

WLC REF: MIRQ0080

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



12th October 14

Objection to the inclusion of Housing Site EO1 – 0168 (Preston Farm, Linlithgow) in the Main Issues Report. The reasons are:

1. To include this represents a breach of trust with the residents of Linlithgow. The land involved is designated as an Area of Great Landscape Value (AGLV) in the Landscape Designation Review (LDR) and as such should be retained as a core Special Landscape Area for the Bathgate Hills. The LDR says that West Lothian Council should 'resist development pressure on the edge of Linlithgow particularly where it advances uphill to key skylines'. To now change this area designation, without due consultation, is unacceptable.
2. Any development in this area would dramatically alter, to the worse, the view of Linlithgow leading up to Preston House and ancient woodland and on to Cockleroi (as seen from the Western approach to Linlithgow along Falkirk Road). This is contradictory to the Council's advice in the LDR.
3. To include this represents a breach of trust with residents in the region of the proposed development. During their necessary diligence prior to property purchases in the area they took, at face value, the results of local searches indicating that the AGLV status meant that building in these fields would not occur. The advice, as given, was a significant factor in their decision making.
4. Building in this area would have a detrimental affect on Biodiversity and the Environment of the Linlithgow area. The area and its wildlife corridors leading into the woodlands of the Bathgate hills support a wide variety of invertebrates, flower species, mammals and birds. These are living in the wooded areas, the cultivated areas and the field fringes. Species that would be affected include: Bee, Butterfly, Bat, Vole/Mouse, Badger, Fox, House Martin, Swift, Swallow, Buzzard, Sparrow Hawk, Kestrel, Tawny Owl, Lesser Spotted Woodpecker, Moorhen, Mallard, Fieldfare and Redwing.
5. Building in this area would represent a loss of access for Linlithgow residents to an attractive rural area. Under Access Legislation, avoiding any damage to any crop activities, Linlithgow residents can walk in these area, sledge in these areas and berry pick. There are also 'desire line' paths along the periphery of the area leading to the Canal Towpath and thence to the newly incorporated John Muir Way. These paths can also route people, by foot, to the Golf Club, Linlithgow Sports Club and to any point in Linlithgow and Linlithgow Bridge area.
6. Further homes in this area would increase pressure on local School places and bring further safety issues to any traffic and road commute on Preston Road.

We ask you to consider the points raise and remove Housing Site EO1 – 0168 from the Housing List and forthcoming Local Plan.

