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From [REDACTED]
[REDACTED]:18:42

To:

Cc:

Subject: SINNE001

Sensitivity: Normal

CAUTION: External Email

Many thanks for your letter of 25th November 2020 concerning the Proposed Local Development Plan.

Whilst I appreciate that SINNE001 is already earmarked for longer term residential development I'd like to make a couple of points in relation to it.

1. The rising ground which forms the eastern boundary of this site is known to be peppered with springs, some of which have given flooding issues to properties within Kirklands. I'd expect a comprehensive survey to establish the downhill flood risks associated with disturbing this ground and appropriate and complete drainage to be engineered for the site. I'm sure other Kirklands residents will be most insistent on this point.
2. Whilst there is a requirement within the site requirements for MINNE003 for Landscaping/structure planting to mitigate any visual impact, no such requirement is laid down for SINNE001. I'd expect the visual impact from approaches to the town, and from pre-existing residential development, to be carefully assessed and mitigated against as part of the planning process. The Kittlegairy development on the outskirts of Peebles is a particular example of a new development not sitting comfortably within the surrounding landscape.

Kind regards,

Jackie Couchman