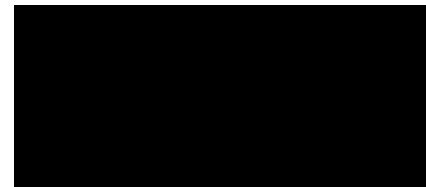


West Lothian Council
Development Management
20 SEP 2014
Date... SMCLUCAS
Ref No... MIR00236
Ref To
Ack'd
Replied



24th September 2014

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

SCANNED

Dear Sirs,

West Lothian Local Plan- Main Issues Report

We wish to raise an objection to the inclusion of Housing Site E02-0168 (Preston Farm, Linlithgow) in the Main Issues Report for the following reasons:

- 1) **Contradiction in the Main Issues Report-** The land is outwith the Linlithgow Settlement and has AGLV status. The Council's own Landscape Designation Review (LDR) clearly shows that the land should have an enhanced level of environmental protection with special status in the new Plan as a core Special Landscape Area of the Bathgate Hills. To allow such an area on the Housing List is a clear contradiction of the Council's own advice in the LDR which says that the Council should 'resist development pressure on the edge of Linlithgow, particularly where it advances uphill to key skylines'. The Preston Farm land is precisely this kind of at-risk site as it is the frontier between town and the foothills of Cockleroy.
- 2) **Public Amenity-** The farmland gives good public views of the listed Preston House, ancient woodland, and Cockleroy from the south along Deanburn Road. It is a key landscape feature on the western approach to Linlithgow along Falkirk Road, and along the canal towpath walk into Linlithgow.
The views from Cockleroy to the town are greatly enhanced by these fields. These views are hugely valued by the residents and the LDR agrees- the site scores 'high' for most criteria in the Review to the extent that is deemed a 'core' area. Building on this site would seriously restrict these views and could set a precedent for further encroachment on the Bathgate Hills.

- 3) **Environment-** These fields attract a wide variety of wildlife, including birds of prey, bats, badgers etc. which would be seriously disturbed by any development. Woodland around the site is protected by TPOs.
- 4) **Road Safety-** Preston Road is carrying an increasing amount of road traffic and any increase in the number of houses would add to the potential for accidents, particularly at school drop off and pick up times.
- 5) **Schooling-** Linlithgow Primary School is oversubscribed, as identified in the MIR and any new houses in the area would increase the pressure on places at the school.

We would therefore urge the Council to remove the Preston Farm site from the list of potential sites in the forthcoming Local Plan.

