

West Lothian Council  
Development Planning  
County Buildings  
High Street  
Linlithgow  
EH497EZ



## **West Lothian Local Development Plan**

I wish to object to the inclusion of  
Housing Site E01-0168 (Preston Farm, Linlithgow) in the Main Issues Report,  
for the following Reasons:

### ***1 Contradictions in the Main Issues Report***

This land is outwith Linlithgow Settlement and has AGLV status. The Council's own Landscape Designation Review (LDR) clearly shows the land should have an enhanced level of environmental protection with special status in the new Plan as a core Special Landscape Area in the Bathgate Hills To allow such an area on to the Housing List is a clear contradiction of the Council's own advice in the LDR which says 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 the southern end of the town and the foothills of Cockleroy and the Bathgate Hills

### ***2 Public Amenity***

This area of farmland gives spectacular public southward views to the listed Preston House and to the related ancient woodlands towards Cockleroy from Deanburn Road and it is a key landscape feature on the western approach to the town from Falkirk Road . Residents and visitors to the town value these views and the LDR agrees that the site scores 'High' for most criteria in it. Building on the site would obliterate the vistas and would set a precedent for further encroachment on the Bathgate Hills.

***3 Flooding*** During the Building of Donaldson's school several houses below the level of the field were flooded by run-off water and twice in the last 10 years I have had my garden flooded at 37 Deanburn Road, as a result of the road gullies, both at the front and at the rear of my house, being blocked. These two incidents have been intimated to the authority. Additional building at the proposed higher elevation will increase the risk of flooding both during and after the construction phase.

#### **4      *The Environment***

The proposed development will inhibit and threaten the existing wildlife which is varied in and around the field and residents welcome the Council's stance on preserving and encouraging wildlife near settlements.

#### **5      *Schooling and Road Safety***

Currently the areas of Preston Road near to the primary schools is a traffic blackspot bringing safety and pollution hazards to children and anxiety to residents. Any further development will exacerbate these risks. Additional family homes in the area will particularly impact on the levels of services to the community and lead to further oversubscription to the schools. The precise location of the 'Access to the proposed housing' will create further traffic congestion and will exacerbate the issues noted above.

#### **6      *Neighbourhood***

Deanburn Road residents have been assured in the past, by the Authority, that building on the proposed field would not take place due to the AGLV status and this has been evidenced by previous proposals being rejected. New developments on the field would breach such assurances.

I urge you to remove this site from the Housing List and the forthcoming plan.

Yours sincerely

