

From: [REDACTED]
To: wlldp
Subject: Proposed development site H-WI 2 East Coxydene Farm; P-88 North of Wilkieston A71 Bypass relief road.
Date: 21 November 2015 11:10:36

Proposed development site H-WI 2 East Coxydene Farm; P-88 North of Wilkieston A71 Bypass relief road.

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 into my privacy and property. In the case of the houses at Lindean Terrace, because some of the houses are a 4 in a block style of house, the privacy afforded by the inside of their own property could be compromised by the proposed development as neighbouring houses would be able to view not only into their homes but also their gardens too. This is a violation of peoples right to privacy and the enjoyment of their own private surroundings.

The 2 photographs below show the view from my garden and from the proposed development

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[cid:20151117_154152.jpg]

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 stay. An ideal small country village in which a relaxed lifestyle can let residents escape the

larger busier towns and cities. This was the main reason I bought a property in the village and i'm sure why many other people decided to move to and stay too. Doubling the size of the villagechanges this ideal forever.

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 propeties 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 BYPASS RELIEF ROAD

The concern is that any new road would bring with it increased traffic flow, congestion and also an increase in noise and 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 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 already. 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 very good for the children who use the nursery.

Another area of concern is that our sewage is currently collected in a septic tank in a drain at the dip of the B7030 road. I have been told by neighbours thatthey had to pay a very expensive repair bill, as such is the volume of traffic already, the constant flow of traffic and large vehicles had broken the septic tank. With another road added the there may very well be a good chance of this happening again, meaning more expensive bills for residents through no fault of their own.

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 the personal issues of myself and other residents of Wilkieston then 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 about any future development at the time of buying I wouldn'thave gone throuh with the purchase. I bought the property for its peaceful andgenerally quiet location as i thought it would help provide me with the health and lifestyle choices that I wanted to live by.

Kind regards

William Laidlaw

