

MIRQ0138

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[REDACTED]

[REDACTED]

Question 1

Do you agree with the vision for the LDP, or, are there other aspects that should be considered?

YES

Main Issue 3: Housing Growth, Delivery and Sustainable Housing Locations (paragraphs 3.35 - 3.63)

How much new housing is required in West Lothian?

Where should new housing development take place, and where should it not be encouraged?

How can the risks associated with the existing development strategy as set out in the West Lothian Local Plan be reduced?

How can the rate of house building in West Lothian be increased to ensure that the required five year effective housing

land supply is achieved and that the assessed housing need and demand is met in full over the plan period?

Preferred Strategy

The council's preferred strategy is scenario 3 to provide for more housing than the minimum required by the supplementary guidance required to support the SDP and the LDP should allocate housing land for an additional 3,500 houses above existing committed development. This would result in a level of development beyond requirements set out in the housing supplementary guidance to support the SDP. However, this scenario is only preferred if the council can be satisfied that the infrastructure required to support this scale of development can be delivered in full and also in recognition that it is not anticipated that this increased allowance will be delivered by 2024 but is there to allow for the delivery of development into the period 2024-2032.

This recognises that the strategy in the existing adopted local plan is reliant to some extent on a limited number of large, complex sites with high infrastructure costs being brought forward. It is now considered that a range of smaller housing sites, in various locations across West Lothian, is needed in order to provide for greater choice and effectiveness of sites, introduce local flexibility for the LDP and to ensure that a generous housing land supply is available, providing as a minimum, an effective five year housing land supply at all times, as required by SPP.

There is also a need to sustain the momentum built up in some of the existing large housing growth areas and make sure that these developments are viable going forward. Modest additional allocations in some of these areas will provide a degree of future proofing of the plan and help meet part of the need and demand for housing beyond the end of the plan period. Much of the existing housing land supply in core development areas and elsewhere will not be built out within the plan period and allocating additional housing sites in these areas through the LDP will help to maintain investor confidence and inform investment planning.

The allocation required by the draft supplementary guidance prepared by SESplan of 2,130 new houses beyond existing allocations of 22,847 units provides for a total of 24,977 units over the period 2012-2024.

By contrast, the preferred strategy proposes 26,347 houses which provides 3,500 houses above the base supply houses which is an increase of around 15% above the base supply.

Question 15

Do you agree with the 'Preferred' strategy for housing growth in West Lothian?

If not, why not?

NO

(Question15) I feel that the volume of proposed development will destroy the character of Linlithgow town and reduce the supportive community spirit .

Additionally, a significant proportion of preferred sites are on agricultural land which is used for crop growth. These crops are basic food ingredients and the loss of this within West Lothian will change economic environment. These farms employ local West Lothian residents.

Question 16

Do you agree with 'Alternative Strategy 1' for housing growth in West Lothian?

If so, why?

Don't know

Question 29

Should the definition of Linlithgow as an 'area of restraint' be removed, and if so, how should the town be developed in the future?

NO

Do you have any additional comments?

((Question29) I have concerns about large scale housing development in Linlithgow as proposed in the MIR. The town already suffers from poor air quality on the High Street, problematic parking (exacerbated by the loss of traffic warden), a number of primary schools nearing capacity and the health centre at full capacity. Additional houses will only intensify these issues. New secondary schooling in Winchburgh will not remedy these issues.

Housing development to the scale proposed will cause capacity issues again at Linlithgow Academy which Winchburgh is aiming to resolve.

I strongly object to the development of agricultural land, this will result in a permanent loss of farmland which is used for crop growth. Previous large planning applications were refused on the basis of loss of prime agricultural land, however the MIR has identified a large number of preferred sites which is farmland.

Should a sequential approach be applied to the release of land in and around Linlithgow to accommodate any new development?

NO

Do you have any additional comments?

(Question29a) I do not feel that this addresses my concerns about new housing development in Linlithgow.

Question 30

What alternatives are available in order to meet demand for housing (including affordable housing) and employment land opportunities in Linlithgow?

(Question30) I feel that Linlithgow is almost at saturation point for housing. Development of retirement accommodation would perhaps free up some family sized houses from people no longer requiring such accommodation but wish to remain in the town. Other than small developments, i.e. less than 10 properties, or one off houses, the impact of larger housing developments would destroy the setting and character of the town.

Alternatively, could the boundary for Linlithgow be extended with development on land which is not agricultural? Or the creation of new village(s) on the outskirts of Linlithgow (again not on farmland)?

Question 31

Should land continue to be safeguarded for west facing slip roads on the M9 at Junction 3, Linlithgow?

If so, should new development be promoted in Linlithgow to ensure that funding for these can be secured?

YES

(Question31) The development of west facing slip roads could possibly benefit the traffic and air pollution on the High Street. The Council may be in a better financial position in the longer term to undertake this.

Question 38

Do you agree with the 'Preferred' approach to infrastructure provision? If not, why not?

Don't know

Do you have any additional comments? v

(Question38) If the Council decide to expand housing development, surely they should be responsible for infrastructure provision. Otherwise the cost is past on to residents purchasing the property. This is not affordable for many purchasers.

Developer contributions will have limited benefit for the three primary schools which are nearing capacity in Linlithgow. Is the contribution ring-fenced for the school that the housing development affects?

Linlithgow Health Centre is at full capacity and in the past there has been no apparent suitable site to re-house the medical practitioners or land to build on (if there were sufficient resource to fund this).

Question 39

Do you agree with the 'Alternative' approach to infrastructure provision?

If not, why not?

YES

Do you have any additional comments?

(Question39) Particularly in relation to the challenges noted in q38 for Linlithgow.

Question 42

Do you agree with the 'Preferred' approach to promoting access to/from/within West Lothian?

If not, why not?

YES

Question 43

Do you agree that the council should continue to work towards the provision of a new rail station at Winchburgh?

If not, why not?

Don't know

Do you have any additional comments?

(radiobutton) Unchecked

(Question43) I think this is beneficial for Winchburgh, however I am not clear if this would reduce pressure in other train link areas in West Lothian. Peak trains are already full and this would create greater pressure as there is either no will or ability to increase train sizes/lengths and journey times would increase.

Question 45

Do you agree that the 'Preferred' approach to town centres and retail provision in West Lothian is appropriate?

If not, why not?

Don't know

Do you have any additional comments?

(Question45) Stop charging for parking on a Sunday in Livingston. It s cheaper to go the the cinema in Falkirk or shopping and restaurants in Falkirk/Edinburgh.

Question 48

Do you agree with the 'Preferred' approach to the natural environment in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

(radiobutton) Unchecked

(radiobutton) Checked

(radiobutton) Unchecked

(Question48)

Question 49

Do you agree with the 'Alternative' approach to the natural environment in West Lothian?

If not, why not?

YES

Do you have any additional comments?

(Question49)

Question 54

Is the 'Preferred' approach to housing development in the countryside appropriate?

If not, why not?

YES

Do you have any additional comments?

(Question54)

Question 97

Do you agree with the 'Preferred' approach to waste management?

If not, why not?

YES

Do you have any additional comments?

(Question97) **Extend the food recycling bin/facilities to all West Lothian residents.**

Provide sufficient brown bins to properties with bigger gardens or increase collection frequency.
Provide accurate calendars so residents know when brown bins will be collected.

Collect glass on a doorstep basis and possibly clothing (alike to Falkirk Council).