



Ecclesmachan & Threemiletown CC
c/o The Village Hall
Byburn
Ecclesmachan
Broxburn
EH52 6NG

Steve McLucas
Development Planning
West Lothian Council
County Buildings
High Street
Linlithgow
EH49 7EZ

CC: Local Ward Councillors

3 October 2014

Dear Mr McLucas,

Ref: West Lothian Local Plan – MIR.

Further to comments made at the recent consultation meeting I am now in a position to submit these in writing on behalf of our Community Council.

We feel that a summary of housing allocation position should be shown at the start or end of the long section analysing previously committed sites. This would allow readers to see at a glance how many houses are still to be built from land allocation in the previous plan and how many new houses are left as a balance from that required in the overall SPD.

There is one specific area that we would like to make comment on in detail, this is referred to as EOI-0017/0318a - shown on the draft plan as "preferred alternative site" for housing allocation.

1. Illogical shape added to the profile of Uphall/Broxburn.
2. We note EOI-0017/144 & EOI-138b are "not preferred" making this look like an illogical approach and adding to our observation in the previous comment.
3. It removes the east/west separation of Uphall to rural Ecclesmachan.
4. Due to airflow and weather dynamics this area is subject to severe winter conditions.
5. Area used by many walkers as a countryside walk.
6. The B8046 Uphall through to Threemiletown is a very busy and dangerous road. The profile at this section is bump-dip-bump and would certainly not be good for siting a housing development with its necessary entry and exits.
7. It is too far away from local facilities thus making car use necessary for journeys to local shops, schools and other facilities.
8. This is good quality extensively used farm land used for food production.
9. On the current local plan it is shown as "countryside belt", the belt would be breached if this area is developed as it would join up to include a third settlement.
10. There may be a possibility of deep contamination being exposed if this area is excavated due to previous mining and industrial use.
11. We feel that a realistic density of housing per hectare for this comparatively small area does not provide a realistic or worthwhile contribution to allocation given the negatives.

In short the Community Council feels that this proposal is an error and should not be considered seriously. It would seek to plunder valuable countryside, green space, land of great landscape value and destroy valuable wildlife habitats. Also increase dangers to pedestrians and road traffic on our local road network, present non-sustainable strains onto our road network, schools and other costly services. This proposal would also infringe on existing rural settlements.

We would urge West Lothian Council to note the contents of this letter and the results of our previous survey. We would urge you to look further at use of brown-field sites through redevelopment and sensible expansion of existing urban areas to meet your quota for housing and business use.

Yours sincerely



Chairperson



Secretary