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16 November 2015

**West Lothian Council Planning Department
Local Development Plan Proposed development site H-LL 11: Pilgrim's Hill**

You have a presumption towards development of *brownfield* sites yet you are proposing the building of 200 houses on a *greenfield* site of excellent agricultural land. It will also destroy the view from the canal towpath – an important and well-used Linlithgow asset. Pilgrims' Hill should *not* be developed. The site is further from the town than Clarendon. It is good land and there is no access to the plot south of the canal other than at the top of Eastwood Brae, ie Kerr's access. The field also contains a large, long-established badgers' set. Edinburgh Road not only has the brow of a hill at the top of the site but a curve which reduces sight lines for all the additional cars which would be attempting to join the road.

There will be many people in Linlithgow now in their sixties or older, who live in the house in which they brought up their family. They want to remain in Linlithgow, but now find their current house too big. What the town needs are more flats. McCarthy and Stone have found strong demand for their kind of provision. Flats built close to the town centre would attract older people out of their three and four-bedroom properties, thus releasing these houses on to the market and reducing the need for new build of houses with gardens. On Edinburgh Road, developing the site of the old Jet Station should be a priority, with a basement garage and at least four stories of flats. The Council has placed McTaggart & Mickel in a ludicrous position by refusing them planning permission for flats, back in 2004? And so the company now proposes an unneeded supermarket, just as the Council changes its policy which would permit the company's original proposal for flats.

Developers should be encouraged to relocate the Edinburgh Road whisky bond and replace it with another tenemental type property. The increase in car traffic would be constrained as many of the residents would walk to the rail station or High Street, or set off after the rush hour.

The Academy could not cope with the children from such a large development or is WLC contemplating sending them to a new Winchburgh High School? That would be utterly unacceptable. Note that I have a letter from West Lothian District Council lamenting that the entry to the town down Edinburgh Road should be preserved from building and it was regrettable that the existing houses had been built back in the 1910s and 20s!

To summarise: build more flats, as this will release houses for sale. Avoid building on prime agricultural land currently outwith the town.

Yours faithfully
David and Isobel Elliot