

WL/LDP/PP/436

W.L.C.
D&S GROUP SUPPORT

24 NOV 2015

Dear Sir / Madam

RE Site - Linlithgow HLL 12, Preston Farm Field

This is our first submission and represents our own views.

As a resident of Linlithgow I am deeply concerned about the Council's Plans to rezone Preston Farm Field for Housing. This proposal from the Council is unwelcome and will have a significantly detrimental impact on the character of the town

I am objecting on the following grounds:

1. The road infrastructure is totally unsuitable to accept both the increased traffic that the development will create. The Council's own assessment of the transport problems state that the development will have a major impact on road capacity and major improvements will be needed. Preston Road already has traffic calming measures and little can be done to make the road safer or able to accept increased traffic. This is significant as there are two schools on Preston Road. West Lothian has the higher road death rate amongst schools age children than the Scottish average. I am concerned that building houses on this site will only increase the traffic on Preston Road placing children at further risk.

The increase in the number of cars will also lead to an increase in demand for parking in the town centre, especially for rail travel. The current situation is critical and there are no plans in place to alleviate this and there are also no clear opportunities to increase parking near or around the train station.

The site is also well outside the town with poor bus routes and connections to the town centre.

2. This land has always had green belt status as an Area of Great Land Value (AGLV). It is unclear why the Council now views only part of this field as AGLV and the other part as prime development land. Alongside this the Council's Local Landscape Designation Review states that the area should form part of the Bathgate Hill Special Landscape Area. This means that it should be protected from development and preserved for prosperity. It is unclear in any publication from the Council why it is ignoring advice from a report and has decided to re-zone this land for housing.

In the plan it appears that the council has redrawn the greenbelt to match the Developer's plans and ignored all previous objections in the MIR. This is unacceptable and seems to suit the Council's target for house building and the developer's financial interests. It is not in the interest of the local community or the character of the town. Also by including this land within the proposed plan it is effectively redrawing the town boundaries. The creep of the town beyond its current boundaries to

the South of the town is not a sensible move and again goes against the advice in the . This area of the town is not within easy reach of the town centre and its local amenities.

The proposed development at Preston Field will not bring any benefits to the town to alleviate the current congestion and pollution problems on the High Street.

3. The land itself is prime agricultural land. It makes no sense to rezone this land for development. We need to be producing our own food locally and this field presents a fantastic opportunity for this - at least if it is not turned into housing.

4. The Canal is a national monument and this is not acknowledged within the plan to rezone this field. This site should be protected both to preserve Georgian piece of engineering and also as a fantastic tourist asset to the town. Housing on this site will severely alter the western approach to the town, taking away a fantastic setting with Preston House and Cockleroy framing the scene.

7. The field provided important territory and feeding ground for protected species including bats and badgers. This is not taken into account in the plan despite it being a significant block to the granting of planning permission. There has been little done by the Council to investigate this despite it being raised by objectors at the MIR stage.

Instead we would strongly support the proposed expansion in the East of the town proposed by Linlithgow's Local Planning Forum. This area proposed for housing is close to the town centre and local shops, health centre and other amenities. It also gives better walking access to train station and a number of local bus stops. This proposal also requires additional developments which would hugely benefit the town including new roads to take pressure of the already overloaded routes up Manse Road and Preston Road.

I would suggest that this draft plan is ill-thought through in terms of development within Linlithgow. Whilst the rest of the plan will no doubt benefit West Lothian as a whole. The plans which are specific to Linlithgow need greater consideration so as not to destroy the character of the town and place an ever greater burden on local infrastructure.

Yours faithfully

A large black rectangular redaction box covers the signature and name of the sender. The redaction is composed of two overlapping rectangular blocks: a smaller one on top and a larger one below it, extending further to the right.