

**From:** [REDACTED]  
**To:** [McBrierty, Fiona](#)  
**Subject:** FW: Objection to Planning Application ref H-LL4 - [OFFICIAL]  
**Date:** 23 November 2015 15:53:10  
**Attachments:** [image001.png](#)

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**DATA LABEL: OFFICIAL**

**From:** Paul Mauchline [REDACTED]  
**Sent:** 22 November 2015 11:38  
**To:** Planning  
**Cc:** Tait, David  
**Subject:** Objection to Planning Application ref H-LL4

Dear sir/madam

Objection from Paul Mauchline, [REDACTED].

I wish to object to the planning application to build 45 houses on the land immediately south of Oatlands Park, The Spinney and Glebe House Linlithgow. My reasons for opposing the application are:

1. It is a greenfield site which is beyond the current settlement boundary.
2. It occupies land currently designated as an "Area of Great landscape Value" or "Special Landscape Area. These are important high priority designation.
3. The field is "Prime Agricultural Land", which carries the highest designation. There is only 8% of land of this quality in Scotland, so this is an irreplaceable natural resource. The current Local Plan states that this farmland merits general protection from development.
4. The site is known to be home to protected species, in particular bats and badgers.
5. There is a significant impact on the approach into Linlithgow from the south along Manse Road. This affects traffic coming over the hill road from Dechmont/Livingston as well as the traffic coming from elsewhere in Linlithgow heading for Livingston, in addition to the traffic coming from the houses in roads off Riccarton Road. The houses would be on the skyline. The Strategic Environmental Assessment which accompanies the Local Development Plan states that this location occupies "a skyline location and is an integral part of Area of Great Landscape Value as it meets Linlithgow" and "development here would erode this clear boundary".
6. The increase in traffic in this area will place an increased burden on the parking near the lower end of Manse Road and on the access over the canal bridge at the bottom of Manse Road. As a local resident, I am only too aware of the traffic difficulties of the canal bridge crossing, where cars above the canal basin should give way to traffic coming up

from the town, but generally doesn't. I have seen several "stand-offs" where two cars face each other on the bridge and both refuse to back up, with tempers rising. (I still do not understand why traffic lights have not been installed on the canal bridge.) The extra traffic in this development will exacerbate an already difficult traffic situation and may well lead to further "road rage" incidents in Linlithgow.

7. I am concerned as to whether the local schools are able to cope with any additional pupils as a result of the new houses.

I would also like to express my concerns that, as a resident in [REDACTED] I was not officially made aware of this planning application or saw any such requests for it when I was travelling to and from work via Manse Road. I was only made aware of this application on Saturday 21 November 2015 because a concerned resident brought it to my attention. I then noted the deadline for objection is midnight 22 November 2015, hence this email.

I would be grateful if you could confirm when the planning application notices were put up, where they were located and how many were displayed. I would have assumed that anyone affected by the additional traffic in the area would have been notified or, at least, been made aware of any notices of this application to afford them the opportunity to object if they felt it necessary to do so.

Regards

Paul Mauchline  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]