furthering the outlined National Development Assessment Criteria in relation to Climate Change. As outlined above, the development of Heartlands is capable of assisting in the reaching the target of net zero emissions by 2045 and can support inclusive, sustainable economic growth through the delivery of this Strategic Sustainable Transport Hub of National Importance.**

**In response to the climate emergency, sustainable strategic infrastructural enhancements are required within Scotland to encourage and stimulate a substantial reduction in car usage within the country, which in turn helps to establish a better quality and more sustainable place to the benefit of the existing and future population. The proposed Heartlands Strategic Transport Hub will be of National Importance as it can help stimulate sustainable infrastructural development and encourage a consistent annual reduction in car mileage. It is submitted that this will support improved quality of life, health and wellbeing in the area, and enhance the future for both existing and prospective Heartlands residents and businesses (in line with the requirements of the National Development Assessment Criteria : People).**

**In line with the above, it is submitted that the Heartlands Development with its capacity to deliver a sustainable and Strategic Transport Hub of National Importance should be designated as a National Development within the emerging National Planning Framework 4 in order to provide stability and confidence to both investors and developers. Providing this stability and confidence helps to stimulate and distribute sustainable economic growth promoting development and investment within the economy which helps to reduce poverty and inequality (in line with National Development Assessment Criteria : Inclusive Growth).**

**The development of Heartlands has involved extensive decontamination, remediation, reclamation and reuse of the former Polkemmet Colliery land at Whitburn, West Lothian which in itself has cost around £120 million, a further reason why the site requires protection as a National Development site. There has been a remarkable change within West Lothian as a consequence of the Heartlands redevelopment. It is considered of significance to this representation to note that development at Heartlands is progressing well with the M8 motorway junction and business park**

infrastructure (next to the motorway junction) complete and 457 residential dwellings built and occupied.

However in order to unlock the full potential of this brownfield site, it is submitted that the site should be designated as a National Development as outlined, present planning consents at Heartlands comprise the following :

- 2,000 residential units (including affordable housing)
- 140,000m2 business park
- 5,561m2 class 1 retail space
- two PGA-designed Championship Golf Courses
- golf related hotel
- health and leisure facilities
- dedicated motorway junction
- transport interchange (including park-and-ride facility)
- neighbourhood centre
- improved educational facilities

In all regards a National Development designation will for all the reasons previously stated protect, enhance and ensure the quality of place to be developed at Heartlands (in line with the National Development Assessment Criteria: Place).

The above should be read in conjunction with the following which is attached -

**Appendix 1 : Comprehensive response submitted to NPF4 Call for Ideas on behalf of Green Town (Heartlands) Ltd and to include text entitled 'National Planning Framework 4 Call for Ideas and National Developments – Heartlands Development Site, Whitburn – Strategic Transport Hub of National Importance'**

## Keep In Touch

For more information and other resources



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