

04/06/2007

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

Dear Sir

**NEIGHBOUR NOTIFICATION DATED 8 MAY 2007 RELATING TO NEWBYRES SITE BOUNDED BY PLAYING FIELDS AND RIVER GORE VIEW, GOREBRIDGE**

I write as Chairperson of Birchwood Residents Association and represent both the Association and the Estate in general.

Following a review of the plans registered at Gorebridge Library, and dialogue over the level of potential disruption to existing residents, we have a number of comments and objections which we would ask you to consider during this application period.

**Primary objections**

- Existing roads are unsuitable for heavy construction traffic, both from a safety and a congestion angle. A single access road currently accommodates 200 homes.
- Both the existing junction at Hunterfield Road, and the entrance road at Castle Avenue, is unsuitable for significantly increased levels of traffic.
- The proposed site entrance runs parallel to the existing children's play area, creating a significant safety risk.
- The proposed SUDS pond is a particular concern, for the same reasons of safety and antisocial behaviour as highlighted in the publicity given to the proposals in the Stobhill/Mossend application.
- It is not clear from the plans that the density of housing is accommodated by appropriate levels of parking.
- The development brief makes reference to a play area but no detail is shown on the plans.
- Under no circumstances should common areas of Birchwood be altered to accommodate the new estate.

**Should planning consent be approved by the Council:**

- Sufficient governance must be applied to control construction, including working time restrictions, traffic levels, noise pollution and regular cleaning of access areas.

- Construction traffic, including sub-Contractor vans, must remain on site and not use existing residential parking.
- An additional access road should be built to accommodate the increased levels of traffic.
- New surfacing must be applied to any roads damaged by construction traffic ie. plain out to 40mm and put back to existing specification which is 40mm thick, 14%/20 HRA wearing course with 20mm chips, re-instating all therma plastic road markings to highway specification.
- Speed bumps should be introduced on existing road to improve safety risks from significantly increased traffic volumes.
- Should the SUDS pond be approved then clear guidelines over safety and maintenance responsibilities must be determined and fully documented.
- The estates must retain clearly defined boundaries.

I look forward to hearing from you.

Yours faithfully

Fiona Ferguson  
Chairperson, Birchwood Residents Association