

WLC REF: MIRQ0133

**From:** [REDACTED]  
**Sent:** 16 October 2014 21:45  
**To:** wlldp  
**Subject:** West Lothian Local Development Plan - Objection

Objections to the Inclusion of Preston Farm, Linlithgow, Site E01-0168, in the Main Issues Report proposals.

Dear Sir/Madam,

We object to the current proposals for Preston Farm, Linlithgow as follows:

- The attached letter specifies 6 reasons for not including this site as a preferred development area.
- This site is prime agricultural land. Prime quality agricultural land is a finite national resource and any development on prime agricultural land should not be permitted except as a last resort - contained within the Scottish Planning Policy-if there are no alternatives in the West Lothian area. There is a huge development at Winchburgh and in other areas of West Lothian so encroachment on Prime Agricultural land should not be necessary.
- Traffic congestion in the town has increased significantly with the development of other sites in the town, especially the Hight Street and roads going in and out of the town. Preston Road traffic has also increased with more usage of the roads over the Bathgate Hills. Any addition to this is not good, especially as it will add to the already troublesome congestion at the school areas.
- The Preston Farm site is a foothill and is a "hill". It is wrong to describe this area as flat and with a slight slope, as is in the environmental assessment. This land slopes steeply to the canal and to the bottom of Deanburn. It is clearly visible, due to its height and slope, from the west and south approaches to Linlithgow. So any development on this site would be detrimental to the town's setting.

We also object to the questionnaire which the public were asked to complete. This document is not "public friendly". It is a huge document to print off and requires a lot of time just to read through it, without even trying to answer the questions. So we have not used it.

Yours, faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

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To Development Planning unit  
West Lothian Council

**I OBJECT TO THE INCLUSION OF HOUSING SITE E01 – 0168 (PRESTON FARM, LINLITHGOW) IN THE MAIN ISSUES REPORT FOR THESE REASONS:**

**1. CONTRADICTION IN THE MAIN ISSUES REPORT.**

The 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 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 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 spectacular 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. The views out of Cockleroy to the Town are dramatically enhanced by these fields. These views are hugely valued by residents and the LDR agrees: the site scores 'high' for most criteria in it, so high that it is deemed a 'core' area. Building on this site would obliterate the vistas and sets a precedent for further encroachment on the Bathgate Hills.

**3. ENVIRONMENT**

I note that the council values the preservation and encouragement of wildlife especially near settlements. These fields attract birds of prey, swifts, woodpigeons and woodpeckers. Bats, badgers, foxes, small mammals, bees and butterflies are often spotted. Woodland around the field is Ancient and protected by TPOs. This habitat would be threatened by housing encroachment.

**4. FLOODING**

During the building of Donaldson's School, several houses below the crest of the field were flooded by run-off water. Additional building would increase this risk.

**5. SCHOOLING & SCHOOL SAFETY**

Linlithgow Primary School is oversubscribed. Catchment homes are bought and extended by families with children increasing pressure on places. Up to 50 additional family homes would worsen this. Linlithgow Primary is a traffic blackspot bringing safety and pollution hazards to children. Additional traffic from new housing would only increase these risks.

**6. NEIGHBOURHOOD**

Deanburn Residents have conducted local searches and consulted Planners when purchasing homes. This clarified that building on the fields would not take place due to the AGLV status. This is evidenced by every past building plan being rejected. New Development would breach these assurances, cause distress to residents and potentially affect home values which are enhanced by uninterrupted views.

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

Yours sincerely,

