

WL/LDP/PP / 0183

W.L.C.
D&RS GROUP SUPPORT
19 NOV 2015



18th November 2015

Proposed Development: H-WH 2 East Coxydene Farm, P-88 A71 By-pass road, North Wilkieston

Dear Sirs,

In line with the neighbourhood consultation for the above planning application, I wish to register my objection and opposition to the proposed development on the following grounds.

- **LOSS OF PRIVACY**

The proposed development by reason of its size and sitting represents an un-neighbourly plan of development that would have an impact on the amenities of the neighbouring properties.

My concern is that, not only my own, but all the adjacent properties to the proposed development would suffer a severe loss of privacy. My own garden sits directly next to the new housing proposal and I feel that any new houses built would be able to view into my garden and cause an unfair intrusion to my privacy. In the case of the houses at Lindean Terrace, because some of these houses are a 4 in a block style of house, the privacy afforded by the inside of their own property could be also violated by the proposed housing development as neighbouring houses would be able to look into not only their gardens but homes too.

- **EFFECT OF THE PROPOSED DEVELOPMENT ON THE CHARACTER OF THE NEIGHBOURHOOD**

My concern is that in building 25 new houses, in effect doubling the size of the north side of the village, would have an adverse effect on the look and feel of such a small village. The attraction of living in a village as small as Wilkieston is that it provides a peaceful and usually quiet location in which to live. This was the main reason why I bought a property here and I'm sure why many other residents of the village decided that they wanted to live here and stay for as long as some of them have.

A new development that is in such close proximity to the existing properties could be viewed from the outside as being too dominant and over-bearing on the existing properties in the village, especially in terms of the look and style of such new houses compared to the majority of the older houses that already exist in the village.

- **EFFECT OF PROPOSED BY-PASS RELIEF ROAD**

The concern is that any new road would bring with it increased traffic flow and congestion and also an increase in traffic pollution.

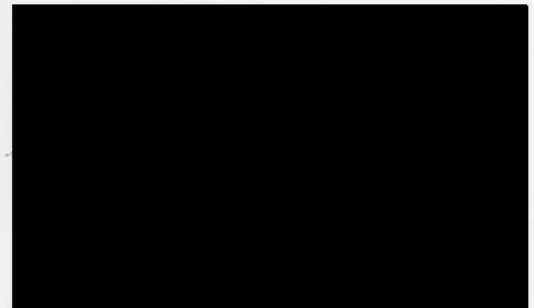
At this moment in time the A71 and B7030 Bonnington Road are already very busy roads, especially at rush hours. A lot of HGV type vehicles use these roads very frequently and with another road planned then this would only increase the number of these vehicles in and around the village.

Also, a new road would mean that houses will be bordered on all sides by 3 very busy roads and there will be no relief at all from the noise, smell and congestion that the existing roads can bring. If the proposed plan was to be approved, from a prospective buyer's point of view, I would not find this a very attractive proposition when considering whether to buy a property in the area. There is also a private nursery in the village, and with 3 roads surrounding it surely an increase in traffic pollution and general air quality could not be good for the children who use the nursery daily.

Another area of concern is that our sewage is collected in a septic tank in a drain at the dip of the B7030 road. I have been told by neighbours that they had to pay a very expensive repair bill as the flow of such heavy traffic and large vehicles had broken the septic tank. With another road added then there may be a good chance of this type of thing happening again.

- **CONCLUSION**

I know that there are other issues to be explored, such as the Coal Authority investigation, Limited water supply capacity at the water treatment works and that the proposed site lies within an area of Special Agricultural Importance, so I feel that with these issues and some that maybe highlighted by myself and other residents of the village that West Lothian Council can understand our fears and objections. From a personal point of view the proposals have taken me by surprise as when I bought the property, in January 2015, I was given no information that these plans were on the table. If I had known this information at the time of buying I wouldn't have gone through with the purchase. I bought the property for its peaceful and generally quiet location as I thought that it would help provide me with the health and lifestyle choices that I wanted to live by. I feel it would be very unfair if this was now taken away not only from me but all of the current residents in the village.



William Laidlaw