

From: [McLucas, Steve](#)
To: [McLucas, Steve](#)
Subject: FW: Comments on West Lothian LDP proposed plan - Linlithgow area - [OFFICIAL]
Date: 09 November 2015 13:48:55

DATA LABEL: OFFICIAL

From: Robert Miles [REDACTED]
Sent: 01 November 2015 21:02
To: wlldp
Subject: Comments on West Lothian LDP proposed plan - Linlithgow area

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

1st November 2015

Dear sirs,

You have requested comments on the proposed LDP under the consultation process ending November 2015.

I am particularly interested in development of the Linlithgow/Linlithgow Bridge areas, so I will comment in relation to that area.

I have reviewed the Proposed Development Plan and Map 2 from your website and I am pleased to see the balance that exists in the plan between housing, employment, sustainable education and health and infrastructure such as drainage, roads, transport etc. and finally to recognise that Linlithgow is a historic town that needs to be visually maintained to preserve historic buildings and encourage tourism.

I have lived in the borough for nearly 20 years both near Preston road and here in [REDACTED], and am delighted with the way the council has tried to maintain this balance over the period.

For matters that immediately affect my circumstances;

Amenity land around [REDACTED] is marked on Map 2 and noted on the land deeds to my property, and is mainly planted to trees. Recently however the land has been sold by Greenbelt Ltd with no consultation with residents, resulting in a developer advertising building plots. (See www.pumpkinproperties.co.uk) and this concerns me that perhaps there is a change in policy by WLC with regard to planning consent on amenity land.

Having studied the proposed plan, I am pleased to see that in Policy DES 1 section a, that you require developers to ensure there is no significant adverse impact on amenity. Also that from an environment and visual impact perspective that in Policy ENV 21 you will not approve developments that impact on open spaces or loss of trees, particularly as you state elsewhere in the document that you are concerned about air quality and trees are known to improve air quality.

To make my position clear, I wish the council to maintain the area in green around [REDACTED] in map 2 to be maintained as amenity land and refuse any planning applications in that area.

I note that the provision of secondary education in Linlithgow continues to restrict housing development in the town and I trust that this should add weight to continuing to avoid allowing building outside of the approved local development plan.

Development of site H-LL6 at Mill road provides additional housing in the area, and with this in mind there should be no need to supplement the development plan with further housing near [REDACTED] on designated amenity land.

I would ask that the council considers the impact of development H-LL6 on [REDACTED] and possibly Avalon Gardens during design and construction, particularly with regard to potential back flooding due to restricting flows of the Linlithgow loch runoff via the Mill Burn and impact on drainage, water supplies and sewerage. Insurance companies are now ever vigilant to flood risk and this could impact the cost of insurance on the local residents.

I have not had the opportunity to review the traffic management documents referred to in the proposed development plan (P-115 and P-118) so I add comments on traffic management in the area below.

Traffic management at the staggered junction of the A706 and the High Street is poor, made worse by the siting of bus stops directly opposite the junction. The junction would benefit from a series of mini roundabouts or traffic lights, and relocation of the bus stops.

The traffic from the Mill Road area in Linlithgow bridge to the A706 to Boness has a difficult junction and traffic travelling from Boness to Linlithgow have to negotiate a blind bend just before the junction, traffic travelling from Mill road cannot see traffic from either direction unless creeping out into the A706 road, and speed of traffic along the A706 is excessive with risk of collision.

In my experience, traffic lights at Linlithgow Bridge are often misunderstood (I have witnessed a number of vehicles turning against oncoming traffic). At peak periods, traffic does not flow well with tailbacks from the lights well past the Bridge Inn and traffic from Polmont, turning in the direction of the leisure centre, blocking traffic travelling toward the high street. The lights and traffic lanes should be redesigned.

Lights and turning lanes at the Stockbridge retail park, and at the Aldi supermarket and Linlithgow Bridge primary school in conjunction with the nearby bus stop creates traffic delays and gridlock at busy times.

Parking in the town centre has been improved with remodelled parking near the health centre and Linlithgow Loch, but additional off street parking near the Linlithgow Cross coupled with enforcement of parking restrictions on the High street would reduce traffic delays through the town.

Thank you for the opportunity to comment on the development plan, and I look forward to you maintaining and delivering the good balance evident in the proposal.

Your Sincerely

Robert Miles

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