

We have lived in Linlithgow for 18 years and specifically chose [REDACTED] as it was next to the canal basin, conservation area and prime agricultural land which gives a unique countryside feel while being close to the centre on town. We strongly object to the proposed site EOI-0210 as it contradicts current planning policies which we felt protected by and have listed below.

**The spatial strategy: development principles**

The area immediately south of the site is identified as an area of great landscape value. This is a local landscape designation.

**Housing land**

The site lies within the countryside and is not allocated for housing in the adopted local plan. There is no requirement at this time to release the site for residential development and the proposal is premature in our opinion.

**Infrastructure**

In this instance there are education infrastructure constraints that cannot be overcome so the proposal is therefore contrary to this development plan policy. There could also be transportation constraints within the local road network.

**Design and layout**

It is considered that the density of houses proposed is overly dense for this edge of settlement location and development into this greenfield and countryside setting is unacceptable.

**Access and parking**

The council's transport service will be required to assess the access arrangements and impacts on junctions from development of this site

**Residential and visual amenity**

There would be an adverse impact on the residential amenity of neighbouring residents in Clarendon Road and Clarendon Crescent from this site in terms of increased traffic, privacy and visual amenity.

**Prime Agricultural Quality Land**

The proposal is contrary to Policy ENV 7 of the adopted West Lothian Local Plan 2009 and Scottish Planning Policy in that it results in the loss of prime quality agricultural land class 2 and class 3.1.

**Woodland and trees**

There is woodland on the site and adjacent to the site to the south and particularly to the west of the site. This is deciduous woodland of amenity and nature conservation value that could be disrupted adversely by this development.

**Areas of Great Landscape Value**

This development will have an adverse impact on the Bathgate Hills AGLV in terms of its setting, this designation is immediately south of the site. The proposal will erode the amenity of this valuable area of countryside.

**Transport impacts**

There will be significant additional car traffic to the already under pressure road network and local junctions, in particular at the canal basin and Back Station Road/High Port and Edinburgh Road junction and impacts this has on road safety. The access via Clarendon Road onto Manse Road is also a concern in road safety terms due to the amount of traffic this will lead to at the junction between the two. Most of the traffic travelling up and down Manse Road has to negotiate parked traffic on the east side of Manse Road and this will just add congestion to this existing problem that will compromise both driver and pedestrian safety to an unacceptable degree. There will also be significant traffic generated from HGVs and other traffic during construction of the site on small scale roads that would not be able to cope.

## **Sustainable transport**

Although the site is close to the railway station it is further from a bus route and most people will inevitably use the car, making this an unsustainable location.

## **Education constraints**

There is insufficient education infrastructure to allow the development to proceed in local catchment school.

## **SUDS**

There is concern that any development, even with SUDs, could lead to run off into the Linlithgow Loch to the detriment of the health of this waterbody.

## **Flooding**

The implications for development of this site in flood risk terms are potentially serious. It is a very steep site. A high level of attenuation and treatment of runoff is likely to be required.

The additional volume of wastewater generated by development also presents a serious risk assuming that it is to be directed to Linlithgow Bridge Wastewater Treatment Works. Already there are a number of spills from a combined sewer overflow into the loch which contributes to impaired water quality. An increase in the number of spills associated with additional volumes is unacceptable. There is also regular flooding in the High Street as a result of temporary lack of capacity in the combined sewer during periods of intense rainfall. Increasing the number of events of the extent of these events will not be acceptable.

## **Archaeological sites**

The council and Historic Scotland need to be satisfied that this development would not have an adverse impact on the Scheduled Ancient Monument of the canal.

## **Conservation areas**

It is considered that this development will have an adverse impact on the setting of the Upper Linlithgow and Union Canal conservation area if developed. This site lies immediately north of the conservation area.

## **Summary**

The proposed site is a major development that is significantly contrary to the current development plan. The proposal conflicts with development plan policies on housing land, education, development in the countryside, development close to an AGLV, conservation area and woodland/trees.

The council's key housing land strategy contained in the WLLP comprises the provision of the core development areas at Winchburgh, Broxburn, Armadale, East Calder and West Livingston/Mossend. In addition to these sites, the major housing developments at Wester Inch in Bathgate and at Heartlands in Whitburn are ongoing. Further development plan compliant permissions will see housing at Brucefield and Pumpherston. The current economic difficulties have placed a major burden on the commencement of development of these sites which are now being built. It is critically important to support this strategy and safeguard the current investment in these development plan compliant sites; any other development that could undermine the integrity of this strategy requires to be carefully assessed.

There is a responsibility on the council to maintain a supply of land, in the right places and which is free from constraints and can be developed. The slowdown in housing completions across Scotland has meant that there remains a large quantity of housing sites with planning permission in West Lothian. It is not the lack of availability of allocated land but the current economic climate that is playing a significant part in the slowdown in the delivery of new homes.

A key consideration in assessing the application is that of education capacity. There is no capacity at primary or secondary level to serve the proposal. Any education capacity that does exist must be reserved for a scheme that is development plan compliant.

The site comprises countryside outwith the settlement envelope of Linlithgow and would also adversely affect the setting of the Bathgate Hills AGLV. It is a matter of fact that there is no locational need for the development. The development would erode the AGLV and countryside and harm the objectives of the AGLV.