



Development Planning and Environment Manager  
West Lothian Civic Centre  
Howden South Road  
Livingston  
West Lothian  
EH54 6FF

21 November 2015

### **Objection to Proposed Development H-LL 10 and H-LL 4**

Dear Sir/Madam

We would like to object to the West Lothian Development Plan for the sites H-LL10 and H-LL 4 in Linlithgow.

Whilst there may be a need for new housing in the Linlithgow area, the proposal to build 165 new houses across the sites H-LL 10 and H-LL 4 has overlooked a number of key issues. These sites are in fact wholly unsuitable for the proposed purpose.

In the first instance, the proposed access to at least the site H-LL 4 is from Manse Road. There is already a significant volume of traffic that passes up this road every day and there is simply not the infrastructure for the increase in traffic that the proposed additional houses would entail.

In particular, the Manse road canal bridge is a single lane right of way bridge. This already causes a bottle neck situation which is exacerbated by the parked commuter cars on Manse Road to the south of the bridge (which often only allow a single lane flow of traffic immediately after the bridge). Additionally, the pavements around the canal area are very narrow and cars have been known to mount them when turning the corner onto the bridge. For pedestrians, this is potentially highly dangerous and indeed a children's pushchair was recently hit by a van (Police incident number PS20151030-539). It should be noted that this is also route used by many local school children down to Low Port Primary School.

Any proposal to employ traffic lights at the Manse Road canal bridge would only exacerbate the bottle neck situation and increase congestion in this area. As the bridge can only allow traffic in a single direction, this complex junction would likely require 4 or 5 sets of traffic lights and 4 or 5 sets of pedestrian lights. The introduction of traffic lights at this junction would result in tail backs from the canal bridge towards the railway bridge (potentially blocking the entry and exit of traffic from the station car park) and congesting the roundabout at the end of the High Street (at Tesco). Additionally, traffic backed up along Strawberry Bank would block the road as Strawberry Bank and Royal Terrace are effectively single lane roads due to the parked

cars of the residents (there being no off-road parking for the houses on Strawberry Bank).

We understand that in 1992 a planning application to build a small number of houses at Clarendon farm was rejected because of safety concerns around the Manse Road Canal Bridge. We do not believe that any safety improvements have been made to the bridge since that time and the proposals by West Lothian Council to build a far larger number of houses at the above-mentioned sites would only seem to adversely impact the safety of pedestrians and other road users in the bridge area.

We also note that the canal basin area is one of Linlithgow's major tourist attractions. Any further increase in the volume of traffic passing through this area would undoubtedly diminish its appeal to visitors with a knock-on effect to the local economy.

In addition, the Local Development Plan for Linlithgow proposes 569 new houses and it is clear that this would lead to a significant increase in the volume of traffic which would exacerbate the problem of air quality in the Linlithgow area.

We also note that the majority of the new developments are south of the canal, but strongly believe that until the single file access to the areas south of the canal are removed (namely the railway bridge at High Port, under the canal at Edinburgh Road, over the canal at Manse Road and Friars Brae canal bridge) that no new house building should take place on areas south of the canal.

Whilst we note that the Local Development Plan indicates that development of Linlithgow Academy will be needed before any new building takes place, we also consider that the proposed new houses would put an undue burden on the local primary schools and there does not appear to be any proposed development of the local primary schools to accommodate the potential increase in pupil numbers.

For at least these reasons, we strongly object to the sites H-LL 10 and H-LL 4 in Linlithgow.

Yours faithfully

Mairi and Michael Watts