

From: [REDACTED]
To: [wldp](#)
Subject: Objection to Linlithgow Development Plan
Date: 22 November 2015 13:58:31

To whom it may concern

Please accept this e mail as my formal objection to the recently proposed development plans for Linlithgow, I am making this submission as an individual representing my own views.

This objection relates principally to the designation of the land at Preston Farm Field HLL-12 although I am also objecting to all the proposed plans as they are ill-researched, short sighted, and certainly not the best way to develop Linlithgow for centuries to come. I am gravely concerned at the lack of consideration for the landscape, environment, air pollution, and infrastructure. I consider your research around these issues to be unsatisfactory and not fit for purpose. Moreover, I consider these plans to be a poorly thought out, knee jerk reaction to the current housing situation and not a plan for the future of Linlithgow and indeed for West Lothian. I would also like to state I am not objecting to more housing in Linlithgow but these plans are not the way to develop this beautiful, historic town. They will be entirely detrimental for residents, visitors and West Lothian as a whole.

Grounds of objection:

Landscape

"POLICY ENV 1 Landscape character and special landscape areas" states:
"Development will not be permitted where it may significantly and adversely affect local landscape character. ..."

This land is outwith the town settlement boundary and therefore should not be considered for housing development. In your own Local Landscape Designation Review this land is clearly mapped as part of the new Special Landscape Area. This report states that WLC should resist uphill development creep - which this development would, without a doubt, be. Therefore, your plans fail your own commitment on landscape designation and your own review.

In addition, such a substantial development would materially alter and adversely affect the south boundary of Linlithgow as the large houses will dominate the skyline. This will also have a huge impact on the views from the Union Canal as the houses will meet the banks of the canal causing severe detriment to the thousands of tourists, residents and visitors to West Lothian and Linlithgow who use the canal and its towpaths - specifically for its beauty - the Union Canal is a Scheduled Ancient Monument and must be protected as such.

I would also like to formally raise my grave concerns over the MIR stage consultation process, specifically as to how the 35 objections were considered and represented and how Cala Homes was represented. I believe there to be an unhealthy level of interaction between the Council and the developer.

Infrastructure

The proposal for site HLL - 12 fails your own policy on town centre proximity and the Scottish Government's direction on accessibility. The site is not between 400m and 800m of **frequent** bus or rail routes. (As stated in the Scottish Government's 2005 Planning Advice Note and the Designing Streets document) Congestion and air pollution are 2 existing problems for Linlithgow. The majority of the journeys from this site would be by motor vehicles, significantly compounding the already congested Preston, Riccarton roads. This will also significantly increase the traffic on Linlithgow High Street and at the junction over the union canal from Manse Road. I am of the opinion that the town will come to a complete standstill if this and the other development go ahead in the specified areas. The development of houses in Linlithgow needs to be to either end of the town with specific access to the M9 in place.

Air pollution.

I include in my objection my concerns over the air quality in Linlithgow. The air quality in Linlithgow is already

very poor. The 2014 Air Quality Progress Report for West Lothian Council states 'The NO2 diffusion tube screening survey has not indicated any potential exceedence of the air quality objectives other than in **Linlithgow High Street.**' More housing can only have a detrimental effect. West Lothian Council are not addressing this issue at the moment, never mind the significant impact of more housing and motor vehicles. As a resident and parent this is an issue that I am prepared to investigate further in the future if you continue to breach Scottish Government, UK and Worldwide environmental and pollution policies. The Preston Farm development will most certainly increase the increase of motor vehicles through the town as there is no way in which the road infrastructure can be altered to allow the traffic to reach the motorway without going through the town either via Preston Road or Manse road, both are within close proximity to Linlithgow High Street. There are also no suitable alternative routes to travel from one end of the town to the other without going along the High Street. I read with interest your Air Pollution information (www.westlothian.gov.uk/article/2216/Air-Pollution), and I look forward to your action plan for Linlithgow, specifically in relation to the proposed developments.

Historic Building Setting

Site HLL - 12 fails Scottish Govt. and Historic Scotland guidance on the setting of grade A listed Buildings, and its duty to respect historical assets for future generations. Preston House is Grade A listed, 'the Setting of buildings (such as Preston House) should be preserved even beyond their own boundaries if the wider landscape gives context to the history of that building and its place in an area.'

Environment and Agriculture

Site HLL - 12 is greenfield of high agricultural grade.

Several protected species reside on this site, an issue which the council noted at the MIR stage, however, they still continue to promote the site and disregard this. Again a contradiction to the Councils own policy LDP ENV 20 'development affecting such species will not be permitted unless there is an overriding need and no alternative.' You cannot claim that there is an overriding need or no alternative in this case, there are many alternatives.

The key protected species are bats, badgers, several bird types (Further details can be supplied).

My other areas of concern are: flooding, drainage (when Donaldsons School was build it caused considerable drainage problems and flooding, (the Preston Farm site has a natural reservoir in it), education and health infrastructure.

In conclusion, I am gravely concerned at your lack of concern over the impact to the town of the housing plans for Linlithgow as a whole and in particular site HLL - 12. I strongly object to this proposal and for the reasons stated above believe that site HLL - 12 should be removed from the plans. Moreover, the entire LDP is very poor and alternatives should be sought, more in line with the Linlithgow Planning Forum suggestions to develop Linlithgow for the future, not just right now. (and not just to line the pockets, or enhance deals with certain developers).

Wendy Kennedy

