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The Director  
Strategic Services  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3ZQ

9 Lady Emily Way  
Melville Park  
Gorebridge  
Midlothian  
EH23 4GA

15 January 2008

Re: **Neighbour Notification dated 21 December 2007 relating to Newbyres Site Bounded by Playing Fields and River Gore View, Gorebridge**

Dear Sir

I write, on behalf of the Melville Park Residents' Association, in response to the above Notification to raise several comments on this application. These are our initial comments and may be revised. We reserve the right to comment and / or object to any further notification or application in respect of the development of Site B: Newbyres, Gorebridge as referred to in the Development Brief.

Please note that most of these points were raised in our letter 4 June 2007 in response to the previous application dated 8 May 2007. It seems as if little cognisance has been taken of the points raised and we would request that a detailed response be made to each point.

Points arising:

1. It looks from the plans that the panoramic views referred to in the Development Brief (DB) will be compromised by the proposed layout.
2. The open space indicated in the DB has been reduced in the proposed plans.
3. Paragraph 3.3 of the DB refers to houses in "small and intimate clusters". This is clearly not the case in the proposed plans although the revised layout does reflect the open style of the Melville Park estate.
4. Paragraphs 3.8 and 3.13 of the DB refer to additional play facilities and play equipment. None of this is included in the plans.
5. Paragraph 3.17 of the DB refers to a traffic assessment – has this ever been done? What are the results?
6. Traffic through the Birchwood and / or Melville Park estates will be increased during construction and after occupancy, and there is no definition of access. Would it be via Lady Emily Way as per DB? Or has this changed? Does Paragraph 3.22 of the DB still apply?
7. The revised plans make it clear that access has not been defined and this may raise further comments once clarified.
8. The proposed access to the development crosses Mutual Areas as defined in the Deed of Conditions relating to Melville Park and therefore contravenes the defined use of the land and affects Resident's responsibilities and costs. Correct permissions must be obtained - this whole subject needs to be investigated and relevant actions taken. These must include dialogue with the Melville Park and Birchwood Residents' Associations. Under no circumstances should common areas of Birchwood be altered to accommodate the new estate.

9. The proposed access to the development (River Gore View) passes close to the existing children's play area and open areas creating a significant safety risk. Also note that the estate roads are regularly used for play by local children and increased traffic through the estate will jeopardise their safety.
10. Speed bumps have been requested several times for the Birchwood Estate access roads and any increase in traffic will enhance the need for measures to keep children and others safe. Please ensure that suitable measures are put in place as a pre-requisite of any development.
11. Judging from past experience, it is expected that construction workers would use neighbouring roads for parking, causing residents to be unable to park at their own premises. We request that any development require sufficient parking for vehicles during construction and that this be enforced. Such parking arrangements should not utilise existing parking spaces.
12. There will no doubt be mud & dirt spread all over neighbouring roads and there should be an enforceable condition that all affected roads be cleaned at least once per day during construction work.
13. All site traffic should be prohibited between 18:00 and 08:00 and on Sundays. We had years of disturbance during development of Melville Park and do not want to go through that again.
14. Given the concerns of Council Officials over the SUDS pond at the Stobhill / Mossend development as reported in The Advertiser on 27 March last year, we believe that no such pond should be allowed in the proposed development at Newbyres for similar reasons of safety and raising the likelihood of anti-social behaviour.

We work closely with the Birchwood Residents Association and will continue to do so to ensure that any proposed development does not disadvantage existing residents of the two estates.

I look forward to your response.

Yours faithfully

Catherine Park

Secretary Melville Park Residents' Association

Cc: Birchwood Residents' Association