

OBJECTION TO PROPOSED DEVELOPMENT SITE H-BU 12-

[REDACTED]

TO

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Fiona McBrierty, Development Planning and Environmental Manager
West Lothian Civic Centre, Howden South Road, LIVINGSTON, EH54 6FF
cc to

Alex Davidson, Tony Boyle, Diane Calder, Janet Campbell- local councillors-WLC
Tom Kerr- Vice chair of planning -WLC
Niel Findlay MSP, Hannah Bardell MP
Howden Road South, LIVINGSTON, EH54 6FF

Date sent: 3 November 2015 - by email.

From

Jim Little, [REDACTED]

[REDACTED]

[REDACTED]

I wish to object to the above proposal on the grounds listed below.

I also felt so strongly about this that myself and my neighbour hosted an open meeting at 3 days notice for Hillview residents and 70 people attended with many others sending apologies. I did invite Alex Davidson to attend to gauge the strength and depth of feeling in the area but Alex deemed it inappropriate to attend as he is chair of the Planning Committee. As you will see my objection is being copied to all local councillors and my MSP and MP.

I understand that I can ask to be kept updated on this proposed development's progress through WLC. I am prepared to attend a Planning Committee Meeting to speak on behalf of my objection. PLEASE NOTE THESE POINTS ON MY OBJECTION PLEASE.

ENVIRONMENTAL ISSUES

It has taken 45 years to mature this lovely area from rutted shale to the green parkland we have now with the 37 mature trees enhancing the area not only for residents but many other residents of Broxburn. No-one should even consider destroying what has taken almost half a century to create. These trees are irreplaceable and should be protected as they also affect the climate. Numerous creatures also create their habitat there- squirrels, rabbits, pigeons, owls, frogs, insects, newts and birds, to name but a few.

Children can run free in this area without any traffic dangers. The children love seeing the wildlife, trees and wild flowers that are abundant. Walkers also enjoy this area for exercise - walking, cycling, running. Disabled people also get carers to walk or push them on the pathways. Many, many dog owners use this area also to walk their dogs daily in nice surroundings. Workers at East Mains Industrial Estate also walk this way to work - giving them exercise and fresh air before work. WLC state that encouraging walking and cycling ahead of cars, and protecting the countryside are their aims as is to improve the quality of life, and to do regeneration through development of brownfield sites, not grass lands. They also state they will protect and enhance the natural environment. Not if this goes ahead!

FLOODING AND SUBSIDENCE

Many years ago this area flooded whenever it was heavy rain. Some basic drainage was installed but disruption to this could bring a return of flooding to the area. Many locals know (and so do WLC) that the area in front of the seniors houses at Hillview is a boggy area still-both summer and winter. I also have been informed that the local national bank will not issue insurance cover for this area due to their concerns!

I believe if someone from WLC takes the time and records are checked that it will be seen that this area was deemed in the past to be unsuitable for housing due to possible subsidence due to mine workings and areas around were unable to sustain brick buildings. (Info from former councillors of WLC) In fact WLC themselves provided an alternative site for the Gala Day Shows due to vehicles being bogged down in the mud. I also believe that this area also has restrictions due to its proximity to Edinburgh Airport. Would Newbridge Water works also be able to cope with an influx of housing.

ACCESS AND AMENITIES

There is only one road into Hillview Avenue / Place and additional traffic in the area would cause major problems and safety concerns. Emergency vehicles would also struggle for access. Also all drains which currently struggle to cope with rain water and melting snows, and the sewers, will be put under intense pressure.

How a large residential site would fit in with the immediate surroundings would also cause concern. Environmentally the impact on this lovely area would be huge and I firmly believe not in the interest of not only locals but the many others who enjoy this green area. Our schools and doctor's surgeries are already struggling and would be unable to cope with an influx of children / adults either.

OTHER SITES

As we all well know there are numerous derelict sites in Broxburn which would really benefit from being changed from being derelict to housing areas so why choose the one gem in Broxburn that has taken 45 years to develop. Many of the other areas would certainly be enhanced by nice housing. I am not against new housing for young people but not at the expense of destroying this beautiful greenland. Noise and loss of privacy would also affect the health and well-being of many of the present residents - many of those most affected by this proposal would be senior citizens.

I WOULD ASK THAT THE WHOLE PLANNING COMMITTEE SHOULD VISIT HILLVIEW BEFORE MAKING DECISIONS AND THEY WOULD RECOGNISE IMMEDIATELY THE IRREPARABLE DAMAGE TO THE ENVIRONMENT THAT THEY WOULD DO IN USING THIS AREA AS MANY OF THOSE CONCERNED WILL ONLY HAVE SEEN THIS AS A SITE ON A MAP.

I am sure that I will receive the acknowledgement template all objectors get but again I ask that I am kept abreast of any further developments re this site at all stages.

Yours sincerely

[Redacted signature block]