

Delivered by hand 09/07/09

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(Draft) Planning Brief

Elv39 Rosebank (East), Kirkton Campus, Livingston.

Regarding: the Proposed Uses of the vacant Plant Nursery and former Farm Steading.

Business use (high amenity classes 4 & 5) with ancillary uses such as Hotel / Bar / Restaurant permitted on the former Rosebank House frontage site.

My concerns are:

There is no housing in the area with easy access to any of the above if they were built.

To get to any Hotel / Bar / Restaurant that may be built access would be by car with all the noise and danger of drinking and driving.

Every year 2-3 cars end up in the fire ponds across from my house as it is, without the problems with drink adding to the problem.

Loud music would be played throughout the night and into the small hours of the morning if a Late License was granted. The area is very quiet at night and the sound would carry to my home.

I grew up on a street with 1 Pub and 1 Hotel, it is not an amenity to have vomit, urine, faeces and used condoms lying around your front door.

There is also the issue of recreational drug usage too.

Removal of the Boundary fence.:

My concerns are:

That it would leave the site open and readily accessible to travellers who are constantly in Kirkton Campus and park in and around Kirkton Campus throughout the year.

This year the travellers have to my knowledge used five different sites in the Campus so far and it is only July.

Removing the Boundary Fence would create just one more open space, more confrontation more mess and higher costs.

The cost as a Council Tax payer of monies to remove them from the illegal sites.

The cost of cleaning up after.

The cost to the environment.

Development of Units:

My Concern is:

It takes only 5 minutes walking to find 7 empty units in the Campus, 2 that have never been used, I have been here 6 years, they eventually had to put up metal covers to stop the travellers abusing them.

There is undeveloped space with roadways already in place at Rosebank Park

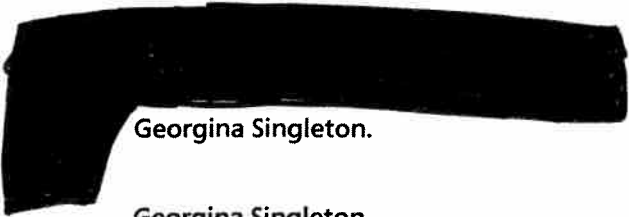
Numerous advertisements of office space for rent or lease.

I do not see how any development could be considered needed with so much empty property and half developed space Kirkton Campus. What is already here needs to be refurbished, cleaned up and utilized first before more new unoccupied buildings are left abandoned.

I cannot imagine that anyone could think that another development would somehow constitute a betterment of this area.

Thank you for your attention

Yours faithfully,



Georgina Singleton.

Georgina Singleton

