



INTRODUCTION - THE SITE / RECENT CONSULTATION

WELCOME

Thank you for attending our public exhibition. This follows on from the two days of public consultation we carried out on Friday the 21st of March 2014 in Strathbrock Community Centre and Monday the 24th of March 2014 in Broxburn Sports Centre when we asked the local community for their views on how the site should be developed and what uses would be the most appropriate.

We have now considered carefully all the comments received and these have helped shape and inform our development proposals.

In case you were unable to attend our earlier exhibition we have set out over the next few boards a brief site history and summary of the current situation before moving on to look in detail at the development proposals and next steps.

INTRODUCTION

Broxburn Regeneration Limited (BRL) is a joint venture company owned by Paradigm Asset Management Group Ltd and Rubicon Land Limited. The Directors of both companies have extensive track records in the development industry and a wealth of experience in complex regeneration projects throughout Scotland. Vion, the Dutch owners of the Halls, announced the closure of the plant in October 2012 and entered into a legal contract with BRL to buy the site on completion of the demolition and detailed site investigation (currently ongoing).



PROPOSAL OF APPLICATION NOTICE

BRL submitted a PAN to West Lothian Council on 5th February 2014 for a mixed use development that included residential, retail and restaurant uses.

Following a well attended two day public consultation event and meetings with residents groups, the community council, local councillors and other stakeholders, BRL are now holding a public event to display the development proposals before submitting a planning application.





THE SITE AND DEMOLITION PROCESS

Site

The site extends to approx 18.5 acres and is largely level. Following extensive demolition work the site has now been fully cleared of all buildings, foundations and areas of hardstanding.

Location

The site is located within the urban area of Broxburn and is bounded by established residential property to the east and west. To the north the boundary is formed by East Mains Street with residential properties immediately on the other side of this street. The southern boundary is formed by the A89 Trunk Road beyond which are open fields. The predominant surrounding use is residential.

The site occupies a key position, close to the heart of Broxburn. The town centre is located 100metres to the west, just a short and level walk along East Mains Street. East Mains street is the key arterial road running through the town and is the focus of virtually all commercial activity within Broxburn.



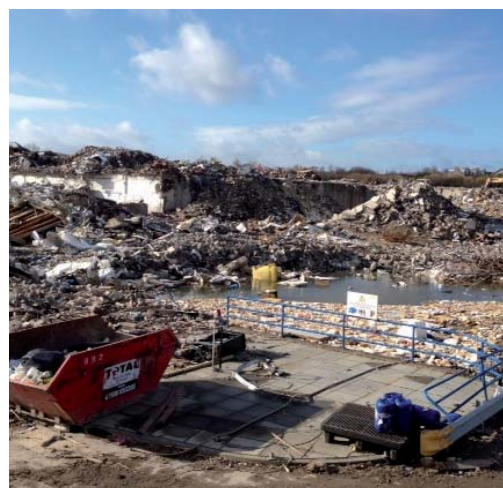
Site Clearance and Demolition Works

The demolition contractors have now completed the huge process of demolishing all buildings, digging up and removing all foundations and areas of hardstanding.

This phase of the development process was completed at the end of July this year. BRL are now undertaking a comprehensive, site wide ground investigation and soil and groundwater sampling exercise to identify any contamination and site stability issues.

This site investigation will take until the end of the year to complete. This will allow our environmental and structural engineers to design the most appropriate solutions to any problems present within the site.

Any method of treating contamination will have to be fully approved by West Lothian Council.





SUMMARY OF PUBLIC CONSULTATION

Summary of Public Consultation

- The overwhelming feedback from our earlier public consultation was that the majority use on the site should be residential, given that the site is surrounded on three sides by existing housing. The lack of available housing both market and affordable was deemed a major priority.
- There was recognition that many jobs were lost with the closure of Halls so any development which could create jobs would be a major local benefit.
- It was noted that with Tesco withdrawing from their commitment to the town, any additional retail offer which could encourage people to shop locally would be welcomed.
- Many respondents indicated that whilst Broxburn had quality local restaurants it lacked a good traditional family restaurant and this would be seen as a significant community benefit.
- The overwhelming view was that the site should not lie derelict but should be brought back into active use as quickly as possible.

BRL have carefully considered the potential of the site, development constraints, the community feedback and market demand. They have now engaged with national housebuilding firm Bellway to bring forward development proposals that reflect as closely as possible all of the above aspirations and design principles.



DEVELOPMENT PROPOSALS

THE DEVELOPMENT

The proposed development comprises the following;

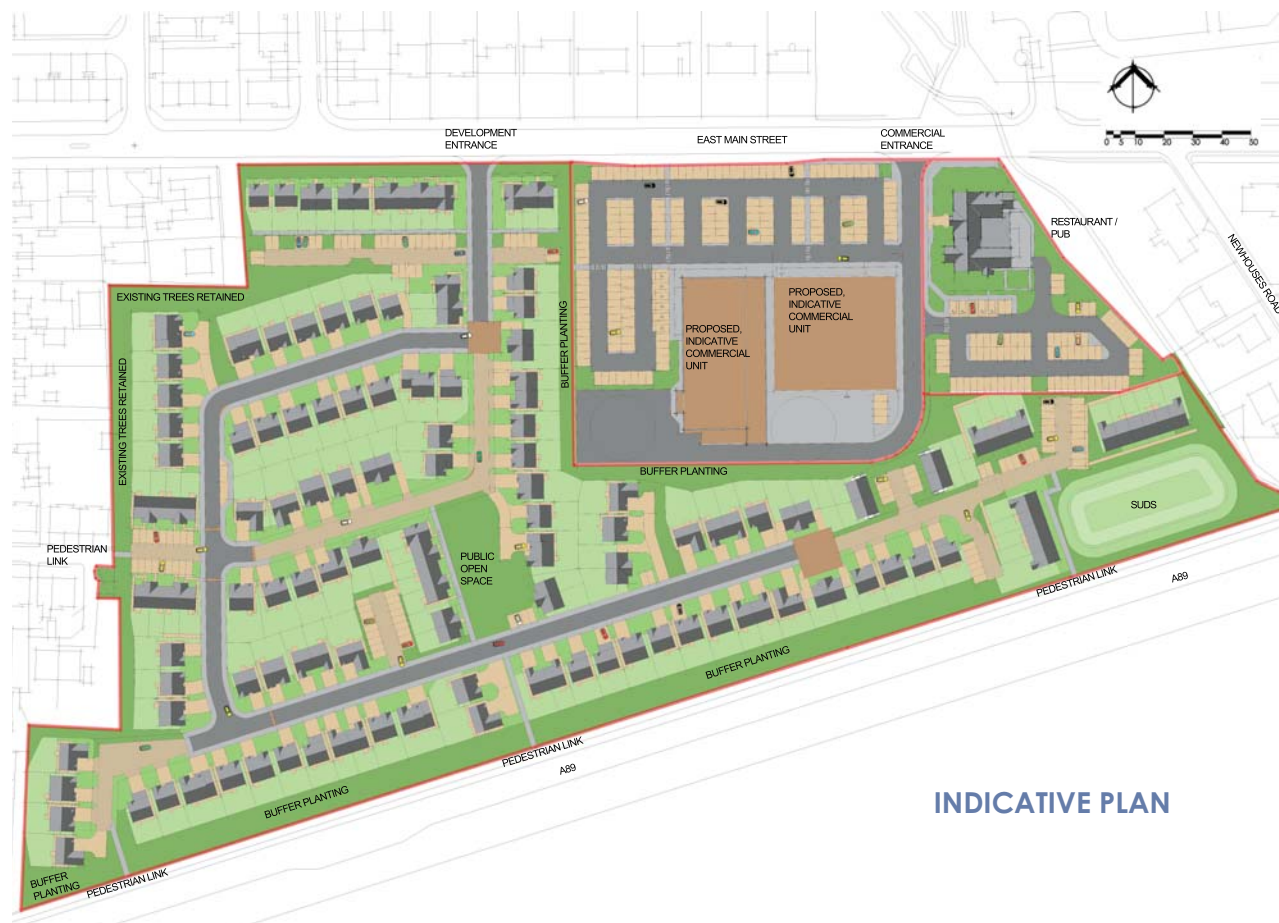
Housing

- Broxburn Regeneration Ltd are delighted to confirm National Housebuilder Bellway Homes as their preferred development partner in respect of the residential element. With a strong track record of residential development within West Lothian, Bellway Homes are delighted to be part of the regeneration of such a prestigious development site.

As illustrated, proposals include approximately 150 family homes, incorporating a mix of 3 & 4 bedroom terraced, semi detached and detached homes, including the provision of 23 much need affordable homes, associated public open space and landscaping.

Commercial/Business Use

- BRL are in discussions with two major national retailers to build stores to serve the local area. This would add significantly to the retail offer in the town creating greater choice and would help prevent people from travelling outwith Broxburn to do their shopping, to the benefit of the existing town centre.
- We are also in advanced discussions with a major chain of family restaurant operators about building a purpose built family restaurant facility including car parking, external seating area and children's play area.
- If BRL are successful in bringing these quality operators to the development it could create up to 180 new jobs in addition to temporary construction jobs.



INDICATIVE PLAN



NEXT STEPS

Next Steps

- BRL will in conjunction with Bellway submit a planning application based on these layouts to West Lothian Council. It is intended to submit the application sometime during October this year.
- It is anticipated that the application could be determined by spring 2015.
- If planning is approved work on the site preparation and clean up could start in Summer 2015 meaning that housing, both private and affordable could be available for occupation on site in summer 2016, and 180 local jobs in the retail and restaurant units could be created at the same time.

We intend to consider all the information and feedback obtained from this public exhibition and this will help us decide on more detailed development proposals for the site. It is likely that we will hold a further public exhibition in several weeks' time when more detailed proposals will be provided. The date of any exhibition will be widely publicised.

Thank you for attending and please do complete one of the feedback forms- we value your opinion.

