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17 October 2014

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

By email & post: ldp@westlothian.gov.uk

Dear Sir / Madam

LAND AT PRESTON FARM, LINLITHGOW
REF: EOI -0168

We refer to the above and on behalf of our client, CALA Management Limited, we are pleased to respond to the Council's Main Issues Report, in relation to the emerging West Lothian Local Development Plan.

Please find enclosed a further Design Statement in relation to the preferred housing site (Ref: E01-0168), together with our response to West Lothian Council's Site Assessment.

West Lothian Council has commenced preparation of its first Local Development Plan (LDP). The Main Issues Report (MIR) for the West Lothian LDP was the first key stage in the preparation of the LDP. The LDP requires to conform with the Strategic Development Plan for Edinburgh and South East Scotland (SESplan), Scottish Planning Policy (SPP) and the National Planning Framework (NPF).

Following previous representations to the emerging LDP, the land at Preston Farm has been allocated as a preferred new housing site (in part) within the MIR (Ref: E01-0168: Land at Preston Farm). A site area of 10 hectares is noted with a capacity for some 50 units.

A key consideration for the LDP is the approach to Linlithgow. The MIR considers if the current policy approach to Linlithgow as an "area of restraint" should continue and sets out a preferred approach. The preferred approach proposes to remove the "area of restraint" and allow some development following a sequential approach to the release of sites. This approach would focus in the first instance on the release of brownfield sites within the settlement and in close proximity to public transport and town centre facilities and amenities. Thereafter some greenfield land on the edge of the settlement may be supported, but only where these sites provide sustainable development solutions, which do not adversely impact on the matters which previously led to the area of restraint policy in the town.

SESplan notes, in relation to the West Lothian housing requirements, that new residential allocations will be focused in sustainable locations where infrastructure is either available or can be provided and in locations where there are no environmental constraints. The new allocations could be directed towards existing committed developments if it can be demonstrated that they can contribute towards the housing requirement within the specified time periods. Importantly SESplan also notes that the smaller settlements in West Lothian may also provide for additional growth. Given that Linlithgow falls within the West Lothian Strategic Development Area (SDA), this statement would apply to sites within Linlithgow.

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 preferred 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.

Main Issue 3: Housing Growth, Delivery and Sustainable Housing Locations

We support the Council's preferred strategy (Scenario 3), to provide more housing than the minimum required by the supplementary guidance, issued in support of the SDP. The LDP should allocate housing land for an additional 3,500 houses above existing committed development. Whilst this would result in a level of development beyond requirements set out in the housing supplementary guidance to support the SDP, it recognises that the strategy in the existing adopted Local Plan is too reliant on a limited number of large, complex sites with high infrastructure costs being brought forward. It is now considered that a range of smaller housing sites, in various locations across West Lothian, is needed in order to provide greater choice and effectiveness of sites.

This scale of housing allocation will reduce the risk of the LDP development strategy not being successful and is justified for a number reasons including the following:

- The need to maintain a five year supply of effective housing land at all times as required by Scottish Government Planning Policy.
- The need to ensure that there is a generous supply of housing land to accommodate the needs and demands of those seeking a house in West Lothian.
- The need to maintain West Lothian's attractiveness as an area which provides a range of choice of housing sites for those wishing to invest.
- Linking the Council's Economic Strategy to that of the housing market by providing a range and choice of house types suitable to indigenous and inward investors and the construction industry.
- Recognising that as the LDP progresses some housing sites may be delayed or may no longer come forward for a variety of reasons including unexpected development viability.

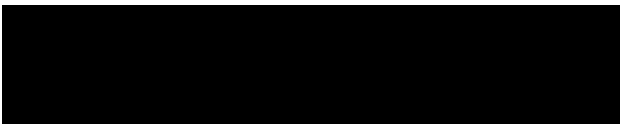
We support the preferred strategy which is based around an aspiration for growth aimed at delivering sustainable economic prosperity and quality of life for communities in West Lothian, including Linlithgow.

We submit that this site contributes to the preferred strategy. We respectfully submit that the site should continue to be allocated as a preferred housing site, as part of the land supply within the Local Development Plan. We would be pleased to arrange to meet with you to discuss matters further.

We trust that the above and attached will be given due regard in the process to prepare the new Local Development Plan. We would be pleased to be kept advised of the process to prepare the new Plan. Hard copies of the attached submissions will follow by first class post.

In the meantime, should you have any further queries, please do not hesitate to contact Andrew Munnis of this office direct.

Yours faithfully



MONTAGU EVANS LLP

cc. CALA Management Ltd
Enc.

Preston Farm, Linlithgow: Response to WLC Site Assessment		
WLC Criteria	WLC Assessment	CALA Homes (East) Limited response
Condition and Setting	General Comments	
<i>Present Use Brownfield/greenfield/ruin/mixed</i>	<i>The site is located outwith the settlement envelope of Linlithgow and to the south east of the town centre. The site is currently used as farmland and is shown in the WLLP as AGLV.</i>	Any further expansion of Linlithgow is likely to require the release of suitable greenfield sites to meet housing needs. CALA considers that the Preston Farm site relates well to the urban form of Linlithgow and could be released without adversely impacting on the wider setting of the town, which would be the case with many other locations around the periphery. Please refer to CALA's comment below ('Landscape fit') regarding the AGLV designation.
<i>Slope and Shape</i>	<i>The site is broadly rectangular in shape. The site is flat and is slightly sloping from south to north.</i>	The site naturally falls into two different topographical zones dictated by the landform. The south eastern half is characterised by a broadly level plateau at between 95m AOD and 105m AOD, extending northwards from Preston House, whereas the north western half slopes down noticeably towards the Union Canal to a level of 75m AOD (refer to Figure 5 in CALA's Design Statement).
<i>Altitude and Exposure</i>	<i>The site is not at a high level or exposed.</i>	While the upper, southern part of the site is more visually exposed due to its elevation, the northern half is not, occupying the valley side, consistent with the development pattern already established in nearby areas of the town.
<i>Un-neighbourly/non-conforming uses</i>	<i>Adjoining uses are residential to the north and south, farmland to the west and Donaldson's College is to the east.</i>	Sensitively planned development on the site would complement the wider context and provide a logical extension to the development pattern that has been established in this part of Linlithgow.
<i>Relationship to Townscape</i>	<i>The site is outwith the settlement boundary therefore has no relationship to the townscape. Development at this location would extend the settlement boundary to Preston House.</i>	The site immediately adjoins the existing town boundary along Deanburn Road and has a direct relationship with the housing pattern which has grown along the valley sides above the canal. CALA's Design Statement demonstrates in Figure 16 how sensitively planned housing on part of the site could reflect the existing urban 'grain' and avoid encroaching on Preston House. CALA's indicative layout could provide the basis for a development brief to ensure that only appropriate parts of the site are developed, with more sensitive areas retained as connected public open space.
<i>Landscape Fit – Intervisibility</i>	<i>Built development would change the character of the area in particular the views from Deanburn Road in the north. Although the site forms part of the AGLV it is relatively self-contained and would not be visible from the wider area to the south.</i>	The WLC LP advises that proposals within AGLV 'will be subject to rigorous scrutiny of their visual and physical intrusiveness and threat to landscape quality, especially on skylines and at valley margins'. The site is located in the northern extremity of the designation where it abuts the existing settlement boundary. The topography of the site ensures that it relates to the urban context of the town rather than its wider setting. The site is visually and physically well contained by development and mature trees (Design Statement Figure 15) which provide a high degree of containment. This ensures that sensitive development on the lower parts of the site, which avoids a skyline impact, would not harm the objectives of the designation, which are focussed on the Bathgate Hills and wider setting of Linlithgow.
<i>Landscape Fit – Skyline</i>	<i>The site is not on the skyline.</i>	CALA agrees with the Council's assessment.
<i>Defined Boundary</i>	<i>The boundaries of the site are defined by the Union Canal and Deanburn residential area to the north, to the south by a number of mature trees, post and wire fencing to the east and open farmland to the west.</i>	The site is clearly defined by defensible boundaries. CALA is not proposing that the entire site is developed for housing but offers a balance between new residential development, a potential extension to Donaldson's school and major new areas of accessible open space.
<i>On Site Constraints</i>	<i>No visible constraints.</i>	CALA confirms that the site is not subject to any development constraint which cannot be overcome by appropriate layout and detailed design measures.

<i>Ground Conditions/ Natural Features</i>	<i>There is no information regarding ground conditions</i>	An assessment of ground conditions and natural features will accompany any planning application submission. A level survey has been carried out and has informed the draft development layout. A full soil investigation will be undertaken prior to a planning application being submitted.
<i>Trees</i>	<i>There are a number of mature trees around the site boundary which should be assessed. Management and retention will require to be discussed with the council's arboricultural officer.</i>	CALA will undertake a full and detailed tree survey as part of a planning condition attached to a future planning permission. All trees that are assessed as being worthy of retention will be retained, protected and subject to an ongoing management plan as part of the landscape proposals.
<i>Protected Species (biodiversity)</i>	<i>Unknown / will require to be checked with SNH. SNH have been consulted with regard to impacts on protected species.</i>	Any required protected species or habitat surveys can be undertaken to support any planning applications.
<i>Green Network (CSGN)</i>	<i>No significant issues.</i>	CALA agrees with the Council's assessment. Furthermore, the site can contribute to the green network by providing new areas of accessible and interconnected open space which can tie in to the existing core path and greenspace network.
<i>Access/Parking/Roads</i>	<i>Access to the site is via a private road which leads to Preston House and 6 houses in the walled garden beyond.</i>	CALA has determined through its transportation studies that the site is capable of being adequately accessed for the purposes of the development shown in the Design Statement.
<i>Watercourse within vicinity (potential flood risk)</i>	<i>The Union Canal bounds the site to the north. Preston Burn to the south west of the site and there are sluices on the site. Further consultation with the council's flood prevention officer is required.</i>	The site is positioned some metres above the level of the Union Canal. Any required flood risk assessment can be prepared to accompany any planning application.
<i>Other</i>	<i>No Education capacity - capacity issues at existing schools. No capacity at Low Port and issues at Linlithgow Academy for larger scale development. Smaller scale development might be more favourable.</i>	The site has been selected as a preferred location for housing development and the Council is predicting completion of this site within the proposed SESplan SDP period. Developer contributions towards appropriate education provision will be considered in the normal manner.
<i>Conclusion/Summary: Site potential and impact on the community and/or settlement.</i>	<i>The site forms part of the Bathgate hills area of great landscape value however is relatively self-contained in terms of relationship to the wider AGLV. Development would impact on residents in the Deanburn Road in terms of the character of the area. There is good access and few on site constraints. Development at this location would depend on whether the impact on the AGLV could be justified.</i>	CALA considers that the site forms a peripheral part of the AGLV which is separated from the core of the designation. As such it would not compromise the objectives of the designation, which are focussed on the Bathgate Hills and setting of the town. The site, whilst having some attractive landscape qualities, relates more closely to the existing urban edge of Linlithgow than it does to the wider countryside setting, which the designation covers. Housing on the site would be strongly contained by its boundaries and development would not significantly impinge on the visual and physical qualities which underpin the AGLV designation. The setting of Preston House would be preserved through careful siting of housing within a discreet part of the AGLV.

OPEN 10.10.14



Preston Farm, Linlithgow

Design Statement

October 2014

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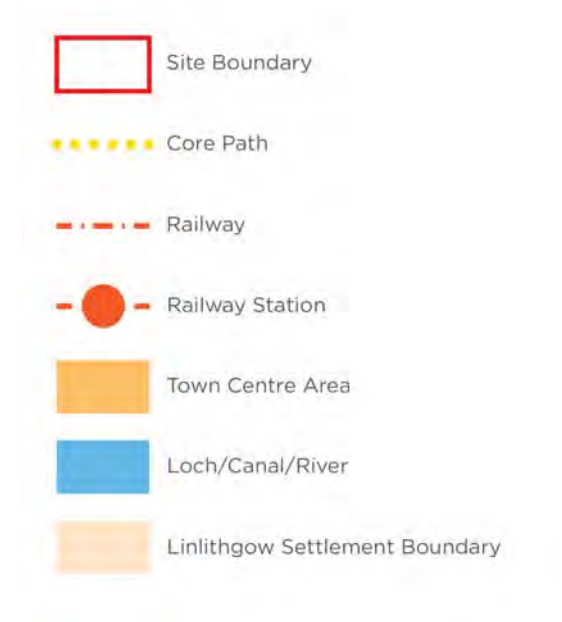
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1. Site Location: Wider Context

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



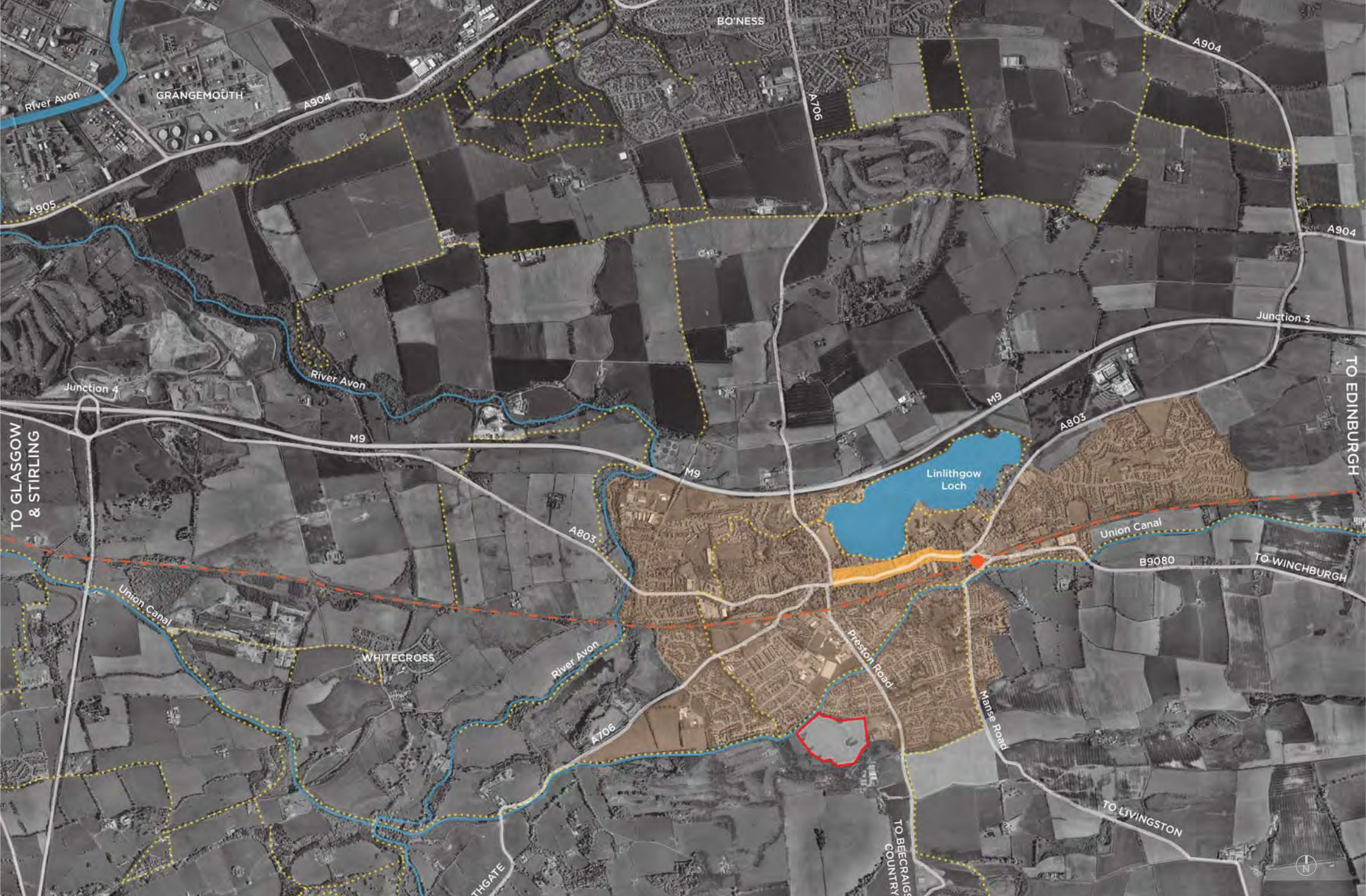


fig. 1: Site Location, Wider Context

2. Site Location: Town Context

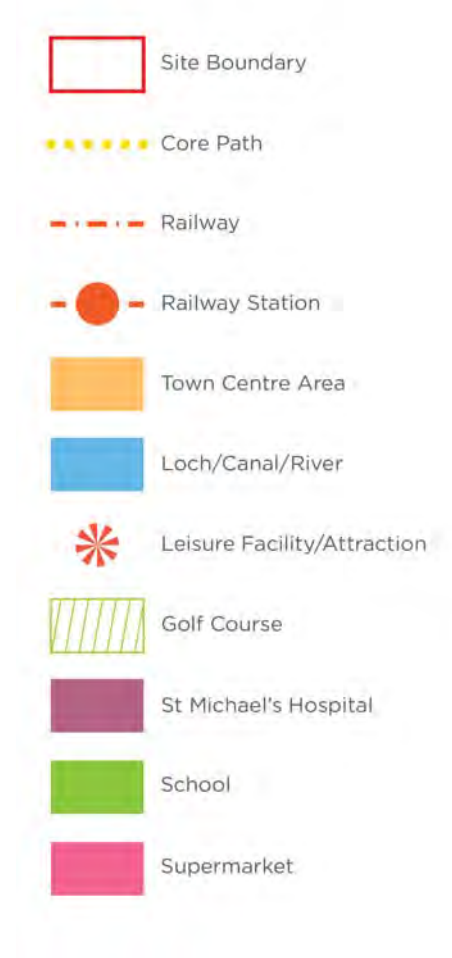




fig. 2: Site Location, Town Context

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

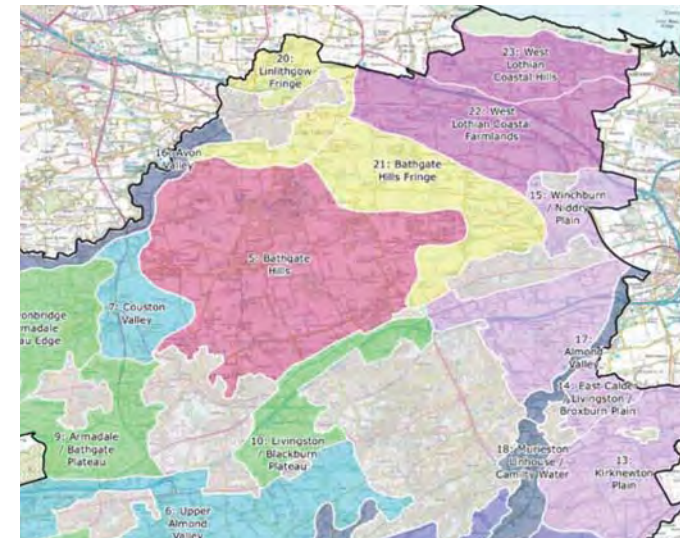
changes to character area boundaries and re-numbers/ re-names some of the earlier descriptions. The introduction to the study advises that it 'provides a revised base-line of landscape character units and important assessment information for a range of land use planning tasks including the designation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

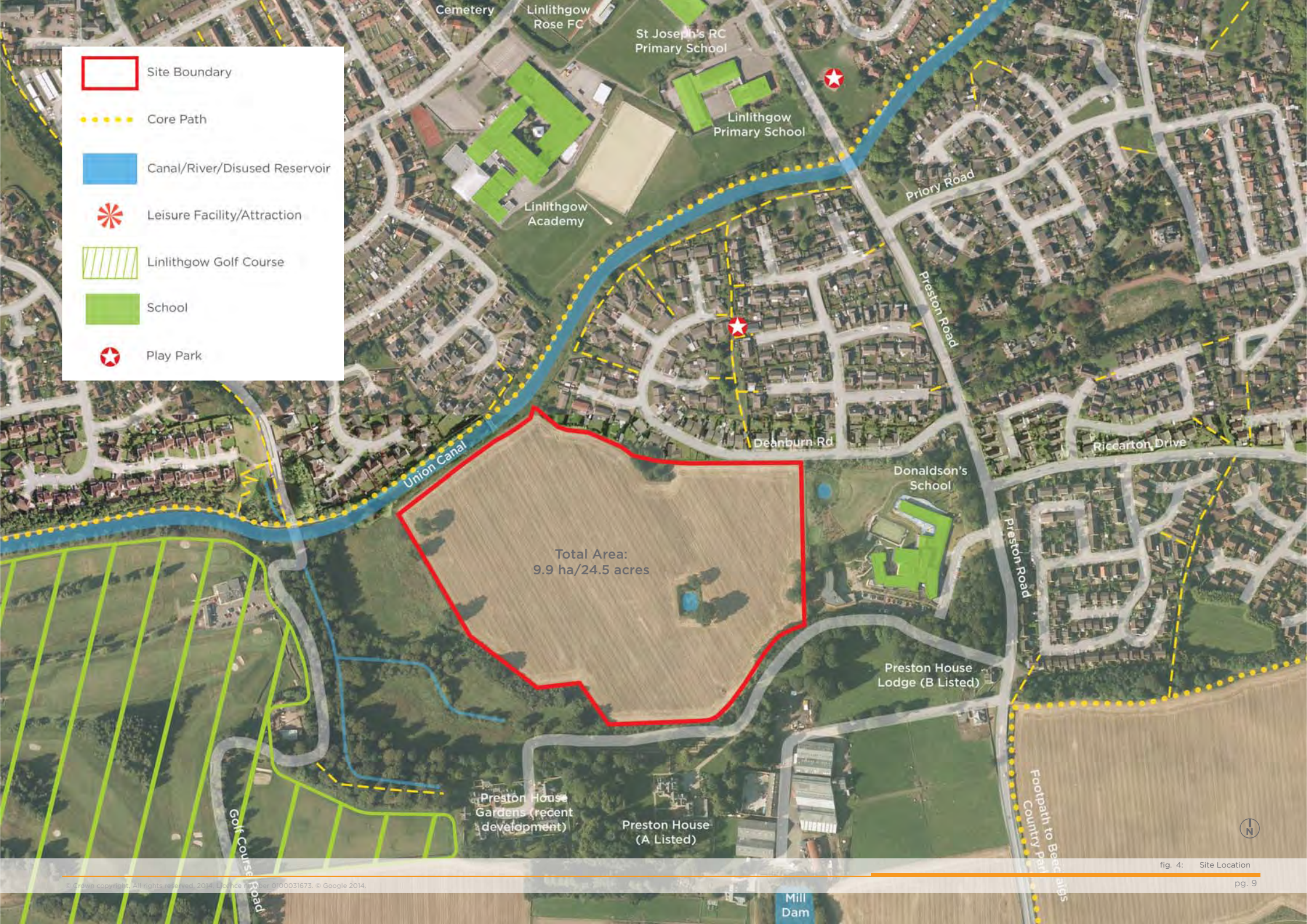
Specific mention of Preston House underlines the importance of the mature woodlands which surround site and which would be retained, reinforced and managed to safeguard their long term presence and influence on landscape character of the local area. The site occupies a discreet and secluded part of this 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

Total Area:
9.9 ha/24.5 acres

fig. 4: Site Location

4. Views to the Site



Viewpoint 1



Viewpoint 2



Viewpoint 3



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

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 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.

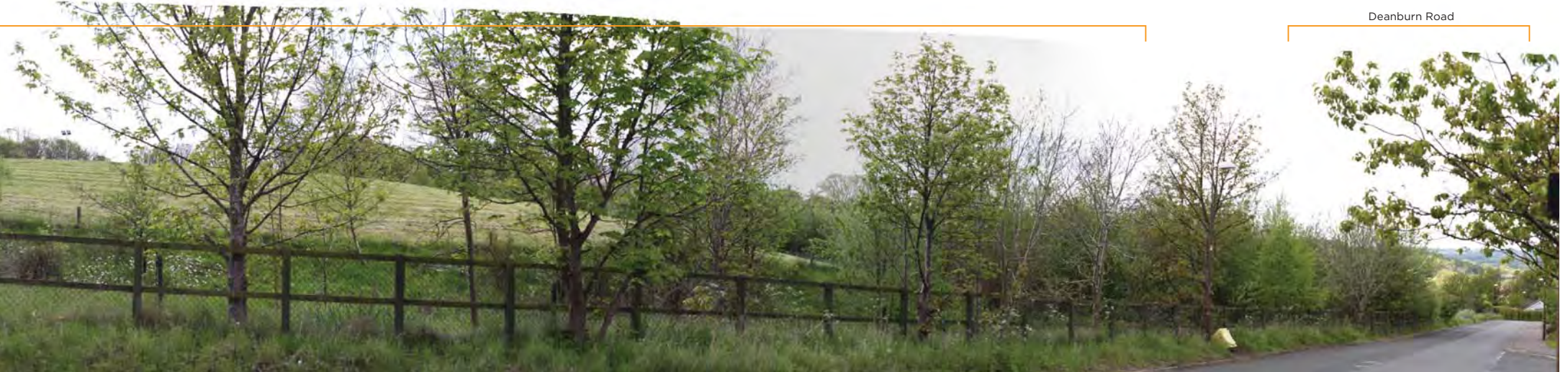
Views out of the site to the north over Linlithgow can be enjoyed due to the topography, as shown viewpoint 14. This image also demonstrates how the existing bridge could be used to create a direct link to the Union Canal Path, which provides access to local schools, transport links and facilities.

Viewpoint 13



Viewpoint 14





Deanburn Road



Braehead Place Development

Linlithgow Academy Sports Fields

Union Canal

Deanburn Road Development

5. The Site



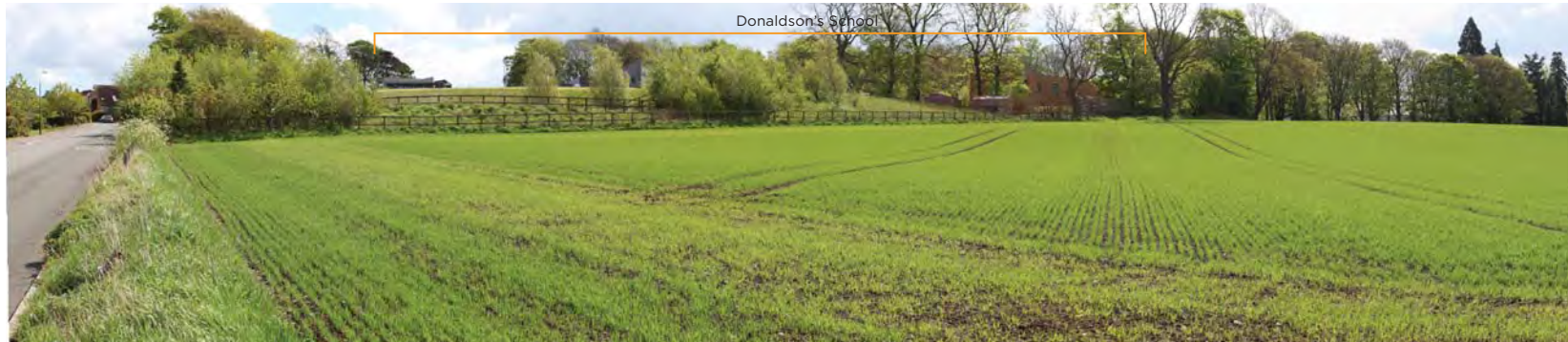
Viewpoint 1



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'.

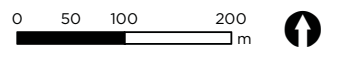
The wrought-iron gates and stone gate-piers are also part of the listing, and remain in place at the primary lodge entrance. Elsewhere, stone walling within the site is in poor condition generally, including the remaining walling along Preston Road, the low stone walls lining the secondary access drive, 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.

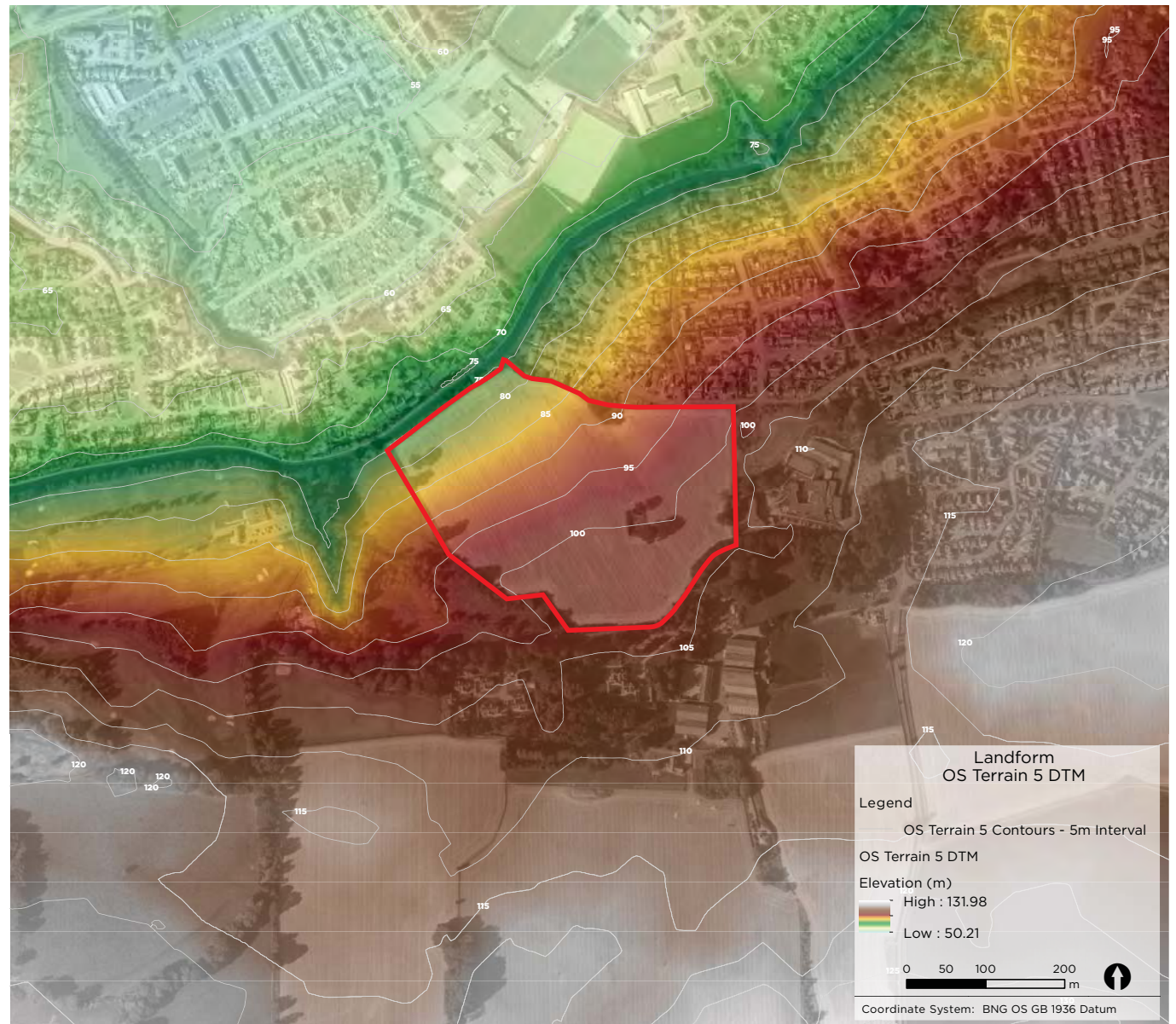


fig. 6: Landform

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.

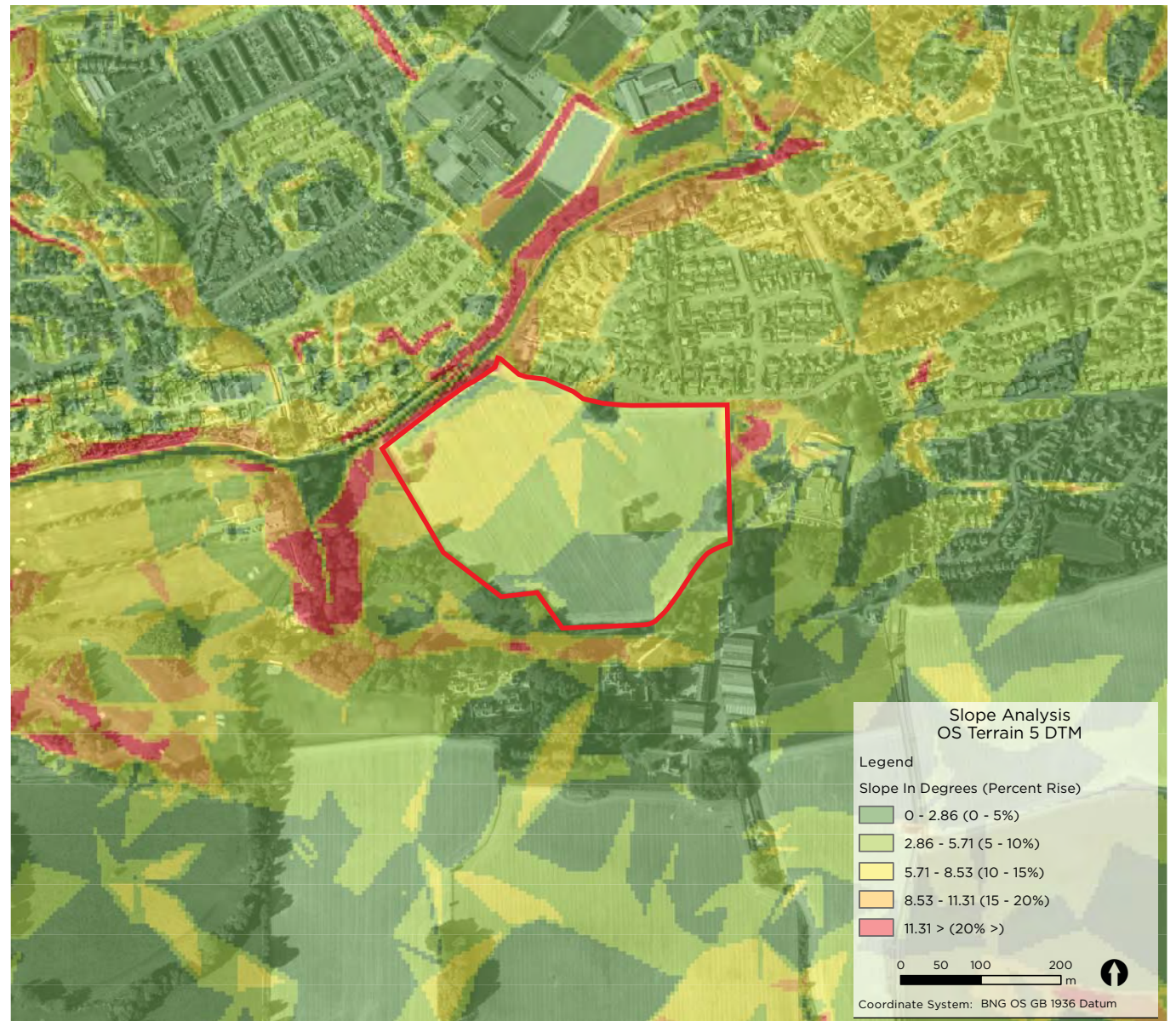


fig. 7: Slope Analysis

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.

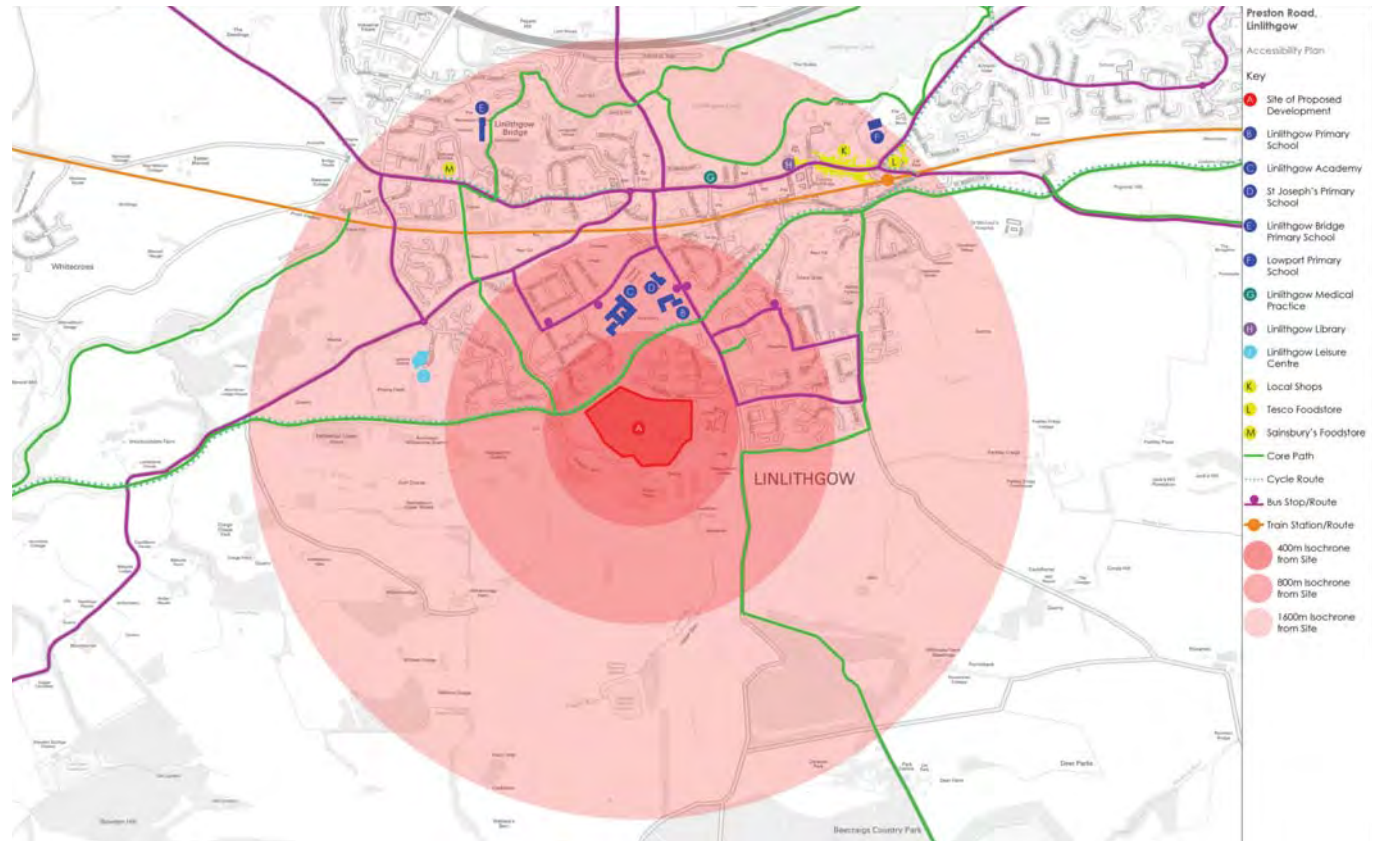


fig. 8: Accessibility Plan

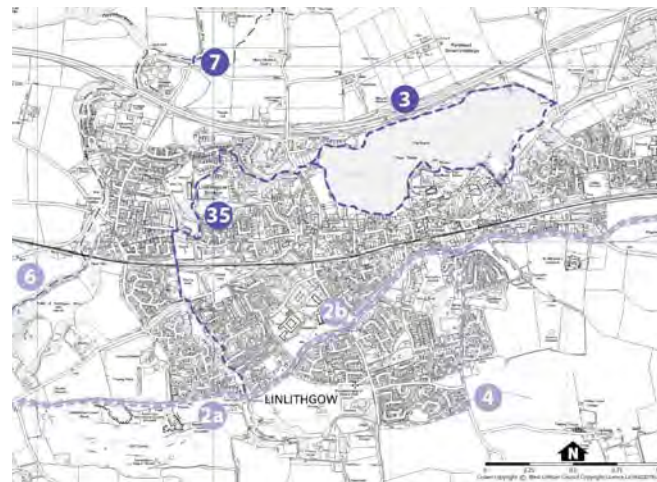


fig. 9: Core Paths Plan D



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



OPEN EDGE

OPEN EDGE

EXISTING PATH NETWORK

POTENTIAL CONNECTIONS

POTENTIAL NEW ACCESS

MATURE TREES TO BE RETAINED

PLATEAU

POTENTIAL EXTENSION TO DONALDSON'S SCHOOL (5ac)

DONALDSON'S SCHOOL

RETAIN VIEWS FROM PRESTON HOUSE

RETAIN VIEWS FROM DRIVEWAY

LODGE (B LISTED)

CONTAIN

CONTAIN

PRESTON HOUSE (A LISTED)



WALLED GARDEN DEVELOPMENT

DENSE ORNAMENTAL WOODLAND

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.

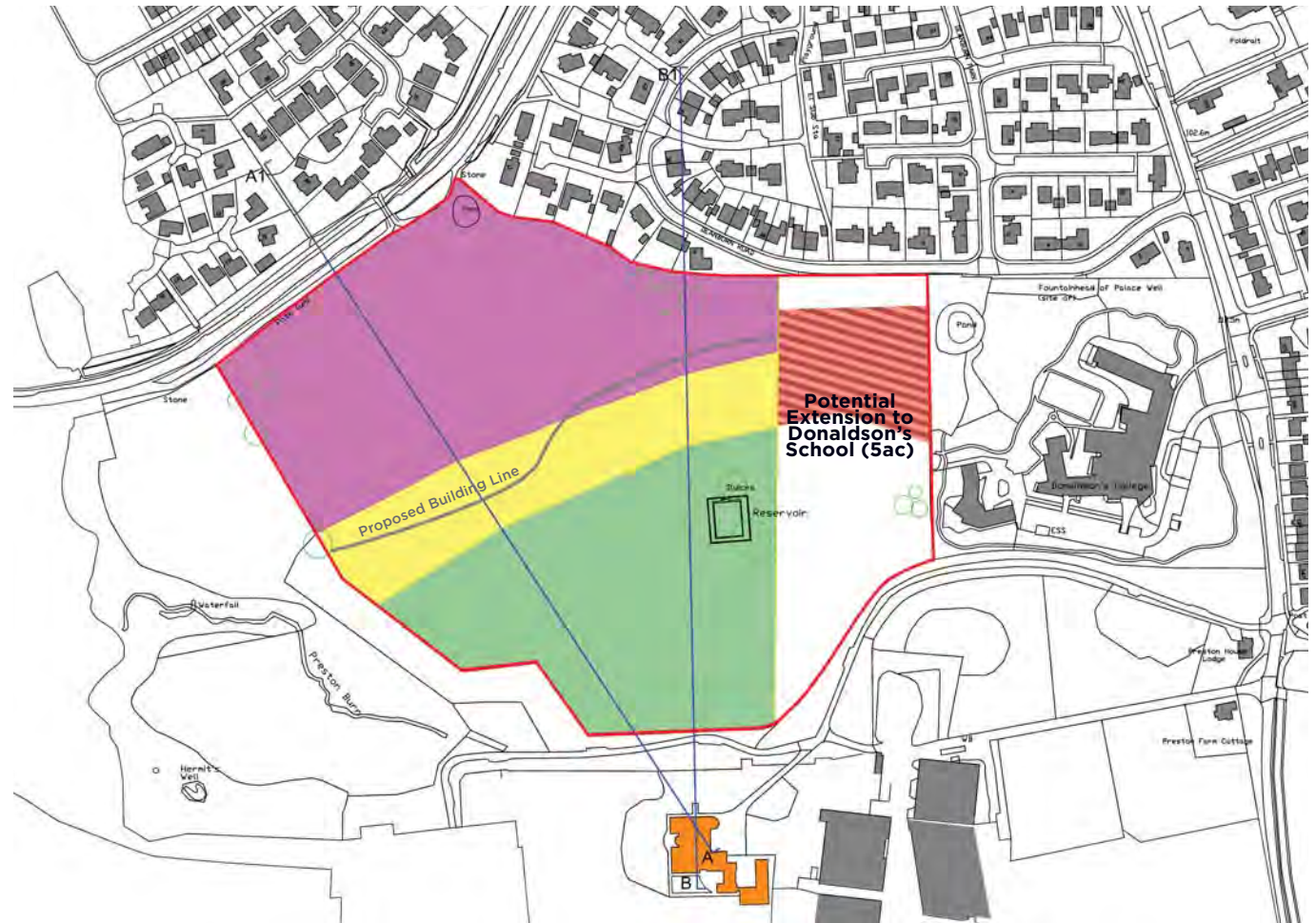
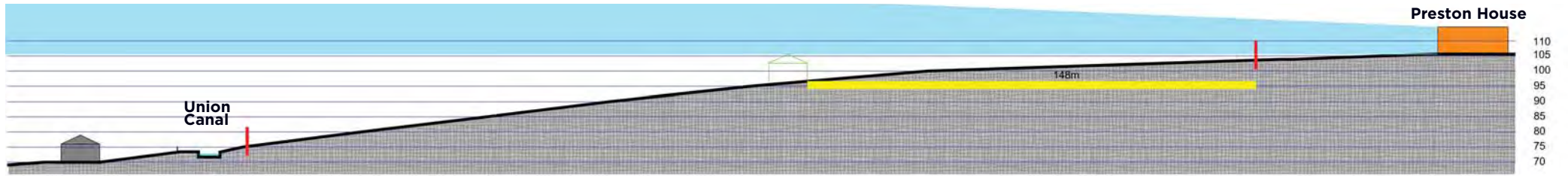


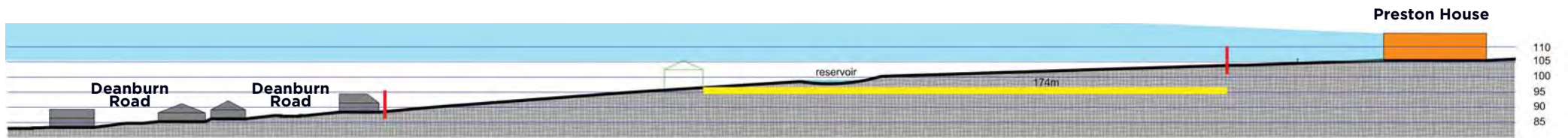
fig. 12: Residential Development Levels Plan

- 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.

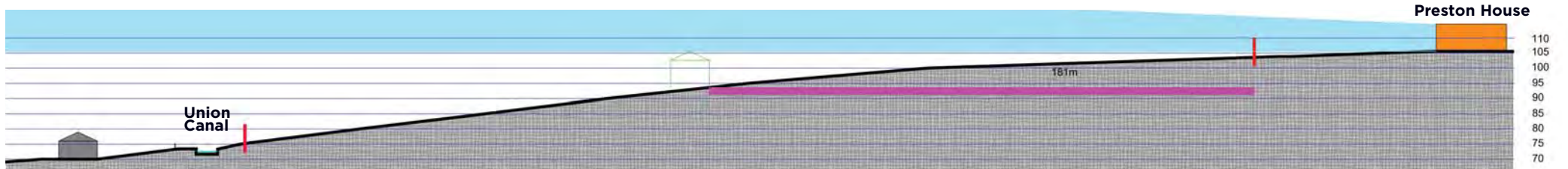
Section A - A1: 2 Storey Building



Section B - B1: 2 Storey Building



Section A - A1: 3 Storey Building



Section B - B1: 3 Storey Building

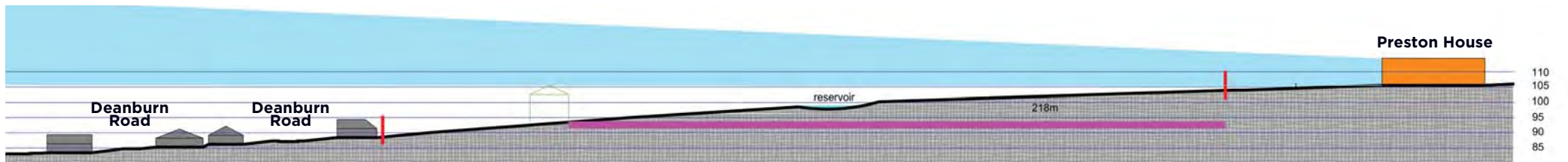


fig. 13: Site Sections 01

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

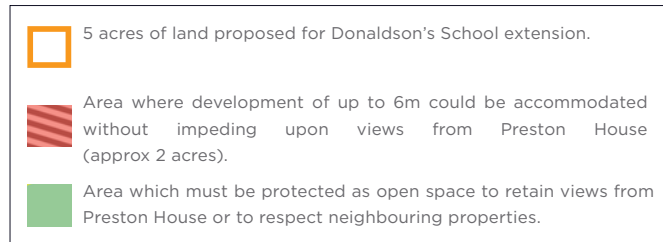
The red hatch indicates the area in which a flat-roofed 2 storey building (6m), similar to the existing Donaldson's building, could be built without impeding upon views from Preston House. A 20m offset from the properties on Deanburn Road has also been accommodated to respect their privacy.

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

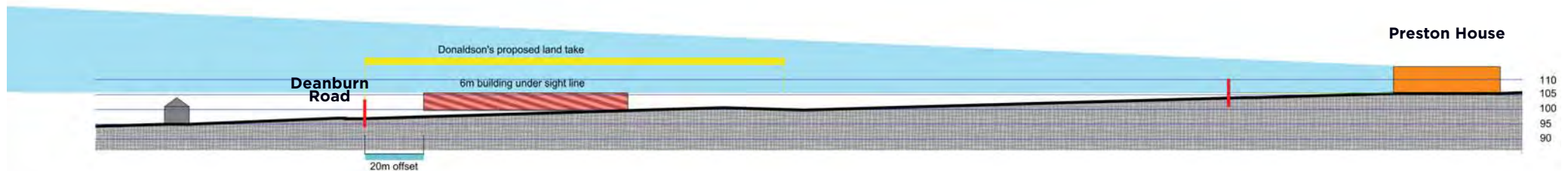


fig. 15: Site Section O2

11. Concept Plan

The Concept Plan, Figure 16 summarises the site analysis in this document and defines the approach to development used in the illustrative layout (figure 17).

Figure 17 on the opposite page provides an illustrative layout for the site presenting one way in which the site could be developed following the principles established in the document. Some key elements of the plan are labelled.

To the north of the site, a proposed new access off Deanburn Road into the lower part of the site forks into a road loop which follows the existing contours as closely as possible, thereby minimising earthworks and maximising views northwards across the Canal from the development.

Each band of housing follows the approximate extent of the 5 metre contour intervals shown in Figure 6. Towards the Canal, a strip of landscape is proposed to minimise the visual effects from this Core Path and allow an area for SUDs. The use of a shared street would allow the houses to front onto the water while reducing the volume of traffic near to the Canal edge.

The rooflines of houses along the most southern 'tier' lie just above the current 95 metre contour in order to avoid being visible from Preston House and driveway, thus eliminating any adverse impacts upon views outwards (see section 10 and figure 18 for further clarification). Using one-and-a-half storey houses in this particular 'tier' is suggested, with two-storey houses used lower down the site. An indicative mix of 68 detached houses has been shown.

The few remaining parkland trees would be retained wherever possible, and supplemented by occasional new specimen planting, thereby allowing pedestrian connections along focussed vistas through the development, while retaining open views from the upper ground. These connections would link with the existing walks along the Union Canal and Preston Glen to the north and west, and would cross through a grassed area of public open space to the north of the house. The retention of this large area of open ground would allow the 'green' setting of the house to be fully protected.



fig. 16: Concept Plan



- 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

fig. 17: Indicative Layout

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.

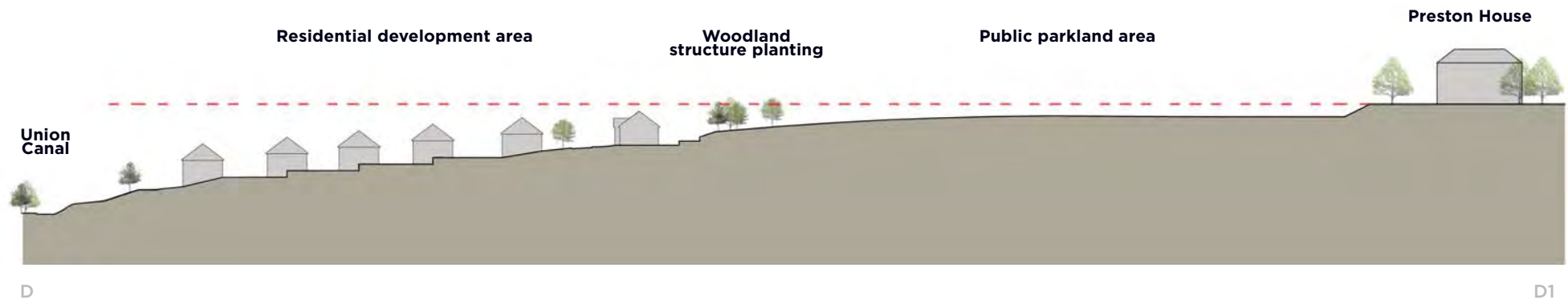


fig. 18: Section through indicative layout.

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