



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 189 houses with associated works (as amended) at Land South of Sibbalds Brae and West of Falside Crescent, Bathgate

2 DETAILS

Reference no.	1030/MS/20	Owner of site	Hallam Land Management
Applicant	Taylor Wimpey East Scotland	Ward & local members	Bathgate Councillor Harry Cartmill Councillor John McGinty Councillor Charles Kennedy Councillor Willie Boyle
Case officer	Matthew Watson	Contact details	01506 283536 matthew.watson@westlothian.gov.uk

Reason for referral to Development Management Committee: More than 15 objections.

3 RECOMMENDATION

Grant matters specified in conditions, subject to conditions.

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application proposes the erection of 189 houses and associated works at land south of Sibbalds Brae and west of Falside Crescent.
- 4.2 The application site is a 13.75 hectare greenfield site on the western edge of Bathgate and to the south of Sibbalds Brae (B708). It is bounded to the east by housing at Falside and also by Robertson Avenue local park and Little Boghead Nature Park. To the south and west is agricultural land and areas of woodland. Housing at Sandilands Gardens is also to the west. To the north on the opposite side of Sibbalds Brae is housing with agricultural land beyond.
- 4.3 Housing is proposed on only part the site, this being the field to the west of the housing at Falside. This field is bounded to the west and south by watercourses. On the remaining

parts of the application site, to the west and south of these watercourses, the proposals include landscaping and paths. Mature trees bound the north west boundary of the site. Mature trees are also located within the gardens of properties on Boghead Crescent.

- 4.4 The application site is in the Bathgate/Whitburn Countryside Belt, however, the principle of housing development on the site has been established through the DPEA granting the appeal against the council's refusal of application 0636/P/18 for residential development on the site. A Section 75 legal agreement was concluded as part of the appeal process to secure developer contributions.
- 4.5 The vehicular access to the site is from Sibbalds Brae, utilising the access point that presently serves the houses at Sandilands Gardens. This access has already been approved separately under application 0695/MS/20 and is not part of this application.
- 4.6 A mix of detached, semi-detached and terraced properties are proposed under this application. The layout comprises a core road that runs south from the access point with a cycle way on one side of the road. Housing is predominately located in areas of shared surface off the core road. The area of affordable housing is proposed at the north east of the site and provides for 29 affordable houses, which are to be for social rent, (15% of the total number of houses), adjacent to the access point at Sibbalds Brae.
- 4.7 There is no active open space on-site and the applicant will pay developer contributions towards off-site improvements for open space in the surrounding area.
- 4.8 A total of 9 trees are proposed to be removed under this application. It is proposed to replant 183 trees and areas of woodland as compensatory planting. None of the trees on the site are covered by a Tree Preservation Order. A small area of trees on the site is within the Ancient Woodland Inventory, but is unaffected by the proposed development.

History

- 4.9 0695/MS/20: Approval of matters specified in conditions of planning permission 0636/P/18 for access road junction off Sibbalds Brae including new access road to Sandilands Gardens, Approved, 26/05/2021
- 4.10 0636/P/18: Planning permission in principle for residential development with access, landscaping, SuDS and associated infrastructure, Refused, 21/11/2018, Appeal allowed, 26/02/2020
- 4.11 0308/EIA/18: Environmental impact assessment screening opinion for a residential development with landscaping, SUDS and associated infrastructure, EIA Not Required, 11/04/2018
- 4.12 0233/PAC/18: Proposal of application notice for residential development, Consultation approved, 11/04/2018
- 4.13 0203/P/13: Planning permission in principle for a 6.7ha residential development with associated works, Refused, 13/11/2013, Appeal dismissed, 20/08/2014

5. REPRESENTATIONS

5.1 A total of 146 objections have been received in relation to the proposed development, including objections from Bathgate Community Council and Sandilands Gardens Residents Association. A sample of representations is attached to this report.

5.2 A summary of representations is located in the table below.

Comments	Response
<ul style="list-style-type: none"> Traffic impact and road safety Loss of trees Felling of trees on land not owned by the applicant Loss of privacy Ecological impact and loss of wildlife Impact on local infrastructure, including lack of capacity in local schools Flooding 	<ul style="list-style-type: none"> Noted. The transport assessment submitted with the application has been assessed by the council's Roads & Transportation team who have raised no objection to the proposal. The loss of trees is, on balance, acceptable. See assessment in the 'Impact on Trees' section below. Land ownership is a civil matter and not a material planning consideration. The houses that are located on the eastern boundary of the site largely meet the minimum requirements for garden lengths and distance between buildings. Minor infringements of distance between buildings are acceptable. Mitigation measures for water voles are proposed through a planning condition. These matters were found to be acceptable in the appeal decision for the PPP application. A flood risk assessment has been submitted with the application. The council's Flood Risk team has examined the FRA and has found it to be acceptable.

6. CONSULTATIONS

6.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Objection?	Comments	Planning Response
WLC Transportation	No	No objection to the application subject to minor layout amendments.	Noted. These points can be covered in the road construction consent.

WLC Environmental Health	No	No objection subject to conditions for construction of the development.	Noted and the conditions are proposed to be attached to any planning permission.
WLC Arboricultural Officer	No	No major issues with the arboricultural method statement and proximity of trees to properties proposed at the north west and east of the site. Poplar trees should be removed from any replanting. Concern raised over the impact on trees on land adjacent to the proposed access.	Noted. An updated landscape plan replacing poplar trees that are proposed as part of replanting and the implementation of the arboricultural method statement can be covered by conditions. The access application has been granted separately and does not form part of this application.
WLC Flood Risk Management	No	The proposed development integrates the layout with the existing flood risk area. The curtilage of residential properties needs to be moved outside the 35% climate change zone.	Noted and the curtilage of properties have been moved outside this zone.
WLC Contaminated Land Advisor	No	The site investigation needs to be updated for further gas monitoring at the west of the site.	Noted. This matter is proposed to be covered by a planning condition.
WLC Open Space Officer	No	As no on-site provision is proposed, full developer contributions are required.	Noted. The applicant has agreed to pay developer contributions towards open space enhancement. This matter is covered in the existing legal agreement for the appeal decision.
WLC Waste Services	No	No objections to the application following latest site layout revision.	Noted.
WLC Countryside Services	No	Provision for wildlife enhancement, such as bird boxes, should be included in the development.	Noted. These matters are proposed to be covered by planning conditions.
WLC Education Planning	No	Education capacity and contributions were determined as part of the appeal and there are no further comments. Sufficient routes are provided to meet safer routes to schools requirements.	Noted.
West of Scotland Archaeology Service	No	No further archaeological work is required.	Noted.

Coal Authority	No	No objections to the application. Verification statements are required for areas requiring remedial works.	Noted. This matter is proposed to be covered by a planning condition.
SEPA	No	No objection to the application.	Noted.

7. ASSESSMENT

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.2 The development plan comprises the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan, 2018.
- 7.3 The relevant development plan policies are listed below:

Policy	Policy Summary	Assessment	Conform ?
West Lothian Local Development Plan (LDP), 2018 DES 1 Design principles	This policy states that development needs to integrate with its context and the surrounding built form and have an acceptable impact on amenity.	The proposed layout is acceptable and the development integrates with its local context and built form. The proposal complies with Policy DES 1. See the 'Design and Layout' section below for more detail.	Yes
West Lothian LDP ENV 9 Woodlands, Forestry, Trees and Hedgerows	This policy sets out the criteria for loss of trees of amenity value and trees that are subject to a TPO.	The application proposes limited tree removals and significant compensatory planting. The impact on trees is therefore acceptable. See the 'Impact on Trees' section below for more detail. The proposal complies with Policy ENV 9.	Yes
West Lothian LDP Policy ENV 20 Species Protection and Enhancement	This policy states that development which affects a species protected by law will not be supported unless four criteria are met.	An ecology report and water vole survey have been submitted with the application and conclude that protected species will not be affected by the proposals. See the 'Ecology and Habitats' section below for more detail.	Yes

West Lothian LDP HOU 4 Affordable Housing	This policy requires housing sites of more than 25 houses in Bathgate to contribute towards affordable housing via on-site provision of 15% of the total number of units.	15% provision of affordable housing has been met in this application.	Yes
West Lothian LDP EMG 2 Flooding	This policy requires development to be acceptable in terms of flood risk.	The Flood Risk Assessment submitted with the application is acceptable.	Yes
West Lothian LDP EMG 3 Sustainable drainage	This policy states drainage proposals need to ensure surface water can be attenuated.	The drainage assessment submitted with the application is acceptable.	Yes
West Lothian LDP INF 1 Infrastructure Provision and Developer Obligations	This policy requires developers to enter into a legal agreement to secure developer contributions towards local infrastructure.	The proposal will result in a need for contributions towards education, public art, open space and cemeteries. These have been agreed with the applicant and the proposal is acceptable, subject to a legal agreement securing these contributions. A planning obligation was agreed as part of the appeal stage and will secure these contributions.	Yes
West Lothian LDP ENV 32 Archaeology	This policy requires development not to have a negative impact on archaeological sites.	WoSAS has commented on the application and states that no further archaeological work is required on the site.	Yes
West Lothian LDP TRAN 1 Transport Infrastructure	This policy requires the transport impacts of development to be acceptable.	The submitted transport assessment is acceptable and Transportation has raised no objections on the grounds of road safety and traffic impact.	Yes
Supplementary Guidance (SG) Residential Development Guide (RDG)	This document requires residential development to accord with the guidance in the RDG.	The proposal is largely in accordance with the standards in the RDG.	Yes
SG Affordable Housing	This document requires proposals to accord with the text of the SG.	The proposal accords with the SG with the 15% provision of on-site affordable housing for social rent.	Yes

SG Flooding and Drainage	The SG requires development to be acceptable in terms of flood risk.	The Flood Risk Assessment submitted with the application is acceptable.	Yes
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7.4 The determining issues in relation to this application are set out below:

Design and Layout

- 7.5 Policy DES 1 states that 'All development proposals will require to take account of and be integrated with the local context and built form'.
- 7.6 The site in question is a greenfield site on the edge of Bathgate. There is very low-density housing located at Sandilands Gardens to the north west of the site and detached and semi-detached properties are located in Falside to the east of the site.
- 7.7 A mix of detached, semi-detached and terraced properties are proposed under this application. The layout has been substantially revised since the application was submitted. The application proposes that the affordable housing is located close to the site entrance at Sibbalds Brae and this is a positive aspect of the proposed development; as is the proposed arrangement for housing to front onto the SUDS pond, which will create an attractive environment. The layout accords with the principles of Designing Streets and the proposal is a well-designed development. The standards for garden sizes and plot ratios in the Residential Development Guide have largely been complied with across the development. Where there are infringements of these standards, these are minor and acceptable departures from guidance. The proposal is not overdevelopment of the site and is of an acceptable density for its location.
- 7.8 Overall, the proposal will integrate with its local context and built form and complies with Policy DES 1 of the LDP and the Residential Development Guide.

Impact on Trees

- 7.9 Policy ENV 9 states there is a presumption against proposals that involve the removal of trees that are of amenity value or subject to a TPO. Developers are expected to carry out a tree survey and provide compensatory planting with a preference for native species to be used in replanting. Management of trees and woodland is expected and supported.
- 7.10 A tree survey has been submitted with the application that has been carried out in accordance with BS5837:2012, as required by LDP policy ENV 9 (g). 57 individual trees and four group of trees have been surveyed, in relation to this application.
- 7.11 A breakdown of the proposed removals, in terms of tree quality is below.

Tree category	A	B	C	U	TOTAL
Trees removed	0	2	1	7	9
Trees retained	18	18	12	0	48

*Note, this does not include trees consented for removal under the access road application.

- 7.12 The number of trees proposed for removal is limited. A total of 183 trees and 2851 woodland whips are proposed as replanting. This represents a significant amount of tree planting as compensatory planting.
- 7.13 The matter of tree loss as a result of the access has been raised in representations and by the council's arborist. The application for the access was approved in May 2021 and tree loss as a result of the access cannot be considered in this application. It was noted that the access application was contrary to Policy ENV 9 of the LDP but the appeal decision allowing an access in that position, and subsequent tree felling, was of significant weight that outweighed the non-compliance with the development plan.
- 7.14 On balance, the limited number of tree removals, coupled with the significant amount of compensatory planting, means the proposal is compliant with Policy ENV 9 of the LDP.
- 7.15 Overall, the impact on trees as a result of the proposal is acceptable, subject to the implementation of replanting and the measures in the arboricultural method statement.

Ecology and Habitats

- 7.16 Policy ENV 20 states development that adversely impacts protected species will not be supported unless four criteria are met.
- 7.17 The applicant has submitted an update to the Phase 1 Extended Habitat Survey, as well as a water vole survey.
- 7.18 The updated ecology report concludes that circumstances relating to habitats on the site remain the same as reported in 2018 for application 0636/P/18. Condition 2 (xi) requires the provision of a buffer area approximately 20 metres wide between the watercourse within the site and built development, in line with the water vole survey. This buffer has been maintained in this application.
- 7.19 If any protected species are found during pre-construction surveys or construction of the development then a license will be required from Nature Scot.
- 7.20 The council's Countryside Services team has recommended that provision for wildlife is included within the proposed development, including bird boxes. A planning condition is proposed to ensure provision for wildlife habitats in the development.
- 7.21 Overall, the proposal will not have an adverse impact on protected species. The proposal complies with Policy ENV 20.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In summary, the principle of residential development is established on this site by the grant of planning permission in principle through an appeal. The layout and design of the development is acceptable and impacts on trees are also acceptable. The proposal

complies with the relevant provisions of the development plan and there are no material considerations that outweigh this conclusion.

- 8.2 Consequently, and in view of the above, it is recommended that this application be granted, subject to conditions.

9. BACKGROUND REFERENCES & ATTACHMENTS

- Draft Conditions
- Location Plan
- Sample of Representations (Copies of all the representations are available to view in the case file)

Plans and site photos are available in the accompanying slide presentation pack.

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 19 January 2022

Draft Conditions – 1030/MSC/20

1. Prior to the commencement of development, full details and samples of the materials to be used as external finishes on all buildings and for all parking and hardstanding areas shall be submitted to and approved by the planning authority, and the development shall be carried out strictly using those approved materials.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

2. The boundary treatments submitted with the application shall be implemented in accordance with the approved plans prior to the occupation of each house.

Reason: In the interests of visual and environmental amenity.

3. Prior to the commencement of development, details of proposed retaining structures shall be submitted to and approved in writing by the planning authority. Thereafter, the approved details shall be implemented prior to the occupation of the relevant houses.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

4. Prior to the commencement of development, details of the phasing of the development shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

5. No residential unit in each phase of the development shall be occupied until:

(a) Within that phase, all new access roads, footways/footpaths, visitor parking, and all parking on shown on the approved plans have been constructed and lit to the adoptable standard of the council as roads authority.

(b) Within that phase, all private shared / individual driveways shown on the approved plans have been constructed.

Reason: In the interests of road safety and visual and environmental amenity.

6. The measures identified in the report submitted with the application titled 'SIBBALD'S BRAE: ARBORICULTURAL METHOD STATEMENT', dated 20 August 2021, by Envirocentre shall be implemented during the construction of the development.

Reason: To ensure trees to be retained are adequately protected during construction, in the interests of visual and environmental amenity.

7. Prior to the commencement of development, a plan showing all common areas and details of the body who will own and maintain the common areas together with a schedule of maintenance works has been submitted to and approved in writing by the planning authority. Thereafter the common areas shall be maintained in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

8. Prior to the commencement of development, a landscape and woodland management plan that sets out maintenance arrangements for the landscaping and woodland at the north west, west and south of the site for a minimum of 25 years and who is responsible for maintenance, as well as setting out informal access to this area, shall be submitted to and approved in writing by the planning authority. Thereafter, the management plan shall be implemented in accordance with its approved details.

Reason: To ensure there is a long term management plan in place for the maintenance of the woodland and landscaping.

9. Prior to the commencement of development, updated landscape plans shall be submitted to and approved in writing by the planning authority. Thereafter, the approved landscape plans shall be implemented in the first planting season following the first house occupation, or completion of the development, whichever is sooner.

The new planting shall be maintained for a minimum period of five years until it becomes established. Any trees which within a five year period following completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

Reason: To ensure proper implementation of the planting proposals in the interest of the amenity of the site and the area as a whole.

10. Prior to the commencement of development, details to meet the following requirements for electric vehicle charging shall be submitted to and approved in writing by the planning authority:

(a) Where off-street parking is provided, one in every six residential units shall have an active ready to use electric vehicle charging point (7kw) located either in a garage or in close proximity to a dedicated car parking place within the driveway of the property and connected to the domestic electricity supply via a dedicated circuit. For all other residential units with off-street parking, passive provision (cabling and individual fuse boxes provided) shall be provided to enable easy conversion to an active charging point should demand manifest itself.

(b) For on-street parking, one in every six spaces shall have a fully connected, active and ready to use electric vehicle charging point (7kw). Electric vehicle parking spaces should be counted as part of the overall car parking provision and not in addition to it.

(c) Details of who will be responsible for managing and maintaining charging infrastructure, including details of managing access to charging spaces and arrangements for paying for the electricity used during charging.

Thereafter the development shall be carried out in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of ensuring the provision of electric vehicle charging.

11. Prior to the commencement of development, measures to encourage provision for wildlife and habitat enhancement shall be submitted to and approved in writing by the planning authority. Thereafter, the agreed measures shall be implemented in accordance with the approved details prior to the completion of the development.

Reason: To ensure the development provides opportunity for wildlife enhancement.

12. Surface water from the development shall be treated and attenuated by a sustainable drainage system (SUDS) in accordance with the Water Assessment & Drainage Assessment Guide (published by SUDS Working Party) and The SUDS Manual C753 (published by CIRIA).

The proposed drainage layout shall be implemented in accordance with drawings 22482 E05 01 C and 22482 E05 02 C and the Drainage Assessment submitted with the application titled 'Proposed Residential Development At Sibbald's Brae, Bathgate SUDS & Drainage Strategy Report', dated 16 December 2019, by GM Civil and Structural Consulting Engineers Ltd.

Reason: To minimise the cumulative effects of surface water and diffuse pollution on the water environment.

13. Part 1

Prior to the commencement of development, an updated site investigation report to include further gas monitoring at the west of the site shall be submitted to and approved in writing by the planning authority.

Part 2

Prior to the commencement of development, a detailed Remediation Statement to bring the site to a condition suitable for the intended use by removing unacceptable risks to all relevant and statutory receptors, must be submitted to and approved in writing by the planning authority. The Remediation Statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The Remediation Statement must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development.

Part 3

The approved Remediation Statement must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the agreed remediation. The planning authority must be given two weeks written notification of the commencement of the remediation works. Following completion of the measures identified in the approved Remediation Statement, a Verification Report that demonstrates the effectiveness of the remediation carried out must be prepared. The Verification Report must be submitted to and approved in writing by the planning authority prior to commencement of the new use of the land.

Reason: To ensure there is no contamination on the site that could pose a risk to the health of future occupiers, in the interests of amenity

14. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the planning authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the development is not affected by coal mining legacy.

15. The mitigation measures in the dust management plan report submitted with the application titled 'Sibbald's Brae, Bathgate, Dust Management Plan', dated May 2020, by Envirocentre shall be implemented during the construction of the development.

Reason: In the interest of neighbouring amenity.

16. Prior to the commencement of development, the applicant shall submit a construction management plan for the written approval of the planning authority. The construction management plan shall set out the level of vehicle movements expected over the course of the construction of the development and any mitigation measures required to be in place for the duration of the works, including how disruption will be minimised for the residents of Sandilands Gardens. Once approved, the developer shall comply with the agreed measures in the construction management plan.

Reason: To minimise disruption from vehicle movements during construction on the living conditions of neighbouring residential properties, in the interests of residential amenity.

17. The following restrictions shall apply to the construction of the development:

Noise (Construction)

- Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on site vehicles and equipment.
- No generators shall be audible within any residential properties between the hours of 2100 and 0800.

Noise (Vehicles/Plant)

- All site vehicles (other than delivery vehicles) must be fitted with non-tonal broadband reversing alarms.
- Heavy goods vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday. No heavy goods vehicles shall arrive or leave the site on a Sunday.

Vibration (Construction)

- Where piling or other significant vibration works are likely during construction which may be perceptible in other premises, measures must be in place (including hours of operation) to monitor the degree of vibration created and to demonstrate best practice. Prior to any piling or other significant vibration works taking place, a scheme to minimise and monitor vibration affecting sensitive properties shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Site Compound

- The development shall not begin until the location and dimensions of any site compound have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Waste

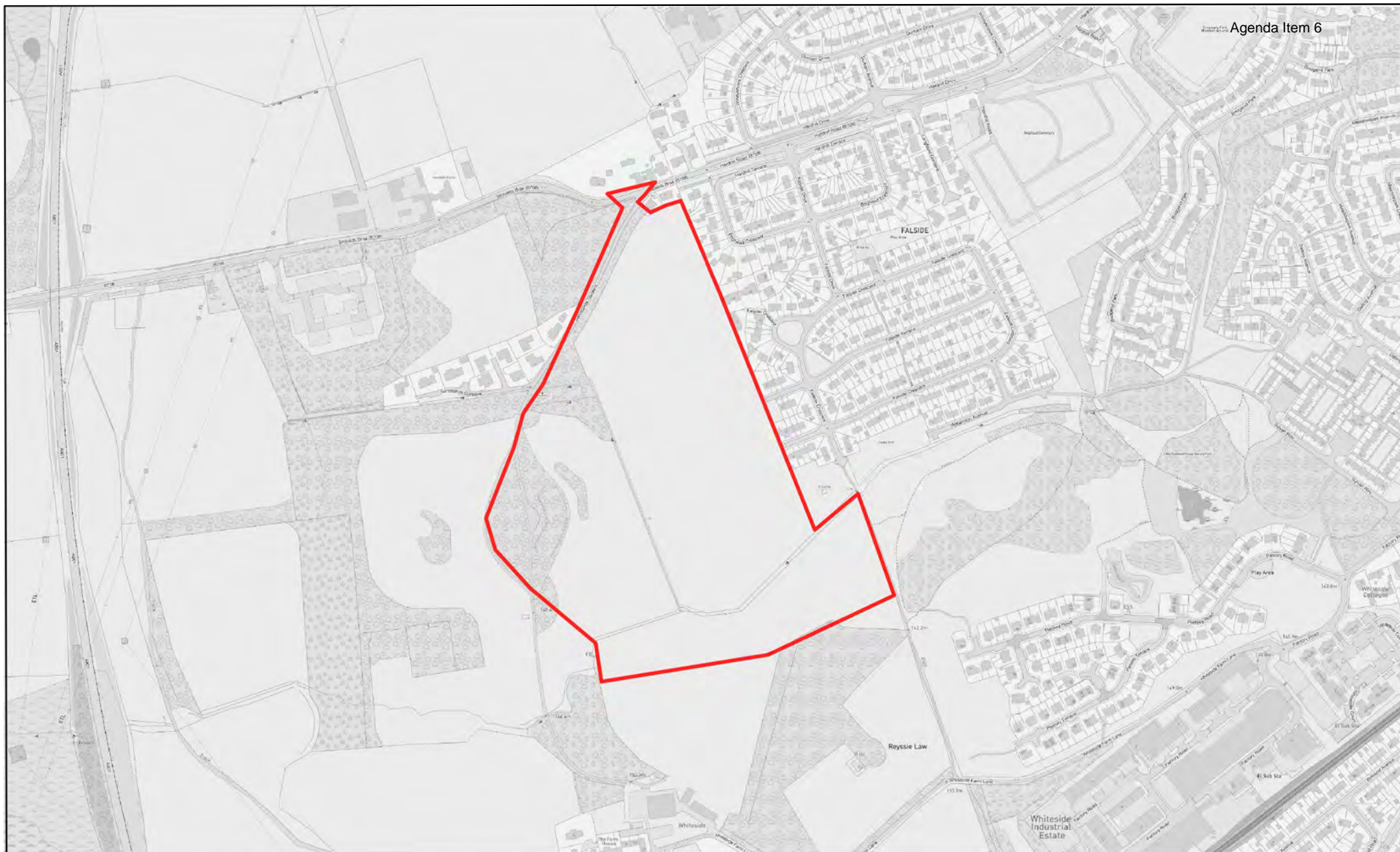
- Effective facilities for the storage of refuse, building debris and packaging shall be provided on site. The facilities shall be specifically designed to prevent refuse, building debris and packaging from being blown off site. Any debris blown or spilled from the site onto surrounding land shall be cleared on a weekly basis. For the purposes of this condition, it

shall be assumed that refuse, debris and packaging on surrounding land has originated from the site if it is of the same or similar character to items used or present on the site.

Wheel Cleaning

- All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on surrounding roads. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Reason: In the interests of visual and environmental amenity.



From: [REDACTED]
To: [Watson, Matthew](#)
Subject: 1030/MS/20 Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref:PPA-400-2097)Sibbalds Brae
Date: 23 December 2020 08:14:19

For the attention of Matthew Watson.

I refer to the above and would advise that Bathgate Community Council believe that the mood of the community towards this development remains solid. At the pre application event there was overwhelming opposition and we have no evidence to suggest that this has changed. Replaced perhaps with a feeling of helplessness. The public engaged with the process, the plan was rejected locally only for the result to be overturned by a non elected official. *'The large number of planning application decisions overturned by the Scottish Government is "making a mockery of local democracy", Latest figures indicate that a significant majority of Council decisions to refuse planning permission are routinely overturned on appeal by the Scottish Government.'* - Scottish Community Alliance 16th December 2020.

We object to this detailed planning application. Please see the basis of our objections as follows -

1) We have estimated that the mid point of the entrance to the new junction is ten meters from the existing lamppost on the left hand side looking up Sibbalds Brae. This 'almost' creates a cross road with the entrance to house on Sibbalds Brae. Potentially 400 cars will be leaving and returning on a daily basis (lights on full beam in winter). I question if this is legal & acceptable. I would suggest this is an intrusion and that lighting must not shine onto or into any neighbouring residential property.

2) Regarding the B708, the Sibbalds Brae Road. We would point out that there is not enough room for a car and a bus to pass each other precisely where the new junction is, going in the opposite directions.

From the top of the brae there is constant regular heavy lorry traffic.

Traffic exiting and turning left up Sibbalds Brae from the proposed new entrance would not be safe. Any car turning left cannot do so safely if there is a car, van, bus, lorry coming down Sibbalds Brae. It is not safe!

Factor in the potential 400 cars out and in on a daily basis.

During winter, the road at Sibbalds Brae is susceptible to ice and slippery conditions and significant water comes off the woodlands onto the entrance. During cold spells this becomes slush and very often hard ice and results in real difficulty stopping a vehicle at the junction without great care. This is a point of real danger.

Factor in the increased traffic flow over recent times and also consider how much the traffic flow will increase as a result of the undoubted development, which will take place at the old brickworks at Bathville (600 units).

The Transport Assessment carried out in July 2018, 3.5 on pages 9/10 makes reference to the Scottish White Paper and quotes one of the objectives as follows To 'improve safety of journeys by reducing accidents and enhancing the personal safety of pedestrians, drivers passengers and staff.' These will not be met by this new road/entrance – quite the

contrary!

This development and the proposed entrance makes the B708 even more dangerous and cannot be mitigated by a reduction in speed limits or traffic calming measures. **There needs to be a rethink for a better solution at this road or reject the proposed development.**

There is the school run which attracts a line of cars at around 50 meters or so east of Sibbalds Brae. Again factor in 400 cars in and out. No evidence of any emissions calculations and would again draw your attention to the transport assessment 3.5 on pages 9/10, which states as one of its objectives –.....to 'protect our environment and improve health by building and investing in public transport which minimises emissions and consumption and energy'. I would suggest the opposite be true as a result of this new road/entrance and **would insist on an independent air quality impact assessment. This is so important when you consider the recent news that air pollution has been recognised for the first time as a cause of death on a child's death certificate.**

3) Looking at the Tree Removal and Protection Plan and documentation relating to provisional tree constraints/protection/tree destruction and would draw attention to the fact that Taylor Wimpey (TW) intends to stray beyond the site boundary at the entrance at Sibbalds Brae into the woodland beyond. They do not own this land, we wonder if they have sought and received permission to do so? This needs to be established - they simply cannot be allowed to bulldoze into an area they are not entitled to and say sorry afterwards.

The original planning application ref 0636/P/18, contains an updated tree survey report and makes reference to some trees being incompatible with the design (14 in total - table 3/3). The detailed planning application now submitted under ref 1030/MS/20 'Provisional Tree Constraints' Plan 2 of 3 shows 'incompatible trees' all the way up the avenue which is new (looks like 10). These trees were not mentioned in the previous planning application and not referred to at the appeal. It would therefore suggest that they intend destroying 14+10 =24 trees which is unacceptable and out of line with what was detailed previously

We would like confirmation that there will be a specific bat study undertaken. We know they exist in the area and mostly recognised as common pipistrelle. This study needs to be carried out before any of the trees are potentially destroyed.

4) We would like to have some input regarding the ecological issues. Referring to the masterplan Revision J, we feel that the bridge over the stream (on the right hand side) be moved further to the left. We object to its current position. We feel this would be beneficial to the sustainability of the water voles/otters. We welcome the 20 metre buffer area between the watercourse and any development in order to protect the habitat for vole and otter.

5) Referring to the masterplan Revision J, the boardwalk on the right hand side was under water during February/March 2020 and we would suggest this needs to be factored into it's construction. Also it appears to our eye that the landscaped areas that surround the proposed development will in effect be like an extension to Little Boghead Nature Reserve which is tended by volunteers. We note that details of maintenance arrangements of open spaces are to be established (condition c of the Decision Notice dated 26th Feb 2020). We would like to see details of these arrangements.

The footpath that exists on the right hand side of the masterplan on the border between the proposed development and Little Boghead Nature reserve has been 'washed away' due to the continual flooding of the field. We trust the intention is to repair the path and to bring it

up to a standard in order to be described as a 'safe walkway' with lighting for children to walk to and from local schools.(Condition a of Decision Notice).

6) The range of housing types in the development does not include an option for a bungalow style. We would like to take this issue up to reflect a demand from the people who are at that stage of their lifecycle. There has not been new bungalows built in the surrounding areas and it pushes up prices of existing stock. We would like this to be addressed here.

Please can you confirm receipt of this email

Thanks

Debbie

Secretary

Bathgate Community Council

10, Sandilands Gardens
Bathgate
West Lothian
EH48 2FI
18th December 2020

For the attention of Matthew Watson

Dear Mr. Watson

1030/MSC/20 “Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) Sibbalds Brae.

I am one of the residents of Sandilands Gardens. There are ten houses in total and we will be impacted by this proposed development.

We have a residents association and we object to this plan proceeding.

Objection –The junction of the existing Sandilands Gardens and the ‘new road’, is it sufficiently wide enough to accommodate lorries etc. (refuse lorries, fire engines, removal lorries)? Sandilands Gardens is a single-track road; no kerbing, and the new road, double carriage is 6 meters wide. There is insufficient room for those sorts of large vehicles to negotiate. Large lorries will inflict damage onto this single-track road, which is too small for these lorries to manoeuvre without inflicting damage. We as residents at Sandilands Gardens are responsible for its upkeep. No kerbing would result in potential damage to the edges and the power line to the houses would also be under considerable threat. In view of the above, this aspect needs to be looked at and remedied in order to mitigate damage.

Objection -We believe the B708 will become even more dangerous as a result of this development. I would draw your attention to points raised in relation to planning reference 0695/MS/20 access road junction off Sibbalds Brae including new access road to Sandilands Gardens | Land South Of Sibbalds Brae. A decision on this remains outstanding.

Objection – we note an intention to destroy additional trees on the left hand side coming up the avenue. This is new and seems to be in addition to the original intention and looking at the Tree Removal and Protection Plan, it appears Taylor Wimpey (TW) intends to stray beyond the site boundary at the entrance at Sibbalds Brae into the woodland beyond. They do not own this land, the residents at Sandilands Gardens do. No contact has been made with us and yet this progresses with no reference to land ownership. **As a group we will not accept any incursion, tree felling, barriers or signage on residents’ land. This is an issue we would like explicitly established and needs to be addressed before any outcome to this application can be made.** Details of the bat study before trees are felled? When is this going to take place?

Objection - as a group we are unclear exactly how the ‘new entrance ‘ would be managed without a great deal of upheaval to our lives. Nothing has been

explained and no communication has been received from Hallam Land/Taylor Wimpey. How will children get to school/nursery? How will residents get to work? How will cars get in and out of our development? Clearly we will not accept any closure/disruption which impacts in any of the above mentioned activities.

Objection - remains pending better understanding how the 'new road' and development integrates with the 'existing' Sandilands Gardens. (Refer to **conditions** 1(a) & (l)).

In relation to this, we would **not** wish the site compound and access points to be opposite no 1 Sandilands Gardens. When some ground tests were done, access had been gained by using the gate into the field opposite No1. Mud & mess was the result to the extent that the resident of no. 1 had to clear up. The digger also strayed into the householder's driveway. All unacceptable no apologies nothing and contrary to the conditions set out in the decision notice!

We would want it explicitly understood that no construction traffic use or park at any point in Sandilands Gardens the woodlands nor on the grassy area opposite houses 1,2,3. This grassy area, we the residents cut the grass in order to keep tidy. Will this be taken over by the factors on the new development and paid for by the residents of the new development? We note that details of maintenance arrangements of open spaces are to be established (condition c of the Decision Notice dated 26th Feb 2020). We would like to see details of these arrangements.

The plans submitted do not show detail of how the current access point (farmers gate into the field opposite no 1 Sandilands Gardens) will be finished off. Fencing, hedging/trees? There is no detail and again no communication.

Objections remain pending clarification as follows -

The wall and gateway at the entrance will be destroyed. Will it be replaced and what will replace the wall at the Gate House (we, the residents paid for the construction).

At the entrance will there be a distinction between Sandilands Gardens and the new development?

There is no detail relating to power cables etc., which run up the side of the road on our side/our land. How is this going to be integrated with the new development?

The brick wall (retaining) on Sibbalds Brae how is that going to be finished off and integrated to the grass verge.

Clearly there is an issue relating to communication!

Yours sincerely

John Macdonald

contrary!

This development and the proposed entrance makes the B708 even more dangerous and cannot be mitigated by a reduction in speed limits or traffic calming measures. **There needs to be a rethink for a better solution at this road or reject the proposed development.**

There is the school run which attracts a line of cars at around 50 meters or so east of Sibbalds Brae. Again factor in 400 cars in and out. No evidence of any emissions calculations and would again draw your attention to the transport assessment 3.5 on pages 9/10, which states as one of its objectives –.....to 'protect our environment and improve health by building and investing in public transport which minimises emissions and consumption and energy'. I would suggest the opposite be true as a result of this new road/entrance and **would insist on an independent air quality impact assessment. This is so important when you consider the recent news that air pollution has been recognised for the first time as a cause of death on a child's death certificate.**

3) Looking at the Tree Removal and Protection Plan and documentation relating to provisional tree constraints/protection/tree destruction and would draw attention to the fact that Taylor Wimpey (TW) intends to stray beyond the site boundary at the entrance at Sibbalds Brae into the woodland beyond. They do not own this land, we wonder if they have sought and received permission to do so? This needs to be established - they simply cannot be allowed to bulldoze into an area they are not entitled to and say sorry afterwards.

The original planning application ref 0636/P/18, contains an updated tree survey report and makes reference to some trees being incompatible with the design (14 in total - table 3/3). The detailed planning application now submitted under ref 1030/MS/20 'Provisional Tree Constraints' Plan 2 of 3 shows 'incompatible trees' all the way up the avenue which is new (looks like 10). These trees were not mentioned in the previous planning application and not referred to at the appeal. It would therefore suggest that they intend destroying 14+10 =24 trees which is unacceptable and out of line with what was detailed previously

We would like confirmation that there will be a specific bat study undertaken. We know they exist in the area and mostly recognised as common pipistrelle. This study needs to be carried out before any of the trees are potentially destroyed.

4) We would like to have some input regarding the ecological issues. Referring to the masterplan Revision J, we feel that the bridge over the stream (on the right hand side) be moved further to the left. We object to its current position. We feel this would be beneficial to the sustainability of the water voles/otters. We welcome the 20 metre buffer area between the watercourse and any development in order to protect the habitat for vole and otter.

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up to a standard in order to be described as a 'safe walkway' with lighting for children to walk to and from local schools.(Condition a of Decision Notice).

6) The range of housing types in the development does not include an option for a bungalow style. We would like to take this issue up to reflect a demand from the people who are at that stage of their lifecycle. There has not been new bungalows built in the surrounding areas and it pushes up prices of existing stock. We would like this to be addressed here.

Please can you confirm receipt of this email

Thanks

Debbie

Secretary

Bathgate Community Council

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

Address: Land South Of Sibbalds Brae And West Of Falside Crescent Bathgate West Lothian EH48 2DU

Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr Chris Heron

Address: 3 Sandilands Gardens Bathgate EH48 2FL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons:

a. The siting of the entrance to the development. The proposed ingress and egress route will create a high risk of harm to the residents seeking to leave and enter the development, other road users and pedestrians. Irrespective of any proposed traffic calming measures, the current siting of the entrance and exit to the development creates a number of potential risks. First, the addition of up to 200 household's worth of vehicles will have a huge impact on the amount of traffic using the B708 which is already substantial. Secondly, the siting of the entrance is almost directly opposite the driveway to 4 Sibbald's Brae, creating a further risk to road users, particularly at rush hours. This will not only create a logjam onto an already extremely busy road, the proposed entrance is misplaced given the already high risk of accidents.

b. The junction between the entrance and Sandilands Gardens. The plans show a linking road from Sandilands Gardens to the new entrance. This is not wide enough. It is clear that any large/waste lorries or emergency vehicles will not have sufficient space to turn down towards Sandilands Gardens without causing damage to the foliage surrounding it. Given that I am jointly responsible with other residents for the upkeep of the wooded area, I fail to see how the current plans guard against this. This will need to be widened or tapered in such a way that it takes account of larger vehicles.

c. Adequacy of the Visibility Splays. In addition to the points made above, I query whether the visibility splays marked on the plan are adequate given the high volume of traffic on the B706 and the curve of the road.

As a resident of Sandilands Gardens, there are a number of unanswered questions:

I will not allow the siting of any vehicles, personnel, materials or signage on the land owned by the residents.

Where is it intended that the site compound is to be located? Should there be any plan to utilise any of the land sited opposite my property, this will have a clear impact on the quiet enjoyment of my own property given the noise and traffic disruption that this would create.

- At all times of the construction work, how is unrestricted road access to the residents going to be guaranteed? I am not willing to accept any impediment to my access to Sibbald's Brae by road or on foot at any time as afforded to me under my title.

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Alex Fleming

Address: 151 Bridgend Park Bathgate EH48 2AD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The local Councillors unanimously rejected this application on numerous grounds - three European protected wildlife species have habitat on this site, mature trees protected by Scots law will be destroyed, our schools have no capacity to accommodate these extra pupils, the proposed road junction at the bottom of Sibbalds Brae is totally inadequate and highly dangerous and our Doctors Surgeries have no space for potentially 400 extra patients not to mention this area is zoned as green space on the new Local Plan signed off by Scottish Government Ministers only last year - I could go on!

In addition over 200 local people wrote letters of objection as did Bathgate Community Council thankfully 3 years ago our rejection was confirmed and it was hoped that would be the end - last November Hallam appealed to the Reporter to the Scottish Government - in a decision that would sit well in North Korea.

Comments for Planning Application 1030/MSC/20

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Dr Amanda Clarkson

Address: 3 whiteside farm lane Bathgate Eh48 2ul

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object strongly to the proposed housing development.. it will impact greatly on the disappearing wildlife .. the deer , the badgers bats and rare frogs and toads that live in the area. The local schools are already oversubscribed ... we need green fields !!

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

Address: Land South Of Sibbalds Brae And West Of Falside Crescent Bathgate West Lothian EH48 2DU

Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mrs Christine walker

Address: 41 young crescent Bathgate EH48 2SN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 190 houses that Bathgate does not need nor can support. Over 1000 extra people coming to Bathgate. The doctors surgery is struggling and the schools. But most of all why there? There are many Brown sites begging to be built on. Why do you want to ruin one of the only beautiful spots we have left in Bathgate. Ease reconsider. We are all begging you

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

Address: Land South Of Sibbalds Brae And West Of Falside Crescent Bathgate West Lothian EH48 2DU

Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr David Porter

Address: 53 Boghead Crescent Bathgate EH48 2DE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I whole heartily object to the planning application of 190 houses at Sibbalds Brae, Bathgate.

This is our green space, No consideration has been given to the property owners that back on to the development as any and all privacy will be forgone.

Boundaries from the rear of the owners property will be minimal and will have a severe detrimental impact on the health and environmental wellbeing of all existing property owners around the proposed development.

Looking at the plans submitted, there are to be 5 houses shoehorned into a small plot of land that directly sits behind my house, but no analysis has been carried out on what the short/ long term impact will be especially in an unstable overmined area such as Falside. As no-one has a crystal ball no assurances can be given by any party that short / long term damage / subsidence will not occur.

Also, I have a huge Beach tree in my garden that will be impacted by the development of these shoehorned houses, again no-one has looked at the impact this would have.

Then we get to the infrastructure, this is not sustainable at the moment, the schools are already at maximum capacity, therefore our children will not get the education they deserve.

This will also cause an increase to the traffic flow on an already busy and dangerous road. With the extra congestion this will ultimately lead to more road accidents.

Currently there is only 1 route in and out of Falside / Windyknowe, and with the potential addition

of 190+ cars using the road everyday congestion will increase, causing higher Co2 emissions and damaging the local green space environment as well as the health of the residents. I also note that houses are also to be built at the old brickworks in Armadale again this would have an impact the road infrastructure.

The glaringly obvious fact that the ground is designated greenspace that separates Bathgate from Armadale is being ignored. There is also the matter of wild Bats that nest in the surrounding trees, that both encompass the boundary and are included in the development plans. Has there been any consideration or investigation been done as the Bats nesting areas are protected under current government legislation?.

There were perfectly substantial reasons as to why this development has been denied planning permission on more than 5 previous applications. It is completely unsustainable and workable within the confines of the plans submitted now and previously. The development is in complete conflict with both Scottish Government and West Lothian council environmental policies and assurances on "Greenspace" and reduction in damaging CO2 emissions.

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr Gordon Tennant

Address: 25 hard hill road Bathgate Eh48 2bw

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived in hard hill road for 28 years, I have seen a steady increase in traffic.

These extra dwellings will cause even more congestion on both Hardhill rd and Glasgow rd. if it does go through. It must be stopped.

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

Address: Land South Of Sibbalds Brae And West Of Falside Crescent Bathgate West Lothian EH48 2DU

Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr Greug Lumsden

Address: 16 white side farm lane Bathgate Eh48 2ul

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please take this email as an objection. This development is totally against what the people of Bathgate want and yet again destroys important green space which locals treasure dearly. It is also the habitat of important animal species and rare fauna. This development has been objected universally from the local council as well as the residents of Bathgate. It will increase pressure on our local services which are already severely over subscribed. I also notice that the development is looking to cut down numerous trees of which some are in land that is not owned by the relevant parties.

This is an absolute disgrace that this is even being considered and the relevant people should face the public for a reason to this shocking decision.

Comments for Planning Application 1030/MSC/20

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Mrs Laura Weir

Address: 24 Jardine place Bathgate Eh48 4gu

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With the school provision and doctors surgery at maximum already i really don't think more housing should be allowed

Comments for Planning Application 1030/MSC/20

Application Summary

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Case Officer: Matthew Watson

Customer Details

Name: Miss Lynne Waddell

Address: 29 Durham Drive Bathgate Eh48 2by

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of the near vicinity my objection would be to the increased volume of traffic and to the increased capacity to the local primary school.

Comments for Planning Application 1030/MSC/20

Application Summary

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Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr Martin Rennie

Address: 8 Whiteside Farm Lane Bathgate Eh48 2ul

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After planning having been previously denied on both initial application and appeal we find it disgusting that the Scottish Government have used heavy handed tactics to overrule both local residents and Local Councillors by granting this development second time around.

Having previously contacted schools and medical centres in the area it was confirmed that there had been no consultation with these services and also that there is no room for any further strain on an already broken system. The roads in Bathgate are already congested and dangerous.

The destruction of arable land and displacement of protected species is morally wrong and those responsible should be ashamed of themselves. What is the point of having local authorities and local Councillors if Scottish Government can overrule them without even visiting the area of the proposed development. It was obvious when speaking to Fiona Hyslop the local MSP that the trappings of being an MSP were more attractive than doing the right thing for constituents.

Comments for Planning Application 1030/MSC/20

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Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Richard Hepburn

Address: 30 Plessey Terrace Little Boghead Bathgate EH482XQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To build even 1 home on this greenfield site is wrong. Bathgate does not need more homes, it has more than enough and has in particular a lot of empty dwellings that can be used for housing.

There is also the environmental impact not only to the surrounding land, but also to the people next to the development. They should not have to be subjected to building works on their doorsteps, especially as the reason for moving there was to be next to nature and the peace and quiet.

If these building and erected, the community and fellowship in the area will be forever destroyed, along with the wildlife that is native to this area

Comments for Planning Application 1030/MSC/20

Application Summary

Application Number: 1030/MSC/20

Address: Land South Of Sibbalds Brae And West Of Falside Crescent Bathgate West Lothian EH48 2DU

Proposal: Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal ref: PPA-400-2097) for the erection of 190 houses with associated works

Case Officer: Matthew Watson

Customer Details

Name: Mr Ross Mcivor

Address: 68 falside Crescent Bathgate Eh482dn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A feel with this housing development it has cut the border between town also as a resident a lot of wildlife use these fields to survive. on the fact that dentist and doctors are full in area you are adding to already crowded for these facilities. school wise for my kids education a think school is gonna get overcrowded for being a small local primary

Also increase amount of traffic on road at the school crossing which already has drivers that speed up that road. a think the noise pollution in my house will be unbearable as a bought this house as it is very quiet area. a think also there will be a flood issue if you look at area next to burn and nature park there is currently a pond, with this development a feel more water will be pushed towards this area. a think west Lothian and bathgate is looking for affordable housing for residents of bathgate not for new people as it is good for commuting a feel we should be looking after residents of bathgate. also feel this farmer is cashing in on green belt land if you look back 10-15 years houses built at the farm then sandy lands another unaffordable development for bathgate residents then field next nature that has been filled with people mostly from outside bathgate. what next ever field plus nature park will be built on and bathgate may as well be armadale.

Comments for Planning Application 1030/MSC/20

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Case Officer: Matthew Watson

Customer Details

Name: Tracy Alston

Address: 90 Falside Crescent Bathgate Bathgate EH482DP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As well as the massive impact to the beauty of the area, we would lose our wonderful wildlife, some of which I believe is protected species. The wildlife has already diminished due to the housing by Plessey Road. Will there be a loss of trees? This proposed build will have an adverse effect on people directly overlooking the area by way of noise, loss of privacy and the loss of views. The local area does not have amenities to cope with 100+ family homes and I believe there would be an adverse effect on road safety. To consider obliterating this beautiful countryside is just devastating. Our aim should be to protect what is left of our local green areas and to protect our wildlife not push them out even further and destroying their habitats. There are areas of land close by that are not green but these developers do not seem interested in, and improving on them, why? Can't we have housing without losing the countryside? The application should be rejected for all of the above reasons.