

[REDACTED]
16th Oct 2014

Dear Sir/Madam

With less than 24 hours until the deadline for comment on the Local Development Policy within the area around West Calder (I was not aware of the proposals until 5pm tonight)

I will prioritise commenting on just two. In particular E01-0040 site at Easter Breich Farm south of Seafield & E01-0038 Seafield Farm.

The current road infrastructure can barely cope with the demands of the commuter traffic (which increased significantly once Freeport Shopping development was opened) regular farm traffic, horse riders and L drivers, cyclists and walkers. The single track bridge at Stepend has a steady rate of altercations between drivers who are unwilling to abide by the rights of way.

If houses were to be built on this land the owners would meet challenges getting home insurance as the river runs close by to the proposed houses. It's levels altering depending on the rainfall.

There are no gas mains and no sewer network.

There has been a prolonged history of burst water mains on the main road B7025 and the pending works traffic would be a major concern to increasing the disruption when the pipes break along the road.

Local schools are at capacity so the expected families filling the homes would have to expect their children to be transported to schools further away than locally.

Local medical provision would be impacted upon - would there be capacity on the Doctors list to support increasing the caseloads in the West Calder Surgery or Ashgrove Surgery in Blackburn if both proposals went through?

There is no public transport network from or through the area.

No full pavement for walking safely into Livingston.

The environmental view & impact on this area would be devastating to those of us who chose to live in a rural setting many decades ago. The hamlet of Oakbank Cottages is an idyllic place to bring children up in (despite the busy road at rush hour times), a real sense of community exists and personally we

as a family would not want to live in a bigger area of habitation. The proposal suggests along with other proposal E01-0038 at Seafield Farm that we would be submerged into Seafield, swamped by 500 houses in total. If other proposals went through in the area i.e. Gavieside, Polbeth, and West Calder farmland area changes on the edges of West Calder , one large town would emerge in the joining of West Calder, Polbeth and Seafield - one large area of habitation and our right not to live in a large town or city would be jeopardised through no fault of our own. The residents of Seafield have enjoyed the rural view across to the Five Sisters and likewise we in Oakbank have enjoyed the open vista of countryside.

Currently there is a blending of environmental living between the Woodland Trust planting and pond management, cycle, walking and bridle paths having just been revamped next to the proposed area which has united those enjoying the outdoors and allowing the establishment of willow harvesting whilst the increase in wild birds, animals and in particular deer living in the vicinity.

Access to the area would prove interesting as the Woodland Trust have the gateway to the country walks and bridle paths so access to the field is via the single track road to Easter Breich Farm Steadings which would impact on those living at either end of the road.

Oakbank Cottages has to service its own access road into the cottages and the potential would be for visiting contractors or buyers to turn vehicles at our entrance further impacting on us the residents having to financially repair or replace the damaged road surface of pipes underneath.

The two proposed areas I have commented on seem to fall short of the Councils comments in particular as written in Main Issue 6 (page 55) of the Aug 2014 report, in particular paragraphs 3.172, 3.180 & 3.186. Reading these and looking at what building houses on this rural land would do I suggest that the council would be going back on their own ethos. I appreciate housing development is necessary to meet demands but I feel the proposals E01-0040 & E01-0038 would ruin an area which has such historical significance with the Five Sisters Bings/ Paraffin Young so close by to remind everyone of the history of the area not to mention the potential mineshafts underground in the area.

I sincerely hope the Council will reject these sites for any proposed building now or in the future.

Yours faithfully

[Redacted Signature]

Sent from Windows Mail