

From: [REDACTED]
To: [wldp](#)
Subject: Objection to Preston Farm Field Development
Date: 11 November 2015 22:53:27
Attachments: [image.png](#)
[ATT00001.txt](#)

Dear Sir/Madam,

I would like to raise an objection to the proposed development on land at Preston Farm Field. As a Linlithgow resident living just below this proposed development I have several serious concerns that have not been addressed.

- 1) This proposal has been kept very low key which I feel has been a deliberate ploy to try and get this past without wider public consultation. In fact I have only been made aware of this as a neighbour had a leaflet through his door.
- 2) The local roads and existing infrastructure to this land are insufficient for the proposed level of development.
- 3) Local schools are already oversubscribed and don't have the facilities to take in additional children.
- 4) This land creates scenic views from Linlithgow looking up over the land and also from the top down over the historic town which will be destroyed forever if this development goes ahead.
- 5) Wildlife - developing this land will destroy further countryside and wipe out the habitats of many animals, birds and insects.
- 6) Flooding - this creates a significant risk as already raised from previous developments at Donaldsons school. Building on this land will increase water run off down slope significantly. Drainage on this development will all run down slope putting significant pressure on existing systems below. This will put the Braehead estate at risk and the Academy from serious flooding. The current farmland absorbs this rain water into the soil and naturally drains into a beck by the canal and down into the drainage systems below through Braehead.

I've attached below further concerns already raised and urge that this land is protected as an asset to Linlithgow for future generations and to enhance the well regarded tourism potential of the town.

Kind regards
Mark Darragh

To Development Planning unit
West Lothian Council

I OBJECT TO THE INCLUSION OF HOUSING SITE E01 – 0168 (PRESTON FARM, LINLITHGOW) IN THE MAIN ISSUES REPORT FOR THESE REASONS:

1. CONTRADICTION IN THE MAIN ISSUES REPORT.

The land is outwith Linlithgow Settlement and has AGLV status. The Council's own Landscape Designation Review (LDR) clearly shows the land should have an enhanced level of environmental protection with special status in the new Plan as a core Special Landscape Area of the Bathgate Hills. To allow such an area on the Housing List is a clear contradiction of the Council's own advice in the LDR which says the Council should 'resist development pressure on the edge of Linlithgow particularly where it advances uphill to key skylines'. The Preston Farm land is precisely this kind of at-risk site, as it is the frontier between town and the foothills of Cockleroy.

2. PUBLIC AMENITY

The farmland gives spectacular public views of the listed Preston House, Ancient Woodland and Cockleroy from the South along Deanburn Road. It is a key landscape feature on the Western Approach to Linlithgow along Falkirk Road. The views out of Cockleroy to the Town are dramatically enhanced by these fields. These views are hugely valued by residents and the LDR agrees: the site scores 'high' for most criteria in it, so high that it is deemed a 'core' area. Building on this site would obliterate the vistas and sets a precedent for further encroachment on the Bathgate Hills.

3. ENVIRONMENT

I note that the council values the preservation and encouragement of wildlife especially near settlements. These fields attract birds of prey, swifts, wood pigeons and woodpeckers. Bats, badgers, foxes, small mammals, bees and butterflies are often spotted. Woodland around the field is Ancient and protected by TPOs. This habitat would be threatened by housing encroachment.

4. FLOODING

During the building of Donaldson's School, several houses below the crest of the field were flooded by run-off water. Additional building would increase this risk.

5. SCHOOLING & SCHOOL SAFETY

Linlithgow Primary School is oversubscribed. Catchment homes are bought and extended by families with children increasing pressure on places. Up to 50 additional family homes would worsen this. Linlithgow Primary is a traffic blackspot bringing safety and pollution hazards to children. Additional traffic from new housing would only increase these risks.

6. NEIGHBOURHOOD

Deanburn Residents have conducted local searches and consulted Planners when purchasing homes. This clarified that building on the fields would not take place due to the AGLV status. This is evidenced by every past building plan being rejected. New Development would breach these assurances, cause distress to residents and potentially affect home values which are enhanced by uninterrupted views.

I urge you to remove this site from the Housing List and forthcoming Local Plan.

Yours sincerely,

[Redacted signature]

[Redacted name]

West Lothian Council
Development Management
Date: 23 SEP 2014
Ref No: [Redacted]

