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31st October 2015

FAO Planning Department
West Lothian Council

Dear Sirs.

Draft Local Development Plan
Colt Hill / [REDACTED] Amenity Space

I write to express my general support for the overall plan for Linlithgow and the measures that WLC have exercised in respect of planning applications over recent years. In particular, I note the area surrounding Colt Hill and [REDACTED] is marked as amenity land.

As I am a resident of [REDACTED], I have been increasingly concerned over recent developments by [REDACTED], who have recently purchased this land, from Greenbelt in a public auction, and are marketing it as potential for housing development. There is a website named www.pumpkinproperties.co.uk that is advertising Colthill to housing developers that shows an artist impression on how the housing development would appear for 16 to 20 homes. As you can appreciate, if this land were to change from amenity space to housing it would have a detrimental effect on the existing community. Listed below are a few of my concerns:

1. The impact it would have on education within Linlithgow. Both Linlithgow Bridge Primary School and Linlithgow Academy are under continued pressure for capacity levels. Currently, both schools have high class numbers. The standard of education and teaching staff is very high and I would not want this to be compromised.
2. The impact to the amenity space would significantly affected. At present, Colthill is a leafy part of Linlithgow which provides a peaceful and enjoyable woodland area. It compliments the housing estate and it is a sought after area for Linlithgow residents.
3. The house prices within [REDACTED] carry a premium due to its position within woodland area. If houses were built on the amenity space surrounding Colthill it would jeopardise our ability to sell our homes at the current market value.
4. The woodland area is important as it acts as an important factor in absorbing water from the marshy ground. If the number or coverage of trees was reduced it may adversely affect the drainage on the surrounding properties.

In light of the above concerns, can you provide confirmation there are no outstanding requests or planning applications being considered to build on Colthill or [REDACTED]. In addition, can you provide reassurance that no future requests for redevelopment (above 2 households) will be considered by WLC that are out with the Local Plan.

Yours faithfully,

[REDACTED]
Laurie and Sandra Boles