

Thank you for your letter giving details of the planning application/proposal regarding the site at 154 London Road, Waterloo - former Goodwillies Timber Yard.

I and my husband live at (Redacted), at the southernmost corner of the site (or, rather, below the southernmost corner, of which more later), and we have some comments and concerns regarding the proposal. These are as follows:

Comment: 111 dwellings on this site, as shown in the plan, is surely high density housing. This is in stark contrast to the existing roads in the surrounding area and therefore somewhat out of character. It leads one to speculate about how many people and dwellings can be 'shoe-horned' into a given area! My sympathy to the unfortunate people who will end up living here!

Comment: Wildlife in the area has enjoyed a haven on this land for more than 150 years. We're not at all convinced that 'bat boxes will be erected' will really cover the loss of habitat to so many species. Has a survey/count been made to ensure that enough bat boxes will be put up? Is it permissible to take down the sheds at all if they are a bat roosting site?

Concern: I spoke with Chloe, from the Planning Department, yesterday (13th May) because we are not sure what the feature at the southern tip of the site and double outlined in blue actually is. There is no legend to explain it. Chloe was going to find out for me, but I wonder if it could be a sort of pond perhaps as part of the SuDS scheme for the site?

The surface water drainage is definitely an issue of great importance to us because whenever the vegetation is cleared from this site, the slightest rainfall results in a tide of filthy, muddy run-off going right through our garden on it's downward journey to the drain in the gutter at the end of our driveway. We do seem to be below the lowest point of the site and it is likely that the land will be cleared of vegetation at some point. We have spent a great many years working and improving the soil in our garden, and the clearing up after these torrents can be soul destroying, so we are anxious to avoid it happening again.

Concern: The boundary fencing to the site behind our property is substantial and fairly new. Will it be retained and, if so, who will be responsible for maintaining it in the future?

Thank you for giving your time and attention to our comments and concerns. We look forward to hearing from you regarding these in due course.

Yours sincerely,
(Redacted)