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WL/LDP/PP/0266

11 November 2015

To the Development, Planning & Environment Manager

West Lothian Council
Development Planning
West Lothian Civic Centre
Howden Road South
Livingston
EH54 6FF

Your Reference: LDP/PP-CON-01

WEST LOTHIAN LOCAL DEVELOPMENT PLAN: THE PROPOSED PLAN & PERIOD FOR REPRESENTATIONS

**Town and Country Planning (Development Planning) Scotland Regulations 2008
-Notification of publication of proposed local development plan under SCHEDULE 2
Regulation 14(2)**

**Proposed Development Site H-LL 12 :Address Preston Farm, Linlithgow
Description Conversion to Residential use**

I am in receipt of your communication re the above planning proposal as a resident adjacent to the area concerned.

I objected previously to a similar proposal in a letter dated 14 October 2014 (Site E01-0168) see your acknowledgement (MIRQ0231)

Despite the need for additional private housing. The case for this site to be used has not yet been justified.

There are still many valid reasons for not changing the use of this land which I shall now list:

1 **LAND USE** This is high quality agricultural land and presently lies out-with the Linlithgow Settlement. In the Council's own Landscape Designation Review it is shown to have an enhanced level of environmental protection as a Core Special Landscape Area of the adjoining Bathgate Hills

2 **ENVIRONMENT**

The Council's own policy is to preserve and protect the wildlife in this area in particular the habitat of less common species of wildlife all of which would be threatened by development of this site. The Council's own Plan indicates their desire to to maintain suitable areas for wildlife. Leaving this area would protect a number of rare species as have been listed in my previous communication.

3 **FLOODING**

The threat of flooding is real in this area and has already occurred. The burn which flows down the side of this field seems to be easily blocked. I believe it goes underground into a culvert about No 11 Deanburn Road and flows therein until it discharges in my garden and subsequently passes under the

Union Canal in another Culvert. Surface flooding occurs when the culvert at No11 is unable to cope with the water-flow. Water then flows overground and accumulates

4 SCHOOLING

Linlithgow Primary School is oversubscribed. Another 61 families will increase the pressure on places. The current traffic bottleneck on Preston Road presents a hazard to children. There would be no alternative for traffic from a new development exiting via Deanburn Road to Preston Road. Further increase in the numbers of children will compound this present problem. Facilities for Secondary Pupils will also be needed before long which almost certainly will require another school. This will require a major addition to the Plan as it currently conceived.

5 HEATHCARE

On the recent retiral of Dr Cochran great difficulty was experienced in finding a replacement GP. In fact this scarcity of medical staff seems to be a Scottish problem for which there appears to be no easy solution. This should be addressed before Linlithgow sets out to increase its population.

5 NEIGHBOURHOOD

It is of concern that this piecemeal attack on good agricultural land will only lead to further piecemeal development of the rest of Preston farm land and the whole area south of the Canal will become a large housing estate which will destroy entirely the character and appearance of the town.

Many Deanburn residents chose this child safe, quiet and secure area as an ideal location to settle and raise a family. This new development will only have an adverse affect on the whole Deanburn area.

I urge you to remove this site (HLL-12) from the Housing Plan for Linlithgow

Yours sincerely

