

23 NOV 2015

WL/DP/PP/0265



14 November 2015

Dear Sir/Madam

I am writing this letter to you at the request of over 70 members from the community of Breich and with the knowledge that many more residents would sign a petition when necessary, to show their objection to some of the outlined planning requests for additional housing in Breich.

This letter is to inform the council that having reviewed the planning application request for the development of land within the village of Breich, that most of the village residents have concerns for how the developments will be managed, so as not to endanger the safety of the children presently using the park and recreation area and commuting daily to the primary school.

The area that is being put forward for outlined planning permission is to the south of Breich, with access from Woodmuir Road. The residents have concerns Woodmuir Road has limited access for machinery and builders trucks, due to the narrowing width of Woodmuir Road as you approach the entrance to Blinkbonny Gardens. The consequence of the narrowing to Woodmuir Road results in single lane access along Woodmuir Road and into Blinkbonny Gardens for most of the time with residents parked outside their homes on Woodmuir. This only adds to the concerns for children and residents safety and for the freedom of passage in and out of village, via Woodmuir Road and those roads connecting into Woodmuir Road.

Our concern for the safety of the residents continues at the junction of Woodmuir Road with the A71, where presently the view for drivers exiting Woodmuir Road is restricted by a 2 metre high wall, when looking right. This restriction will only become worse with the introduction of further heavy vehicles entering and exiting a new housing development via Woodmuir Road. If we can assume the same developer who developed Blinkbonny Gardens will develop the housing to the south, then the residents of Breich can expect another 15 plus years of interruptions to their daily life.

For the residents of Breich who have asked that I write this letter, we would like to point out we are not against the development of Breich for housing, or as a larger village if the infrastructure that will support it can be put into place at the same time.

It is our understanding having viewed earlier development plans for the village of Breich, that housing was to be developed on the east and west of the village, with access into these developments from the A71. Both these sites would have clearer and safer access on to the A71, than what they would have from Woodmuir Road and in doing so prevent further traffic building up at the exit of Woodmuir Road should a housing development be passed for the south side of Breich.

For these reasons we would like to request the areas to the south of Breich and as indicated with red marker on the local development plan that accompanies this letter are taken off the housing development application on the grounds of health and safety for the residents of Breich, until such time that the housing developments to the east and west of the village of Breich are built up and the road systems that would connect these two areas (east with west) are put into place.

A suitable road could then be built for connecting these two areas with the south side of Breich, with housing to follow on the south side.

If this development policy were to be undertaken for the village of Breich, the issues with the blind exit onto the busy A71, single lane traffic along Woodmuir Road and the safety concerns for the residents of Breich would be avoided. The alternative is the possibility of another 200 plus cars and service trucks using Woodmuir road.

The areas to the east and west of Breich which are marked in blue on the local development plan, that accompanies this letter are the areas we are requesting be considered first for future housing development, as they pose no risk to the public and seem to be a sensible option.

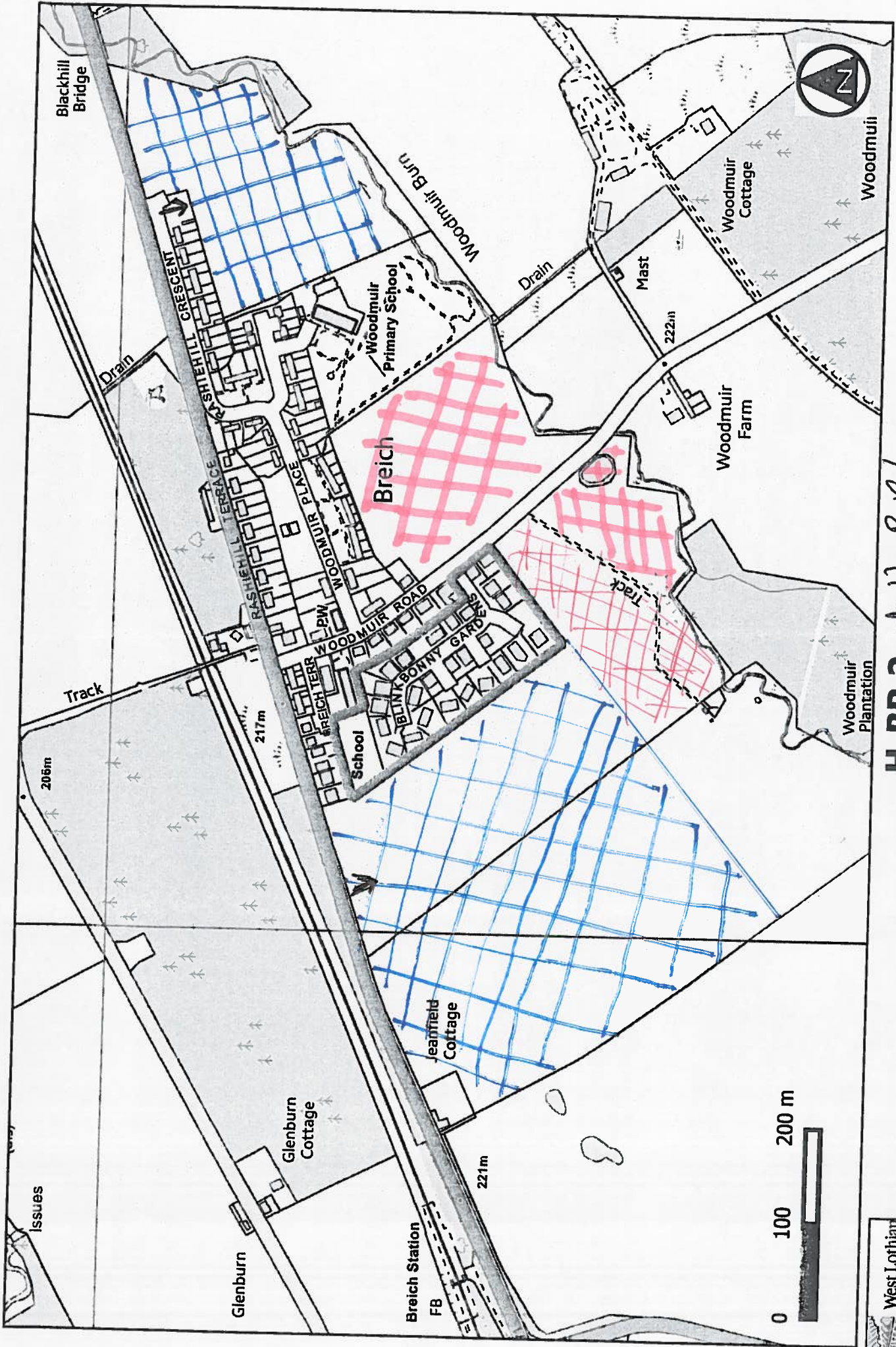
Finally our lawyer Mr Warnock who represents the residents of Breich has requested a meeting with the council, where the community of Breich can put forward their concerns. At this time Mr Warnock has not been contacted by the council over his request. Mr Warnock has also requested further information relating to the present and past planning application for the village of Breich, which again he has only received incomplete responses from the council. We are therefore requesting again confirmation as to whether a road safety report was conducted for accessing any new

housing development by means of Woodmuir Road and if such a road safety report was completed, we would request a copy be sent to Mr Warnock for his review?

The residents of Breich need this information as it's unclear how Woodmuir Road could be seen as a safe and suitable access point for further housing in Breich.

Yours faithfully

James Clarkson



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