

From: [REDACTED]
To: [REDACTED]
Subject: FW: WLC Development Plan Objection, Linlithgow - [OFFICIAL]
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From: Grant Rachel R [REDACTED]
Sent: 20 November 2015 13:23
To: wlldp
Subject: WLC Development Plan Objection, Linlithgow

[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.

In particular, 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 hundreds or possibly 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? There is no logic to this.

In addition, this area is 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. Another reason why this Greenfield site is unsuitable.

Overall, I don't believe that this plan is feasible as it stands. It may provide housing but does not consider any of the issues that currently affect Linlithgow. It will certainly exacerbate them. It seems to me that WLC does not represent the best interests of Linlithgow residents.

I would appreciate if you could register my objection to the Local Development Plan.

Rachel Grant

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