

Manuel Mill Farm
Linlithgow
EH49 6 JF

29 September 2015

Dear Mr Morris

Planning Application P/15/0353/PPP Erection of Dwelling House / Land To The South of Donaldsons Lodge Linlithgow

Comments on the Notice of Review Statement Prepared by MBM Planning and Development on behalf of Mr Gilmour Manuel (September 2015)

My concern remains the issue of road safety in the area of the proposed development and I would be grateful if my comments could be read in conjunction with my previous correspondence on this matter dated the 21 and 29 July 2015. Copies of my previous correspondence are attached to this submission for reference.

MBM Notice of Review Statement

MBM Comments Paragraph 4.7 *"From a technical aspect the local road network is capable of absorbing the additional traffic generated by the development. The Roads Development Unit have raised concerns with the visibility to the west, however with proper management of the hedging along the road frontage this can be improved and controlled. The gate piers at Manuel Lodge create more of an issue for visibility coming out of that property than would be the case for this new house due to the distance involved. Due to the large scale developments that are planned at Whitecross it is also likely that that speed restrictions along this road will be altered and street lighting possibly also introduced at some point in the future".*

With reference to the above statement by MBM:

- 1) The east gate pier at Manuel Lodge creates the greatest visibility issue for the traffic emerging from the joint access road that bounds the proposed development site and serves 4 properties:
 - Manuel Coach House,
 - Braehead Cottage,
 - Manuel Stables
 - and Manuel Mill Farm.

The exit point from these properties to the B825 is immediately to the east pier of the high wall at the entrance to Manuel House and does not benefit from the splay of the gate piers that benefit traffic emerging from Manuel House.

- 2) MBM's Notice of Review Statement ignores the issue of the traffic emerging from the joint access road referred to above. This junction is already difficult and dangerous with extremely limited visibility to the west as a result of the aforementioned east gate pier at the entrance to Manuel House and also to the east as a result of the overgrown hedge. The hedge has been neglected by the applicant until this year when the council had to intervene to have the hedge reduced in site.
- 3) While the local road network may be capable of absorbing the additional traffic generated by the proposed development, it is the creation of yet another access on to the B825 and its proximity to the already dangerous junction of the joint access road referred to above which would further aggravate the road safety hazard at this location. MBM's assertion with respect to the B825 that "*speed restrictions along this road will be altered and street lighting possibly also introduced at some point in the future*" due to "*the large scale developments that are planned at Whitecross*" is speculative and therefore does not address the current or future safety hazards were this development to go ahead.
- 4) As a user of the above mentioned joint access road leading on to the B825 I have witnessed many near misses between cars emerging from the joint access road and traffic approaching particularly from the east. I therefore hope the planning department will agree that any new access from the proposed development to the B825 should be part of an integrated solution which also includes modification of the joint access road that bounds the proposed development site. An integrated solution such as that illustrated in my previous correspondence of 21 July 2015 (please see attached file) would be more in keeping with a responsible approach to road safety rather than the piecemeal "hole in the hedge" proposed by the applicant. An essential component of this solution would hopefully also involve complete removal of the hedge bordering the B825 on both sides of the new integrated access point of the proposed development.

Thank you for the opportunity to make these representations to the Review Committee.

Yours sincerely,

[Redacted Signature]

Barbara Walker

[Redacted Address]

c.c. Alan Robertson, Roads Department, Falkirk Council