

2. FOREWORD (page 4)

This introduction by the Leader of the Council establishes the role of the LDP and how it will help deliver the council's core objectives.

Do you wish to make a comment?

yes

no

3. BACKGROUND (page 6, paragraphs 1.1-1.5)

Provides a brief historical context to the economic development of West Lothian which helps explain how settlements established and have developed.

Do you wish to make a comment?

yes

no

4. CONTEXT (page 7, paragraphs 2.1-2.2)

Provides wider context for the LDP in geographic terms and explains how the LDP fits with the Strategic Development Plan (SDP1).

Do you wish to make a comment?

yes

no

5. ROLE AND PURPOSE OF PLAN (page 7, paragraphs 3.1-3.5)

Establishes the role and purpose of the LDP in terms of its being a material consideration in the determination of any planning applications for development in West Lothian and, when adopted by the Council, will replace the West Lothian Local Plan. It also sets out what documents the plan must comply with i.e. the Planning etc (Scotland) Act 2006 and what documents will accompany the plan i.e. the Action Programme etc.

Do you wish to make a comment?

yes

no

6. VISION STATEMENT AND AIMS (page 8, paragraphs 4.1-4.3)

Establishes the vision for the LDP in terms of outcomes desired over the plan period and identifies the key aims of the plan by individual subject areas i.e. Economic Development & Growth, Community Regeneration, Sustainable Housing Locations, Infrastructure Requirements and Delivery, Town Centres and Retailing, the Natural and Historic Environment, Climate Change and Renewable Energy and Waste and Minerals.

Do you wish to make a comment?

yes

If you wish to make comments please begin by selecting the relevant sub-section(s) of Vision Statement and Aims from the list below.

Sustainable Housing Locations (page 9)

Our client supports the Vision Statement to provide a generous supply of housing land and an effective five year housing land supply at all times.

Our client acknowledges that the Council's aim is to continue to promote and support major development within the previously identified CDA's. Whilst our client is supportive of this in principle, this should not preclude other effective sites from coming forward, especially if there are delays over the CDA developments coming forward.

7. THE SPATIAL STRATEGY (INCLUDING POLICY FRAMEWORK) (page 10, paragraphs 5.1-5.10)

In the context of the Strategic Development Plan (SDP), the LDP identifies West Lothian as being one of thirteen Strategic Development Areas where development will be focused in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints.

Do you wish to make a comment?

Yes

It is noted in paragraph 5.4 that the LDP's spatial strategy seeks to deliver sustainable development by continuing to support the previously established CDA allocations at Armadale, East Broxburn / Winchburgh and Livingston and the Almond Valley (Calderwood, East Calder and Gavieside, West Livingston), together with strategic allocations at Heartlands, Whitburn. The LDP also notes that, 'further land allocations for development are required in order to meet SESplan requirements in full'. Our client supports the requirement for further land to be allocated in order to meet the much needed housing demand. However, there are concerns regarding the reliance upon the existing CDA's coming forward within the timescales and it is submitted that the established CDA's should not preclude new

sites from coming forward and being developed, especially if they are effective sites (such as Preston Farm, H-LL 12), that are able to contribute towards the housing land supply.

Linlithgow and Linlithgow Bridge (page 26-27)

The LDP notes that Linlithgow is within the West Lothian Strategic Development Area as identified by SESplan. It is stated within the LDP that the area of restraint designation, previously applied to Linlithgow has now been removed. Our client supports this.

Paragraph 5.65 of the LDP supports a sequential approach to new development being supported in Linlithgow / Linlithgow Bridge giving priority to brownfield sites within the current settlement boundary, secondly appropriate and suitable greenfield sites within the current settlement boundary and, thereafter, greenfield release outside the current settlement boundary. Any release of land would also follow a sequential approach with preference given to those sites which are closest to the town centre, including the railway station, are within walking distance of catchment schools and other services acceptable in landscape and townscape terms and avoid impacting on water quality of Linlithgow Loch.

Our client opposes this strategy of a sequential approach. All allocated sites will contribute towards the housing land supply and the role of the LDP is to direct growth in sustainable locations within a key period. The sequential approach, when used for retail development, assesses sites against each other in order of preference of location. This would seem to be unnecessary for the housing allocations given that West Lothian Council have already allocated the sites for development within the LDP. There should be no need for any preferential assessment for the location of the housing allocation, as they are all promoted for development. The LDP has in effect already completed the sequential decision making, by deeming that greenfield land is required to be released across Linlithgow to meet the strategic requirements.

Both Scottish Planning Policy (SPP) and Scotland's Third National Planning Framework (NPF3) reflect the Scottish Government's commitment to sustainable development. The SPP introduces a presumption in favour of development that contributes to sustainable development. NPF3 embraces the Scottish Government's vision for Scotland which is to create a successful, sustainable place; a low carbon place; a natural, resilient place and a connected place.

The proposed new housing site at Preston Farm, Linlithgow has been carefully considered in order to protect the setting of Preston House, which is Category A Listed. This is described in greater detail within the accompanying Design Statement. The site is also very accessible, linking into existing local footway and cycle paths. There is a good choice of public transport nearby, with additional services being available within the town centre, including direct access to the Edinburgh – Glasgow rail line, via Linlithgow railway station.

It is submitted that this site should continue to be supported for housing release as allocated within the Proposed Plan. It is also submitted that if the proposed sequential approach taken by West Lothian Council is considered to be acceptable, that this approach does not preclude or delay development from starting on effective sites such as Preston Farm, in preference of a brownfield site which may not be forthcoming. Overall though, our client opposes the proposed approach for a sequential analysis.

8. DEVELOPMENT PROPOSAL BY SETTLEMENT (page 79)

Provides details of development proposals which are supported by the LDP in each town and village across West Lothian and assigns each one a unique reference for ease of identification.

Do you wish to make a comment?

yes

no

Site Reference/ Location / Site Address can be found in the relevant Settlement Statement.

	site reference	location/ site address
Linlithgow & Linlithgow Bridge (page 89)	H LL 12	Preston Farm, Linlithgow

Page 200 of the LDP refers specifically to the proposed housing allocation at Preston Farm H-LL 12. It allows for 60 residential units on a site of 10ha. Our client supports this housing allocation.

It is noted in the Education section that the catchment areas for schools are as follows:

St Joseph's Primary

St Kentigern's Primary

Linlithgow Bridge Primary

Linlithgow Academy

The text mentions that Low Port Primary School has capacity issues that need to be addressed. It is submitted that this should be removed from the Preston Farm Site Reference as Low Port Primary School is not within the catchment for Preston Farm.

The text also refers to surface water management and that developers will be expected to invest to take account of this to better the situation and such investment might include off site activities. It is submitted that the developer should only be expected to mitigate the impact of the proposed development. Given that adopted surface water exists within the site, the developer should only require to demonstrate that greenfield run-off is not exceeded. Our client is happy to help and facilitate any measures to redirect surface water into the Union Canal, provided this is at nil cost to the developer / landowner, beyond which is attributable to the development of the site itself.

A number of appendices are included at the end of the LDP which provides additional detail on specific elements of the Proposed Plan.

Do you wish to make a comment?

yes

no

An explanation of unfamiliar terms or expressions used in the LDP is provided to assist understanding of the document.

Do you wish to make a comment?

yes

no

The LDP comprises a series of five maps which define settlement boundaries and illustrate land use zonings.

Do you wish to make a comment?

yes

no

Your comments should be concise and limited to no more than 2,000 words. You should fully explain the issues you wish to be considered when the Proposed Plan is presented to Scottish Ministers for Examination. Please indicate whether you are seeking a change to the Proposed Plan (i.e. your representation is an objection) or if your representation supports the Proposed Plan as written.

Alongside the LDP is a suite of documents which are required by statute as part of the preparation and supporting evidence for the LDP.

Do you wish to make a comment?

yes

No

Do you wish to submit any additional comments on the LDP?

yes

no





Preston Farm, Linlithgow

Design Statement

October 2014

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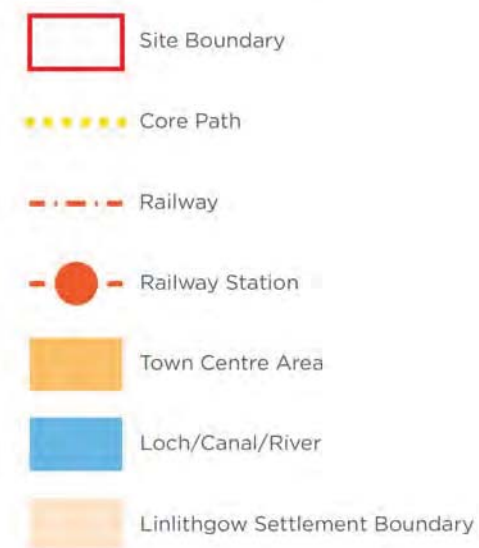
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1. Site Location: Wider Context

The site is located on the southern outskirts of Linlithgow, in West Lothian, as shown overleaf in Figure 1.



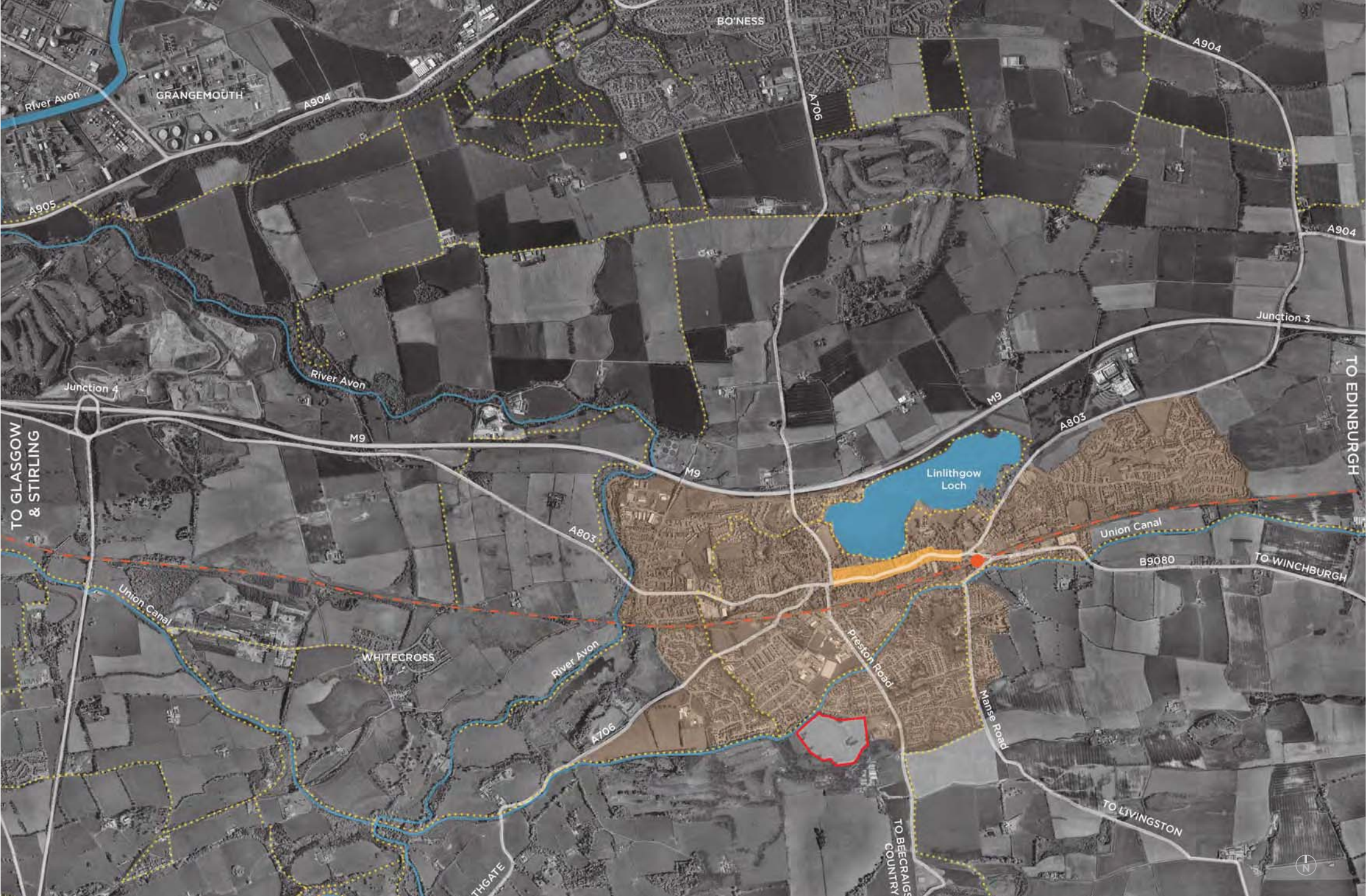


fig. 1: Site Location, Wider Context

2. Site Location: Town Context

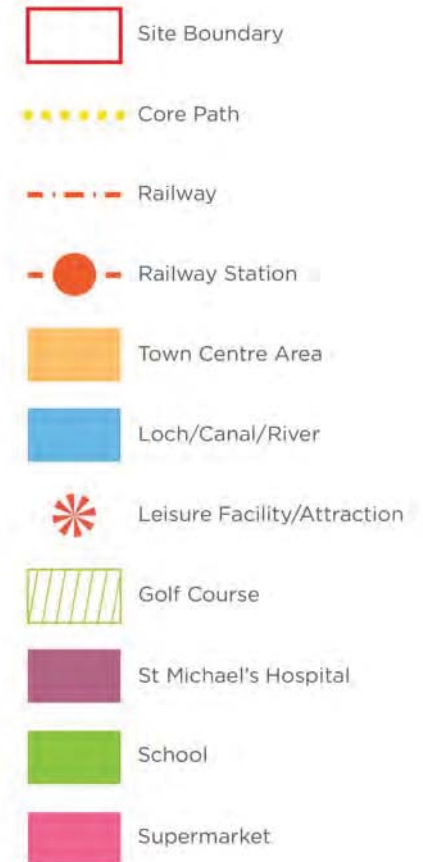




fig. 2: Site Location, Town Context

3. Site Description

Preston Farm lies just to the south of the residential outskirts of Linlithgow, and comprises just over 9.9 hectares (25 acres) of agricultural farmland.

3.1 Site Context

To the north-west of Preston House and driveway the farmland drops down to the Union Canal, which bounds the current extent of residential development at the south-west corner of Linlithgow. To the west, Preston Glen forms a strong wooded edge to the fields. The housing development at Deanburn, which appears to date from the 1980's, forms the northern edge of the site and is located to the south of the Canal and west of Preston Road. Tucked between the driveway to Preston House and Deanburn housing, the Donaldson's School site (which was originally part of the grounds of Preston House) is enclosed by belts of mixed woodland.

3.2 Land-Use and Vegetation

Extensive farmland – both arable and pastoral – surrounds Preston House, within which the few field boundaries tend to be post-and-wire fencing. A few mature specimen trees within the farmland are remnants of former parkland plantings. These are dotted mainly across the western edge of the farmland to the north of the house, with a few copses also remaining to the north and south of the main driveway. The mature trees next to the disused reservoir north of the house are particularly prominent.

The house and walled garden are enclosed by dense mixed woodland and ornamental plantings, in which the coniferous elements tend to be of later origin. An unbroken avenue of mature trees lines the main approach to the house. Along the western edge of the Study Area, the line of Preston Glen is strongly demarcated by scrubby undergrowth and deciduous woodland, with sparser scrub and scattered trees marking the route of Preston Burn.

3.3 Landscape Character

In August 2014 West Lothian Council published a background paper to the LDP detailing an updated Landscape Character Classification (LCC) for the region. The publication draws on earlier work by SNH in its 1998 Lothians Landscape Character Assessment; a study in 2011 which considered the capacity of the landscape character in relation to wind energy development and LUC's Local Landscape Designations Review in 2013. The updated LCC incorporates minor

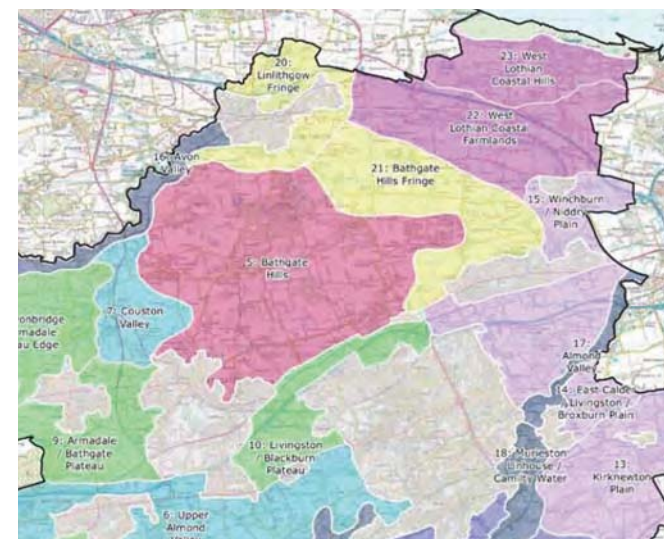
changes to character area boundaries and re-numbers/ re-names some of the earlier descriptions. The introduction to the study advises that it 'provides a revised base-line of landscape character units and important assessment information for a range of land use planning tasks including the designation of local landscapes.'

The Preston Farm site is located within the Lowland Hill Fringes Landscape Character Type (LCT) and specifically within the Landscape Character Unit (LCU) 20, Linlithgow Fringe.

The key characteristics of the LCU are set out in the update and include the following:

- Linlithgow urban area and Loch nestles in a basin contained by gently rising, undulating slopes of foothills to the north and south
- North of the town the south-facing slopes gradually rise to localised hills at Parkhead and Bonnytoun, culminating at 171m AOD at Airgath Hill on the district boundary, close to the Hope Monument, providing panoramic views in all directions and a striking setting to Linlithgow Loch, Palace and modern spire at St. Michael's Church
- M9 passes between the Loch and the northern foothills but is well screened and inconspicuous south and east of the town the north-facing foothills of the Bathgate Hills provide an important setting to the town, gradually rising in the south to 134m AOD at Williamcraigs, whilst to the east the foothills rise more steeply to a height of 144m
- Medium scale, angular arable fields with alternating ley grasslands for stock grazing creates a patchwork landscape, reinforced by many hedges
- Policy woodland and mature estate woods of Grange House and Bonnytoun to the north, Clarendon House to the east, and at Kettlestoun, Preston House and Williamcraigs to the south, add significant confinement
- Stone dykes are well maintained around many of the farm estates, in particular Bonnytoun and Preston
- Appearance of two golf clubs north and south of the town is manicured
- Disused sand quarry at Kettlestoun between the River Avon and the A706

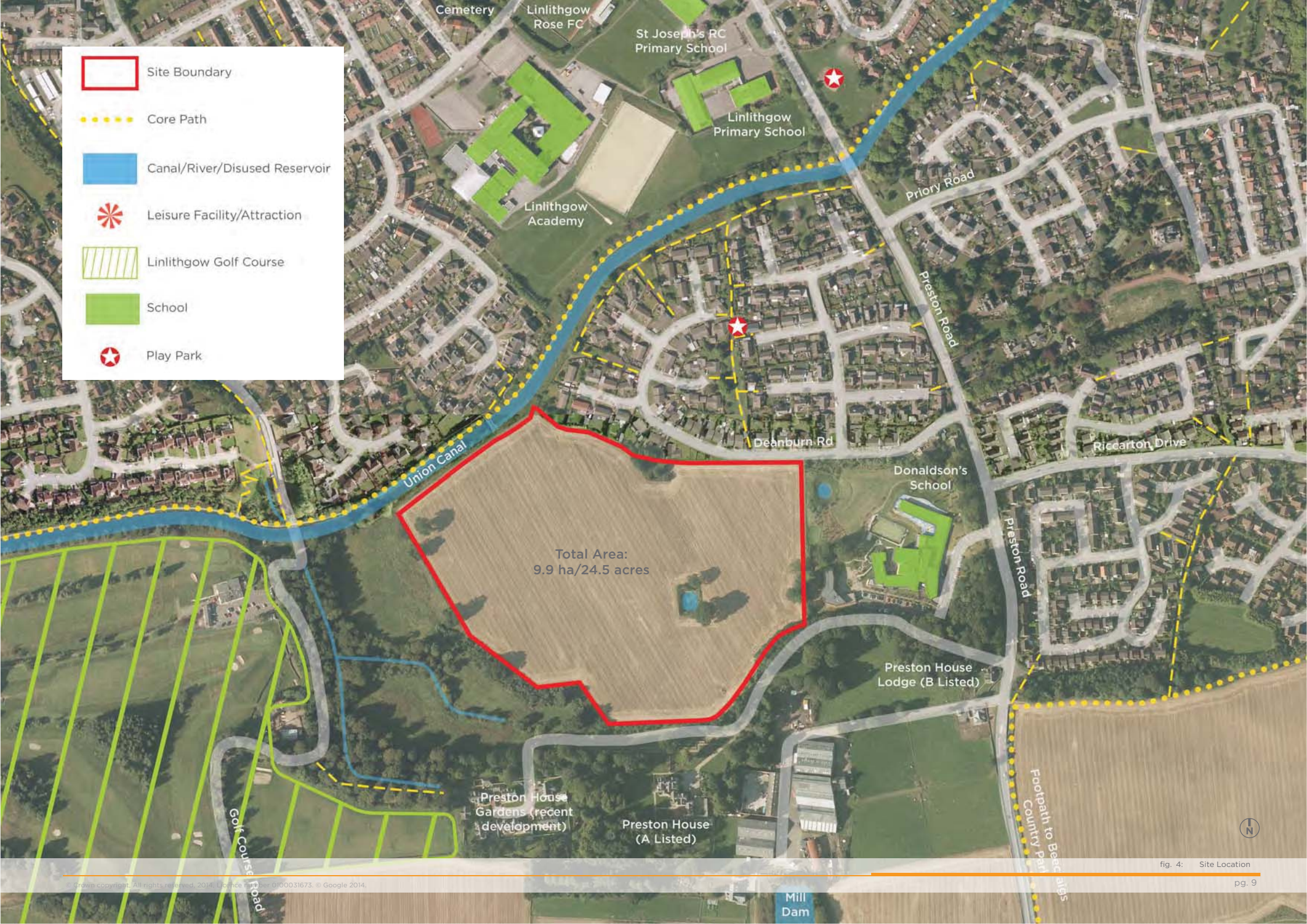
Specific mention of Preston House underlines the importance of the mature woodlands which surround site and which would be retained, reinforced and managed to safeguard their long term presence and influence on landscape character of the local area. The site occupies a discreet and secluded part of this character unit and this containment means that sensitive development could be integrated without widespread or adverse influence on the perception of the character unit.



Landscape character types

- 1 Upland Hills
- 2 Upland Hill Fringes
- 3 Lowland Hills and Valleys
- 4 Broad Valley Lowlands
- 5 Lowland Plateaux
- 6 Lowland Plains
- 7 Lowland River Corridors
- 8 Lowland Hill Fringes
- 9 Coastal Margins
- Urban

fig. 3: West Lothian Landscape Designations Review, Landscape Units and Types (West Lothian Landscape Character Classification 2014).



- Site Boundary
- Core Path
- Canal/River/Disused Reservoir
- ✳ Leisure Facility/Attraction
- Linlithgow Golf Course
- School
- ✳ Play Park

Union Canal

Total Area:
9.9 ha/24.5 acres

Golf Course
Footpath

Preston House
Gardens (recent
development)

Preston House
(A Listed)

Mill
Dam

Preston House
Lodge (B Listed)

Donaldson's
School

Deanburn Rd

Preston Road

Priory Road

Riccarton Drive

Preston Road

Footpath to Beecraig
Country Park

fig. 4: Site Location

4. Views to the Site



Viewpoint 1



On approach along the Canal path from the east the site is visible in the context of the housing development at Deanburn Road.

Viewpoint 2



As you move further east, the view opens up to encompass the lower part of the site, as shown in Viewpoint 3. Preston House and the southern section of the site are not visible. Views are constrained by the mature deciduous woodland to the site's southern and western boundaries.

Viewpoint 3







Viewpoint 4



On approach along the Canal path from the west the site is shielded behind mature trees which lie to the site's western boundary.

Viewpoint 4 demonstrates how the dense woodland planting contains the site, completely obstructing views to it when standing opposite Linlithgow Golf Club House.

Viewpoints 5 & 6 show how the site gradually becomes visible in the context of existing housing as you move further west. However, a steep bank rising up from the Canal means that only the lower section can be seen.

Viewpoint 5



Viewpoint 6







Viewpoint 7



Viewpoint 8



Viewpoint 9



These viewpoints show how the site relates to the adjacent development at Deanburn Road. As can be seen, the character of the neighbouring properties is predominantly semi-detached and detached one- to two-storey houses.

Viewpoints 10 & 11 clearly demonstrate how the lower section of the site is seen in the context of existing housing, with views constrained by mature woodland.

Viewpoint 10



Viewpoint 11



Viewpoint 12





Viewpoint 13 shows how Donaldson's School has been set back from Deanburn Road, with new woodland planting creating a buffer between existing housing and the school.

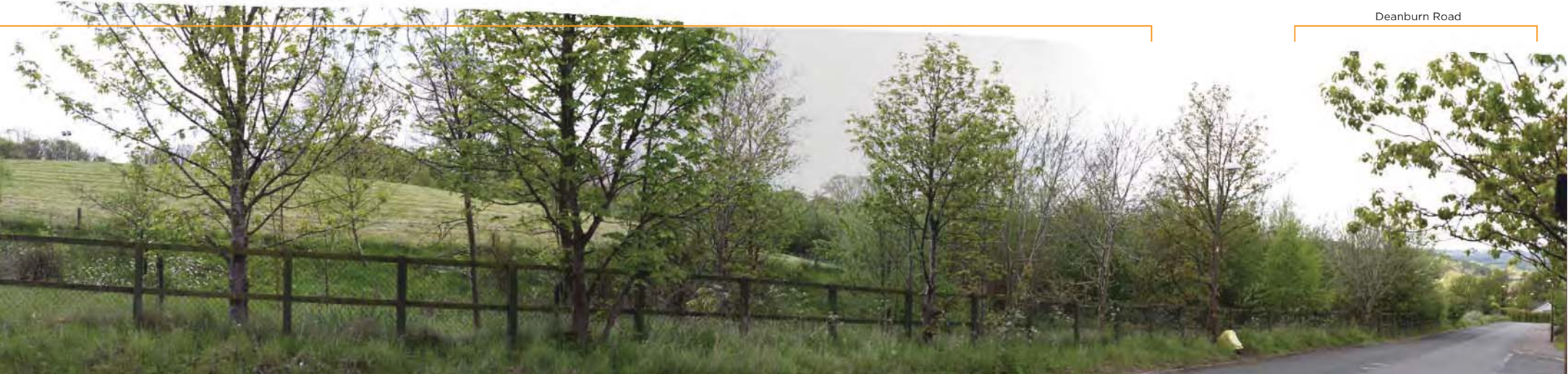
Views out of the site to the north over Linlithgow can be enjoyed due to the topography, as shown viewpoint 14. This image also demonstrates how the existing bridge could be used to create a direct link to the Union Canal Path, which provides access to local schools, transport links and facilities.

Viewpoint 13



Viewpoint 14





Deanburn Road



Braehead Place Development

Linlithgow Academy Sports Fields

Union Canal

Deanburn Road Development

5. The Site



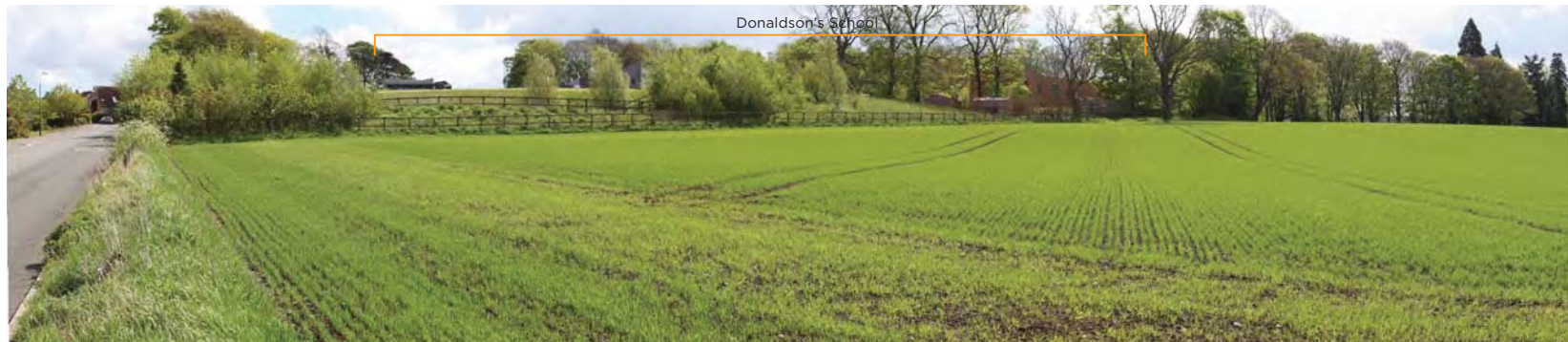
Viewpoint 1



Viewpoint 1 is taken from the bridge over the Union Canal and shows how the topography of the site restricts views to the southern section and Preston House.

Viewpoints 2 show the area of more level ground to the south, before the site slopes down to the Canal. Preston House is visible here in the context of existing housing at Deanburn Road.

Viewpoint 2





Union Canal



Preston House

Deanburn Road

6. Designations

Preston House is a Category A Listed Building, dating from 1844 and described in its listing as a:

'Scots Baronial mansion (of) cream sandstone with ashlar dressings, ... crowstepped gables (and) corbelled turrets',

The screen wall and coach archway, which divides the entrance court at the front of the house from the service court to the rear, is also included within the listing.

The lodge-house adjacent to and north of the main driveway is a Category B Listed Building, built at the same time, and described as a:

'gabled ... Tudor lodge (of) cream sandstone rubble'.

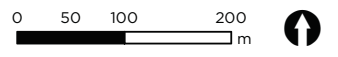
The wrought-iron gates and stone gate-piers are also part of the listing, and remain in place at the primary lodge entrance. Elsewhere, stone walling within the site is in poor condition generally, including the remaining walling along Preston Road, the low stone walls lining the secondary access drive, and the more ornamental retaining walls to the north of the house. The old walled garden and cottage to the west of the house were completely derelict and overgrown; but have been recently redeveloped as private housing.

The Study Area is located within an Area of Great Landscape Value (AGLV), which extends to the built edge of the southern part of Linlithgow. At the northern edge of the site, the stone bridge across the Union Canal is B-Listed, and the Union Canal is designated as a Scheduled Ancient Monument (SAM). Access along the Canal is a public Right of Way (RoW), National Cycle Route and Designated Long Distance Walking Route.

The Semi-Natural Ancient Woodland which lies to the west of the site must be protected, so providing a logical boundary to Linlithgow's growth.



- Legend**
- A Listed Building
 - B Listed Building
 - C Listed Building
 - National Cycle Route
 - Long Distance Walking Route
 - Scheduled Monument
 - Conservation Area
 - Semi-Natural Ancient Woodland
 - Historic Battlefield
 - Area of Great Landscape Value



PRESTON FARM

Designations

Ref No: 140690	Created By: LA	Rev No: 1
Scale: 1:5,000	Drawing Size: A3	Date: 13/05/2014

Coordinate System: BNG OS GB 1936 Datum



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fig. 5: Designations

7. Topography

7.1 Landform

Preston House is positioned on the northernmost flank of an extensive east-west band of hilly ground, rising away to the south of Linlithgow, within which the craggy form of Cockleroy Hill is a prominent and locally distinctive high point. The house is situated on a relatively level plateau.

The site's topography drops away towards the Union Canal after the 95m contour, becoming steeper towards its northern and western boundaries, as shown in figure 6.

Just to the north of the house, a localised dip in the level shelf of ground holds a small disused reservoir.

Immediately to the west of the house, Preston Burn cuts a narrow incision across the fields to join with the Mains Burn within the steep-sided gorge of Preston Glen.

To the south of Preston House, the farmland rises at first gently and then more steeply towards William Craigs and Cockleroy. The line of Preston Burn, which emerges from the high ground below Cockleroy, has been partially canalised to the south of the farm outbuildings where it feeds another small reservoir and is less distinct than the section that re-emerges north of the house.

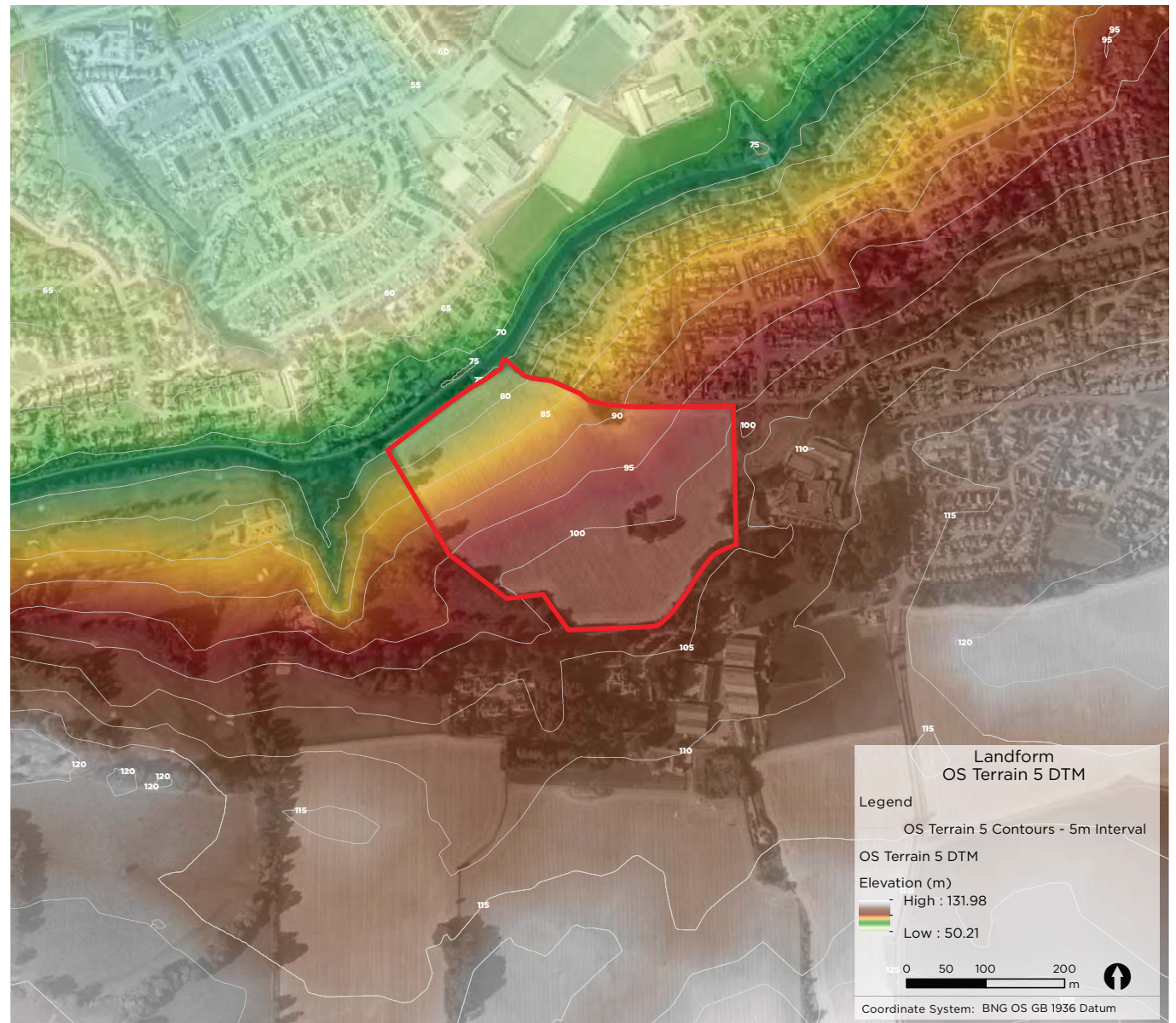


fig. 6: Landform

7.2 Slope Analysis

Figure 7 adds to the information given overleaf, showing how the southern section of the site is relatively flat, with a plateau-like area of level ground to the north of Preston House; with the remainder of the site becoming gradually steeper towards the Canal.

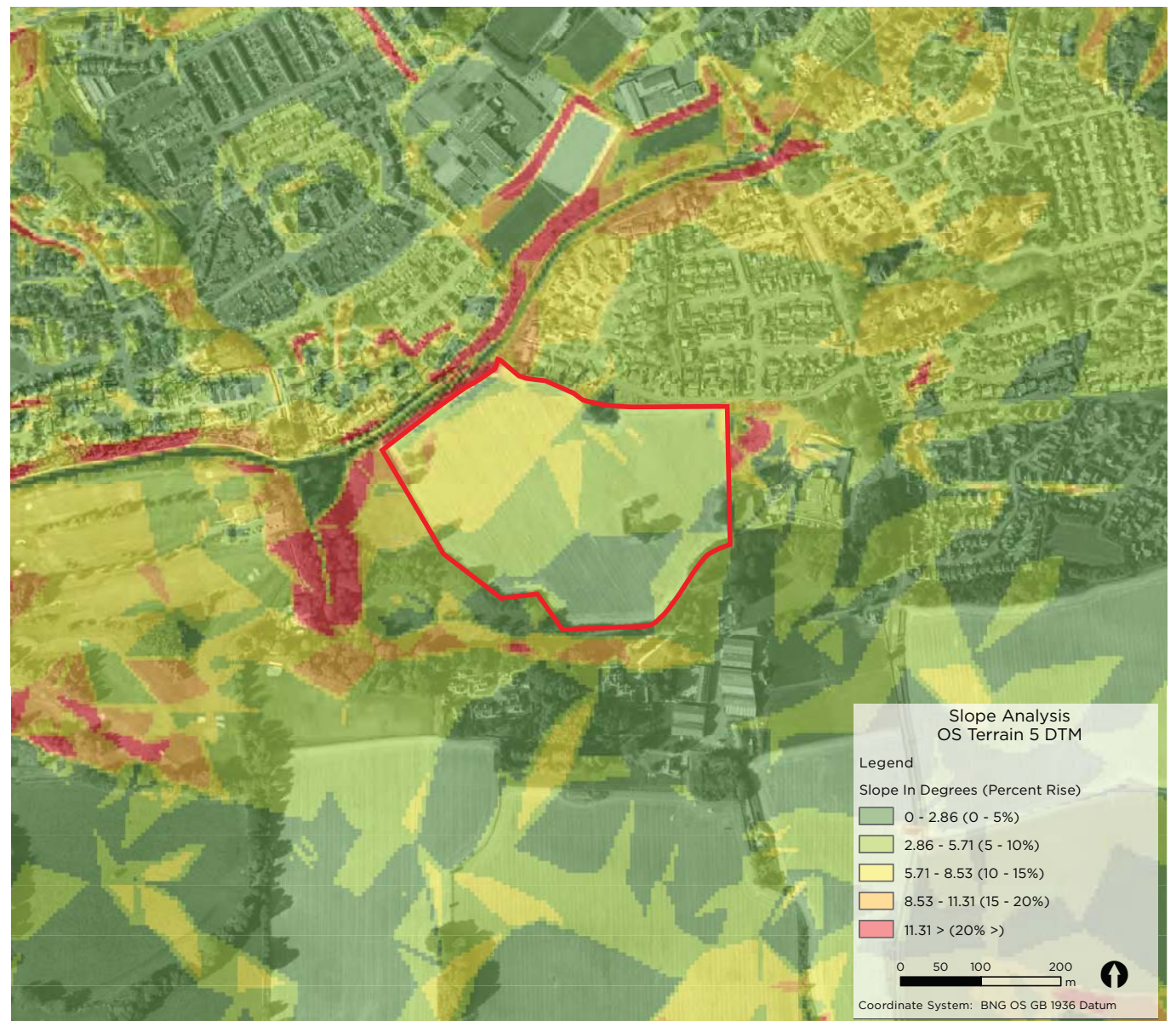


fig. 7: Slope Analysis

8. Transport

Information from Transport Planning



Transport Planning Ltd has been appointed by CALA Homes Ltd to advise on transport related issues. An overview of the findings is summarised as follows. The complete Transport Statement is included as part of this submission.

8.1 Walking/Pedestrian Access

Footways exist on both sides of Preston Road and on both sides of Deanburn Road, with the southern footway presently terminating at the site boundary.

The Deanburn area to the north of the site is home to a network of permeable pathways that lead northwards towards the Union Canal and Preston Road.

Preston Road enables onward (northern) access to the West Port and the facilities that can be found there. East of the site, other residential areas also afford onward connections with the eastern part of Linlithgow.

The site frontage lies within a residential street subject to a 30mph limit although passing speeds can be observed to be lower.

There are no formal crossing facilities in the vicinity of the site across the residential streets, but the residential area is typical of such areas throughout not only Linlithgow but West Lothian and development would represent a straightforward addition to the existing network. Uncontrolled pedestrian crossings are located in the vicinity of Donaldsons College on Preston Road, with Preston Road itself being traffic calmed (owing to the presence of the schools) and the presence of this affords crossing opportunities in any event.

The footway network north and east of Deanburn is typical of that found in an urban area with well connected, lit and level access onwards towards the town centre to the north and other routes connecting to other residential areas of the town.

Core Paths

Preston Road provides access to various core paths within the town (WL2a, WL2b & WL4) which are located to the north and east of the development site, offering wider recreational links to other core paths routes including WL35 (Linlithgow Loch to Union Canal) and beyond to WL3 (Linlithgow Loch Circular). Core paths WL2a & WL2b form part of National Route 754 of the National Cycle Network (NCN). In addition, core path WL4 leads southwards to Beecraigs Country Park, offering further recreational opportunities in the area. The core Paths are shown in figure 8 on the following page.

8.2 Local Shops

Sainsbury's, the Regent Centre (Tesco), Aldi and Linlithgow High Street all lie within the 1600m laid out in Planning Advice Note 75 and within the 20 – 30 minutes walking time laid out in the 2012 Scottish Government publication 'Transport Assessment Guidance'. Figure 8 illustrates the location of the site and surrounding facilities. Figure 8 shows that most of the town lies within 1600m of the site.

8.3 Schools

The nearest schools to the development site are Linlithgow and St Joseph's Primary Schools, and Linlithgow Academy. Linlithgow and St Joseph's Primary Schools are located approximately 0.5miles (800m) to the north of the site, with Linlithgow Academy around 0.8miles (1.4km) on foot.

Donaldson's School is also located directly to the east of the development site and is Scotland's national school for children who are deaf or have communication difficulties.

8.4 Cycle Access

Cycle access towards Linlithgow town centre from the site can be achieved via Deanburn Road to Preston Road by sharing the carriageway. At present, the Deanburn estate is subject to a 20mph speed limit and accommodates several traffic free paths which will also be attractive to cyclists. In addition, Preston Road benefits from traffic calming features, north of the Union Canal, which helps reduce traffic speeds.

National Cycle Network path 754 runs to the north of the development site along the Union Canal and provides good quality, traffic free, cycle opportunities linking to Linlithgow and onwards to Edinburgh (and Glasgow via Falkirk). A number of connection points are provided along this cycle route to the existing road network within Linlithgow, with key locations in the vicinity of Linlithgow railway station and Preston Road at its Union Canal crossing.

8.5 Public Transport Access

Bus Service Provision

Bus stops are located on Preston Road to the northeast of the development site in the vicinity of the Deanburn estate, while further bus stops are located to the east of the site on Riccarton Drive.

The bus stops on Preston Road and Riccarton Road provide access to the 31 / 32 E+M Horsburgh service, which provides connections to Livingston, Linlithgow town centre and several surrounding towns and villages. The frequency of these bus services, at the time of writing, is summarised in the table opposite.

Service	Route Description	Approx. Frequency (Daytime)	
		Mon-Fri	Sat
31	Livingston - St John's Hospital - Dechmont - Uphall - Ecclesmachan - Linlithgow	120mins*	-
32	Livingston - St John's Hospital - Dechmont - Uphall - Ecclesmachan - Philipstoun - Linlithgow	120mins*	60mins

* Weekday services alternate every hour

Further bus services operate along Linlithgow High Street. First Bus' flagship 38/X38 service operates a regular and frequent service connecting with Edinburgh, Falkirk and Stirling whilst E+M Horsburgh (23 & 34), First(42) and SD Travel (449) all operate additional services enabling links to destinations including Bathgate, Broxburn, Queensferry, Falkirk and Edinburgh.

Rail Station

Linlithgow railway station is situated approximately 1.2km on foot, or a short cycle or drive from the development site. Linlithgow is located on the 'Central Scotland' Edinburgh to Glasgow line and the station provides a range of facilities which include park and ride provision and cycle parking.

Regular services operate from this station serving local towns, such as Falkirk, Dunblane and Stirling in addition to the key employment, retail and recreational destinations in Edinburgh and Glasgow. At the time of writing, First ScotRail operates a half hourly service from Linlithgow railway station to Glasgow during weekdays and the weekends, with additional services provided during weekday peak commuting periods (up to four services per hour). Services also operate half hourly to Dunblane meaning four services per hour serve Edinburgh.

8.6 Existing Roads

The main traffic routes in the vicinity of the development site are considered to be Deanburn Road, Preston Road, and the A706. The development site is bounded by Deanburn Road to the north, which is a residential road approximately 5.5m wide along the site frontage. Preston Road is also a single carriageway route, connecting Beecraigs Country Park to the A706 High Street within Linlithgow. The A706 is the main traffic link through Linlithgow and provides access to local shops, amenities and public transport facilities, in addition to the surrounding trunk road network.

8.7 Development Access

Pedestrians and Cyclists

Pedestrians and cyclists will be able to access the development site making use of the existing off-site footway and footpath network.

The development proposals will incorporate provision of footway on the south verge of Deanburn Road to link with the existing footway that terminates to the northeast of the site.

Additionally, internal links will connect towards the west of the site where the Canal can be reached and also to the southwest where opportunities for informal recreation can be created.

The ability to provide Donaldson's with facilities within the site also means that the existing and new Donaldson's buildings could be linked.

Development of Road Access

The degree of site frontage available on Deanburn Road enables adequate visibility to be achieved from a simple T connection with the external road network.

8.8 Summary

The site at Deanburn Road is a straightforward addition to the existing urban area of Linlithgow. It can be linked into foot and cycle opportunities that already existing in the area.

Public transport choices lie nearby with further services available in the town including the high standard of service at Linlithgow railway station.

The site is accessible to Deanburn Road and Preston Road, which are of a good standard and enable links into and around Linlithgow and beyond to the strategic road network and neighbouring towns and villages.

An appropriate access layout can be provided to serve the site and the uplift in traffic from the development can be accommodated on the surrounding road network with no adverse impact to existing road users.

Whether a resident of the site or a student at Donaldson's, there are no transport related reasons why the site should not be developed for the intended uses.

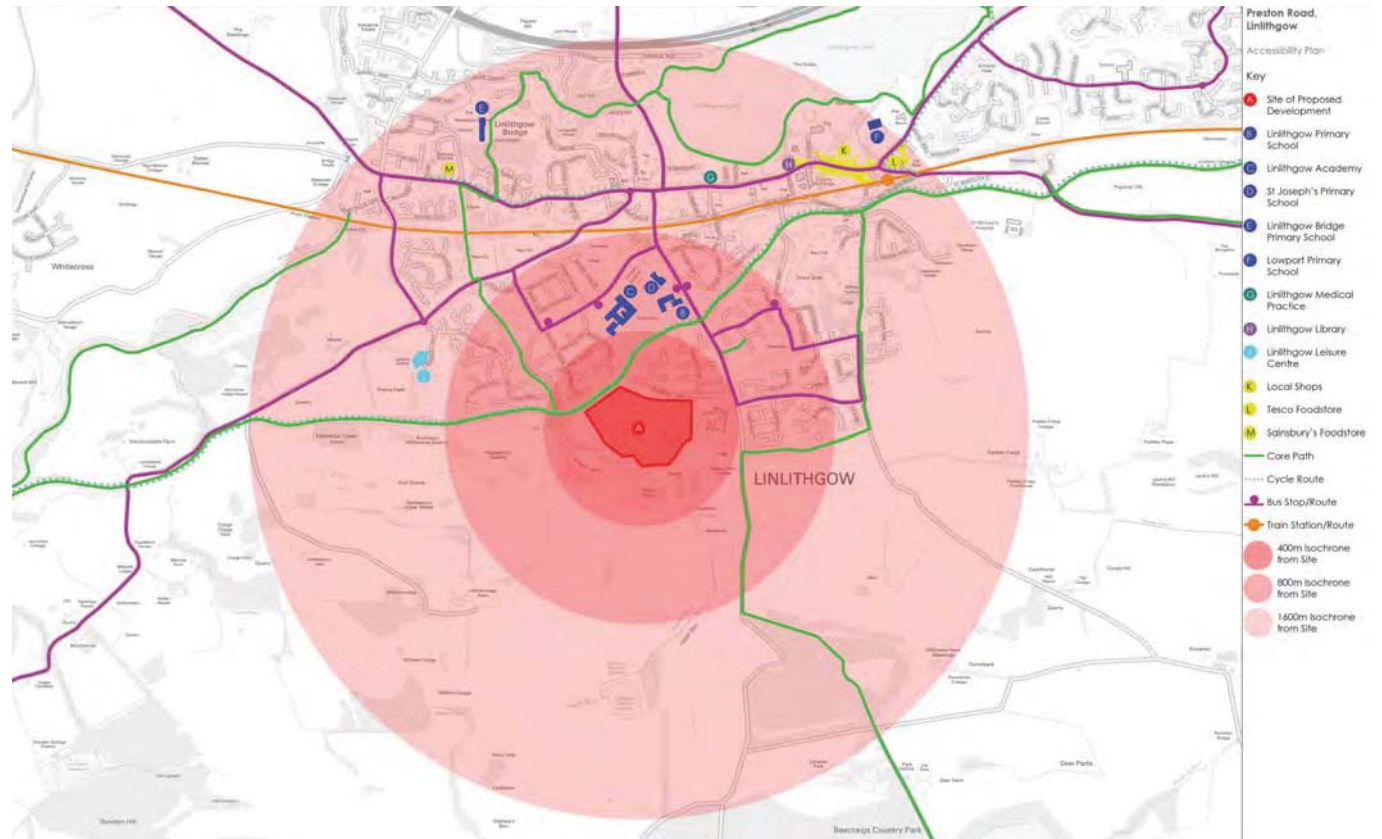


fig. 8: Accessibility Plan

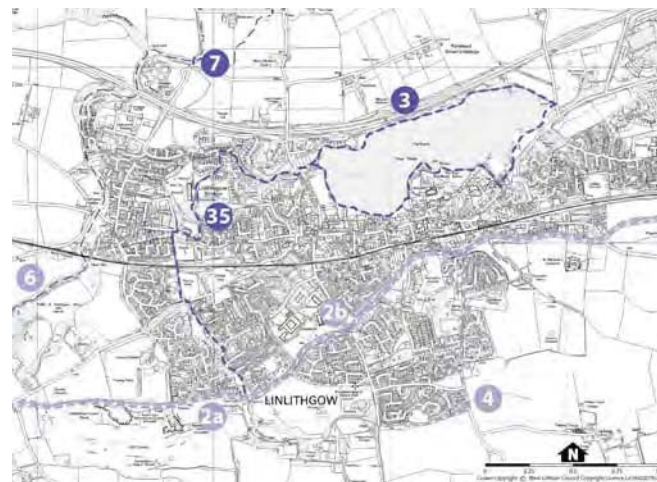


fig. 9: Core Paths Plan D



fig. 10: National Cycle Network Route 754

9. Site Analysis



Connections along the Union Canal walkway



Open edge fronting Deanburn Road development



Donaldson's School is visible in the context of woodland planting



Woodland contains the site to the south and west



B-Listed bridge connects site to the Union Canal



Desire lines over the bridge



Desire lines from the bridge to Deanburn Road housing estate



Mature parkland trees are an integral part of the setting of Preston House



The Union Canal runs along the site's north-western edge

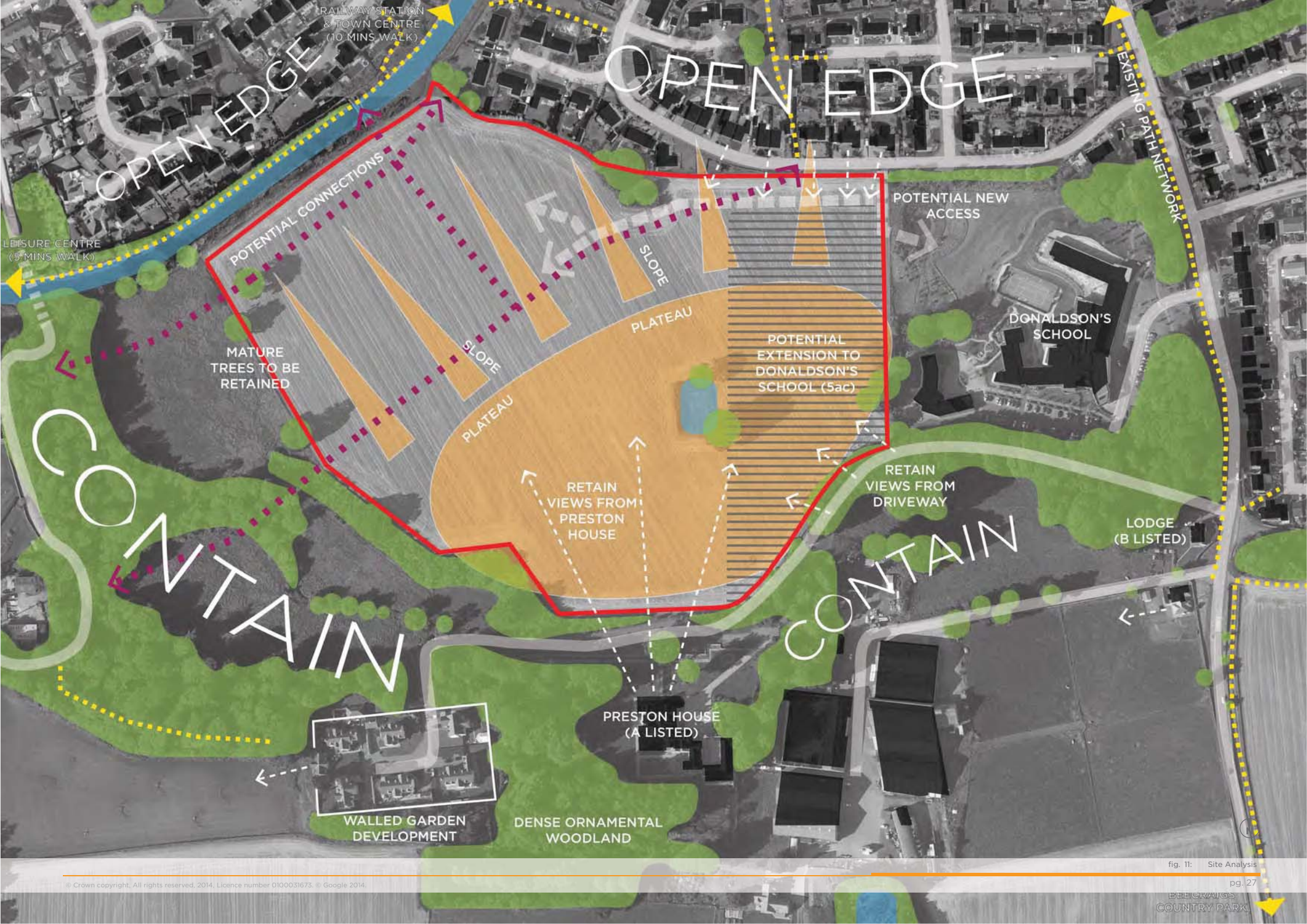


fig. 11: Site Analysis

10. Levels

10.1 Potential Residential Development Area

These figures demonstrate how the views to and from Preston House can be maintained whilst establishing an appropriate area for built development on the lower slopes.

Plan

Two sections were taken through the site.

The yellow line indicates the highest point a 2 storey building (9m) could be built without impeding upon views from Preston House; whilst the pink line indicates the highest point a 3 storey building (12m) could be built without impeding upon these views.

Sections

The pale blue line was drawn parallel with the front of Preston House, to represent views out of it and wider views back to it. A standard 2 or 3 storey house's apex was then placed on the blue line and moved as far up the slope as possible. This distance was then measured and marked onto the plan (figure 11).

The first pair of sections illustrate the 2 storey building (9m) scenario, whilst the second pair show the impact of a 3 storey building (12m).

Proposed Building Line

The proposed building line has been shown in grey, on the plan, and runs lower than the yellow area in order to allow space for a structural planting buffer, to ensure views are not disrupted.

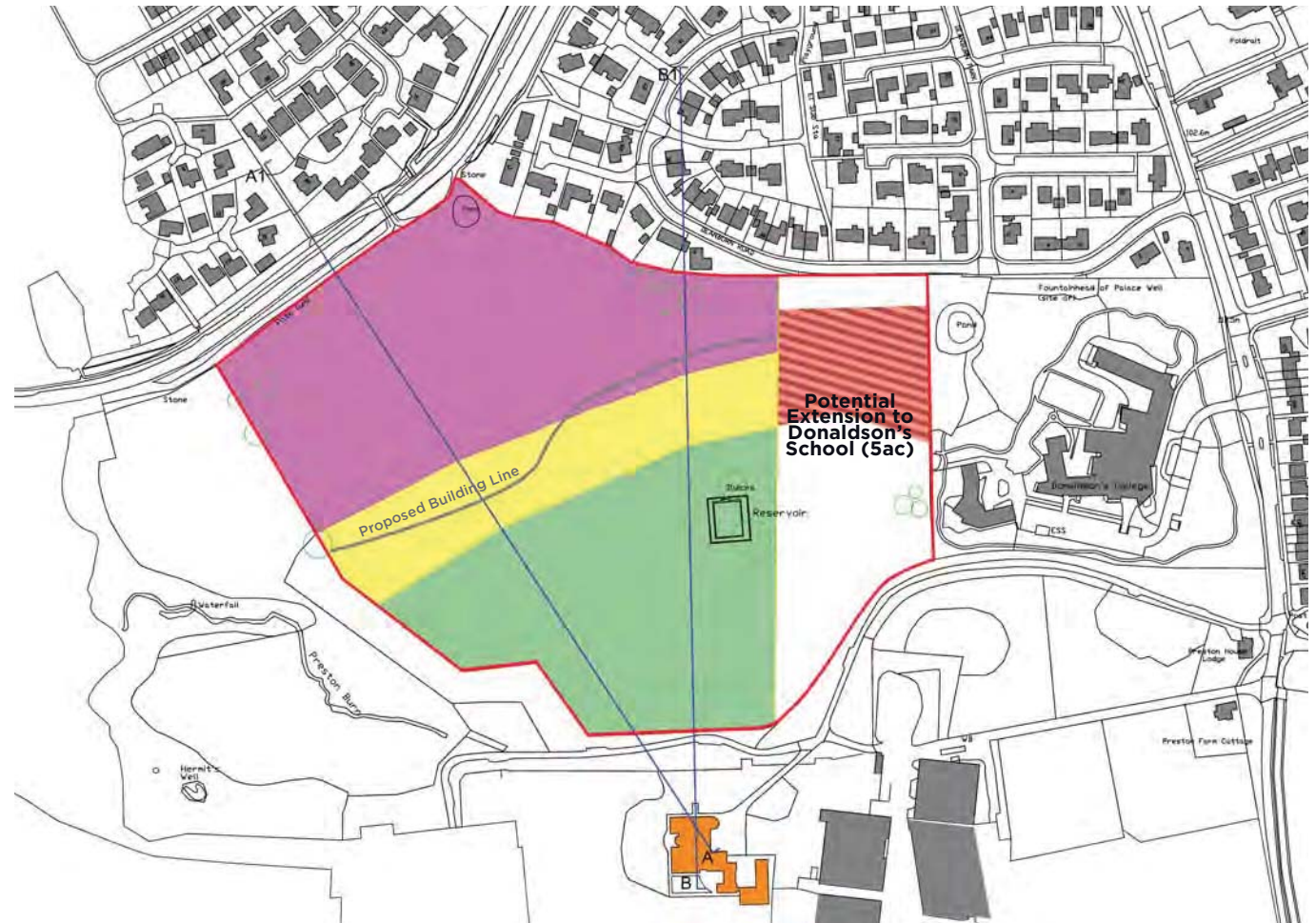
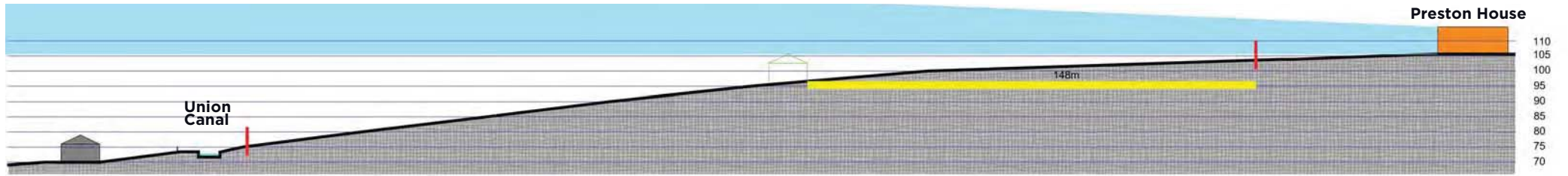


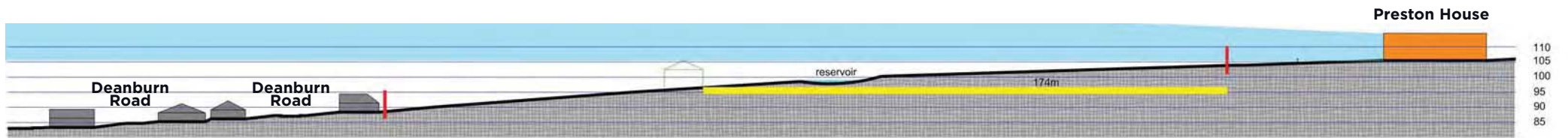
fig. 12: Residential Development Levels Plan

- Area where development of up to 3 storeys (12m) could be accommodated without impeding upon views from Preston House.
- Area where development of up to 2 storeys (9m) could be accommodated without impeding upon views from Preston House.
- Area which must be protected as open space to retain views from Preston House.

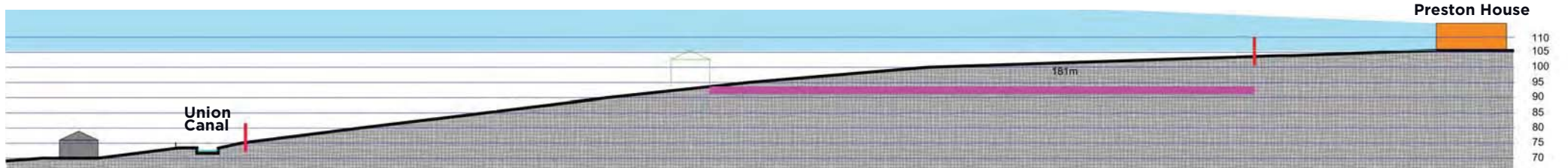
Section A - A1: 2 Storey Building



Section B - B1: 2 Storey Building



Section A - A1: 3 Storey Building



Section B - B1: 3 Storey Building

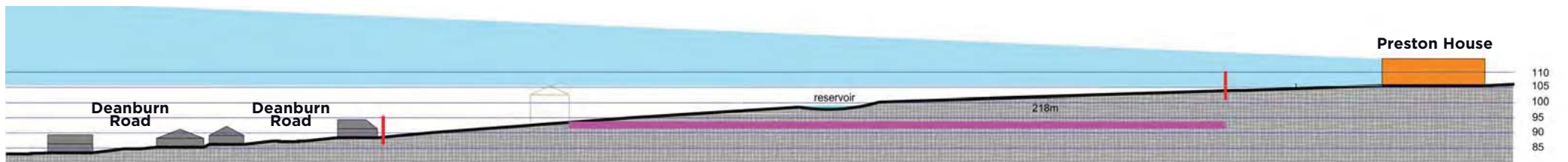


fig. 13: Site Sections 01

10.2 Potential Extension to Donaldson's School

In a similar way to 10.1, these figures demonstrate how the views to and from Preston House can be maintained whilst establishing an appropriate area for an extension to Donaldson's School to be built.

Plan

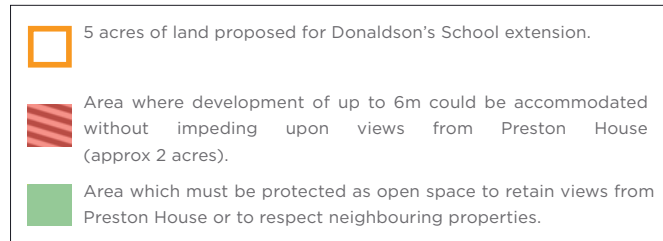
The red hatch indicates the area in which a flat-roofed 2 storey building (6m), similar to the existing Donaldson's building, could be built without impeding upon views from Preston House. A 20m offset from the properties on Deanburn Road has also been accommodated to respect their privacy.

Section

The blue line was drawn from the front of Preston House, to represent views from it and wider views across the site. A 2 storey flat-roofed block was then placed on the blue line and moved as far up the slope as possible. This distance was then measured and combined with the information found on the previous page to mark out an area onto the plan suitable for development (figure 14 and figure 15).



fig. 14: Donaldson's Extension Levels Plan



Section C - C1: 2 Storey Building

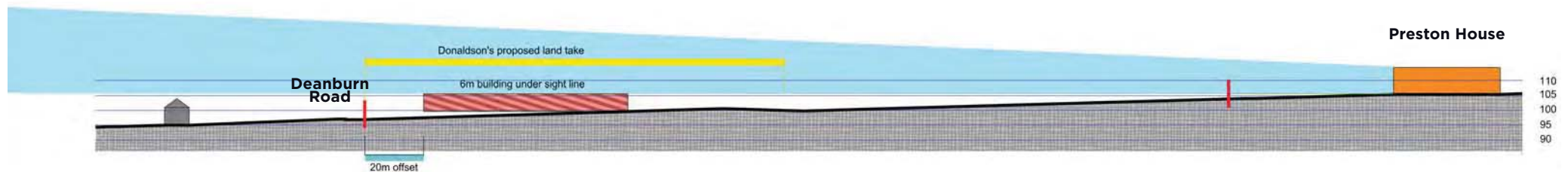


fig. 15: Site Section O2



- 1. Potential area for play
- 2. Location for SUDs
- 3. Linear park along the Union Canal
- 4. Potential pedestrian footpaths
- 5. Existing footpath network
- 6. Potential extension to Donaldson's School
- 7. Potential developable area for Donaldson's School extension
- 8. Public parkland
- 9. Mature parkland trees to be retained
- 10. Woodland planting to create buffer between proposed development and existing housing

D - D1: Section through indicative layout.

This section through the indicative layout illustrates how following the principles established in Section 10 of this document will allow existing views from Preston House to be maintained. The section demonstrates that through maintaining an area of parkland space to the south views from Preston House and the area of public parkland could be maintained over the proposed properties. Proposed woodland planting to the park edge would further mitigate and soften the impact of the views from the south to the proposed properties. The proposed properties should be located to the north on the lower slopes adjacent to the Union Canal within the area suitable for development identified in Section 10.



D - D1: Section through indicative layout.

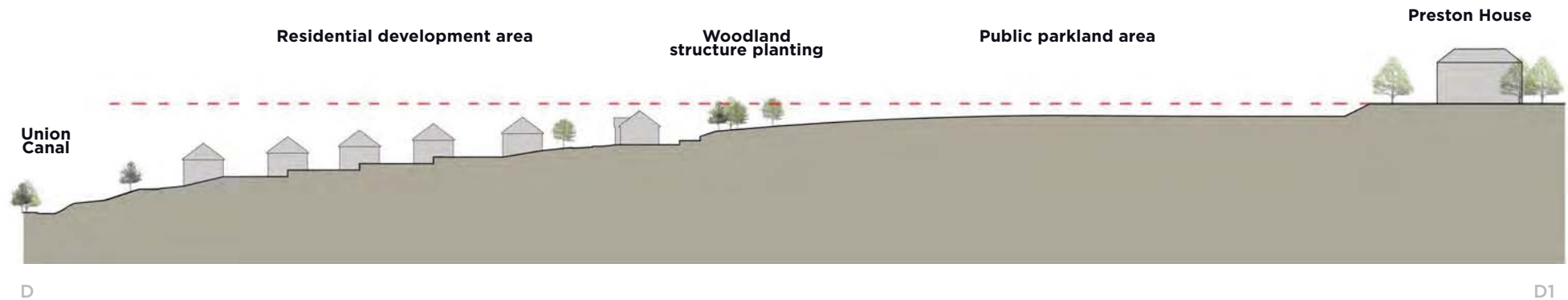


fig. 18: Section through indicative layout.

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