
From: Ron Smith [REDACTED]
Sent: 20 November 2015 15:08
To: wlldp
Subject: Objection to West Lothian Local Development Plan

Dear Sirs

I wish to formally object to the provisions for Linlithgow in the current version of the Local Development Plan (LDP) for West Lothian which seem to relate almost entirely to the addition of a fairly random selection of housing sites tacked on to the edges of the town. The opportunity is missed to pool housing opportunities together in order to maximise 'planning gain' for the community in terms of social-vented housing, roads, environmental/public realm improvements and other infrastructure, and derived from the considerable increase in land value that will accrue from sites being designated for development.

Instead of the housing sites being scattered about, they should all be grouped to the south-east of the town, in the Clarendon/Edinburgh Road area, carefully situated in relation to the landscape and situated outwith areas currently designated as Areas of Great Landscape Value, in accordance with the Linlithgow Planning Forum's 'Plan for the Future' document, the proposals of which have received the overwhelming endorsement of those who attended their recent public consultation event. Such a new housing area would be close to the station and the town centre, thus minimising potential car use; it should be served by new roads linking Manse Road to Edinburgh Road and from Edinburgh Road to Burghmuir which would additionally relieve the Manse Road canal bridge and allow greater flexibility to create a public transport network for Linlithgow.

The LDP makes mention of air quality issues in the High Street and I object to the fact that no effective remedy to this problem is being proposed, particularly the construction of a relief road which could be constructed to the north of Linlithgow Loch as advocated in the Planning Forum's 'Plan for the Future'. I consider that this proposal would provide a much more effective alternative for most through traffic using the High Street than the suggested four-way interchange at Burghmuir as it would cater for cross-town journeys to and from local facilities, trips to Armadale etc, not to mention easing the traffic situation during local events such as the Marches and the Advent Fair.

I also specifically object to the following housing proposals in the LDP:
Proposal H-LL 4 - The development of this site in isolation would block the potential for any Manse Road-Edinburgh Road link road; in part it would also unnecessarily encroach too far south into the currently-designated Area of Great Landscape Value.

Proposal H-LL 10 - The development of this site on its own would be contrary to the proper future planning of the whole south-east sector of Linlithgow, not least because of the advocacy of a lengthy vehicular access route from Edinburgh Road and its lack of pedestrian and vehicular links to present and future housing areas. This site should be developed in accordance with a proper phased masterplan for the whole area between Manse Road and Edinburgh Road.

Proposal H-LL 12 - This wholly unnecessary development would divert resources from the planning gain package which would accompany the suggested housing in the south-east quadrant of the town. A particular objection is the fact that the site has been carved out of the currently-designated Area of Great Landscape Value, the relevant part of which provides a setting for the category A listed Preston House.

I trust that due regard will be paid to all aspects of this objection.

Yours faithfully
Ron Smith

Ronald P A Smith, 

PS I should also add that I have sent this objection letter in the form of an email as the website response mechanism is much too time-consuming and relatively difficult to complete. I was also surprised that no opportunity was given for visitors to the LDP exhibition to submit written comments, it being apparent that administrative convenience was being given greater weight than facilitating public comment.