

Construction to begin at Linlithgow development

Work on a major West Lothian development consisting of both private and affordable homes will begin at the end of this month.

Cala Homes (East) will build 60 homes at an expansive 6.2 hectare site called Preston Glade to the south west of the royal burgh of Linlithgow.

The firm says it has now written to direct neighbours, continuing dialogue from a detailed consultation when the developer worked closely with planning officers and the surrounding community to identify the optimal site entrance and access routes.

Cala will be working to an approved Construction Method Statement, which details access and egress, and the monitoring of dust. Alongside the regulation of working hours, the much awaited project signifies a further investment in Linlithgow.

Gillian Tait, Planning & Design Land Director with Cala Homes (East), said: “The site start is always an important milestone for us. Preston Glade will bring to market spacious and efficient homes that are in demand and boost supply throughout the market.

“As we’ve seen through our work building and handing over affordable homes at Queenswood there is a sizeable shortfall – and we know that a further 15, including bungalows, at this location will be timely.

“While we look forward to creating these homes, we recognise how imperative it is that the neighbouring community is kept in the loop throughout.

“Having a development on the doorstep can have its challenges, so the onus is on our teams and subcontractors to be considerate and responsible throughout.”

The new development follows on the heels of the final reservation at Cala’s nearby Queenswood development to the east of Linlithgow. The site represented a sustainability milestone, with all private homes achieving A-rating Energy Performance Certificate, thanks to the adoption of smart hot water tanks, PV panels and enhanced insulation. This site will be no different, with the added benefit of electric vehicle charging points across selected plots.

Preston Glade will include a mix of one to five bedroom homes, including cottage flats, bungalows, terraced homes and detached properties.

It will also contain significant amounts of communal green space, including 3600 square metres of open space adjacent to Deanburn Road. Extensive planting will see native trees and shrubs planted to promote birds and pollinating insects.

Cala hopes to launch the development to market in Spring 2023 with the first completions anticipated late Summer 2023.

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