

From: [REDACTED]  
To: [wldp](#)  
Subject: Development Plan Objection  
Date: 20 November 2015 08:45:25

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[REDACTED]  
20.11.15

Dear Sir/Madam,

Re: Consultation on Local Development Plan

I am writing to object to the Local Development Plan for Linlithgow which is currently undergoing consultation.

It has been highlighted on many occasions by both the local community and indeed the council itself, that Linlithgow does not currently have the infrastructure in place to cope with the existing level of housing, let alone the large number of number of new houses proposed by WLC in this plan.

Having looked at your proposed plans, it would appear that all that you have done is chose arbitrary fields and ground on the periphery of the existing town boundaries and suggested that it would be reasonable to build houses on it. You do not appear to have put any thought into the affect that this will have on the existing residents nor what strain they will put on the already crumbling infrastructure or those tasked with dealing with the demand for resources in all aspects of a community's life.

To just add houses, people and cars without improving the road network and dealing with the lack of capacity within the health centre facilities and primary and secondary schools to pick bit a few high profile problems, will only exacerbate the current issues in these areas. It is a short-sighted approach that is insulting to the community, and shows a shocking lack of imagination or indeed strategic sense.

Singling out as an example a suggested area for development that I have depth of knowledge about as I live close to it, the WLC plan for housing in the area behind [REDACTED] and Clarendon is just not feasible with access through Clarendon. The bridge over the canal at Manse Road is already a substantial bottle neck, and cause of regular friction between motorists using it. The use of the bridge as a pedestrian is already an unpleasant experience as there is no proper delineation between the road the pavement, and the volume of traffic over the bridge being as high as it is, then you cannot help but feel at risk when negotiating it on foot. To add more traffic to this route will only increase the risks to pedestrians, including children walking to school, and increase the number of 'road rage' incidents due to the additional flow of traffic at the substantial existing bottle necks of the bridge and Back Station Road.

Capacity at the GPs surgery at Linlithgow Health Centre is already an issue. How can they accommodate thousands (it must equate to thousands) of additional patients? There is the same issue with space at Low Port Primary school, which will bear a substantial burden of the increased educational requirement. There is no spare capacity for the additional children that would be brought into the catchment area by

these new houses. The same applies for Linlithgow Academy.

There have already been hundreds of new houses built during the last 10 years despite "constraint" in the local development plan without any improvements to the infrastructure of the town. The roads around Linlithgow are frequently congested, especially the High Street. Indeed the current levels of traffic on the High Street are a scandal that the Council should be making every effort to address such that it can be reclaimed from the noise, congestion and pollution it currently endures. The addition of further housing will substantially exacerbate the congestion, air and noise pollution in all areas, but I would suggest it could make the High Street into a no go area at certain times of day, and that in itself will push additional traffic into residential side streets.

It is interesting to note that proposed development by Gladman beside Clarendon and [REDACTED] has recently been rejected by WLC and by the Scottish Government. Development has additionally been refused twice prior to that. Nothing has changed in the few months since the Scottish Government's decision so I don't understand why do WLC think it is now reasonable to propose similar development in their plan? That quite simply makes no sense whatsoever, and needs explanation.

This same area is in addition a Greenfield site that is beyond the current settlement boundary. It occupies land currently designated as an "Area of Great Landscape Value" (AGLV) (or Special Landscape Area). The Strategic Environmental Assessment states that the skyline is an integral part of the AGLV as it meets Linlithgow. It is also Prime Agricultural Land, an irreplaceable natural resource. This area is also known to be home to protected species, in particular bats and badgers. Why on earth would you therefore see it as an area suitable for development.

You have an existing plan for the construction of many thousands of new homes in Winchburgh and that is progressing at a pace. Winchburgh being only 4 miles from Linlithgow, if there is such a demand for housing that the current rate of build in Winchburgh is not keeping pace, then why not encourage the developers involved there to accelerate it to meet whatever demand it is that you are seeing. Do you have a reasonable explanation for that? There is land aplenty there already zoned for housing.

Your plans make no sense. Your vision is bereft of common sense.

It is apparent to the residents of Linlithgow that West Lothian Council gives not a hoot for the town other than to treat it as a dripping roast of council tax.

Frankly the council and planning department need to have a long hard look at themselves and ask what they are employed to do, and whether they can say in all honesty if they are doing a decent job.

I am not against development per se, but I see no need or sense in what you propose, and frankly you need to try significantly harder if you stand any chance of making a case. Think substantial investment in infrastructure before to make the current situation sustainable before you even conceive of further housing.

Yours sincerely,

Graeme Grant