

Response ID ANON-VDDE-RPGU-1

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2021-01-12 13:58:10

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Rachel McGregor

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

Address line 3:

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements P to Z

Which Site are you commenting on?

Sites P-Z:

Peebles: APEEB056: Land south of Chapelhill Farm: Housing

What are your comments regarding this Site? :

I would like to put in a rejection for this proposed site (APEEB056).

Peebles as a town is already struggling with school/nursery numbers, availability of health professionals, and poor utility and infrastructure, and simply could not cope with a larger population. Peebles has already seen a large increase in housing developments in the last 10 years, and cannot cope with more houses without addressing these demands.

The site can only be accessed from two directions, from the north along an inappropriate narrow / single-track country road which is not suitable for increased traffic, or from the south along an already highly congested Rosetta Road into Peebles. This road already has severe capacity issues and has no way of being expanded (with Rosetta Road residents having on-street parking, this road is effectively a single-track road).

I understand there is another proposed development on the current Rosetta caravan park for 100 houses, so together this brings an additional 250 houses worth of traffic on to unsuitable roads.

I am concerned development of this site could also have an adverse effect on the risk of flooding to nearby infrastructure and further downstream. Already the field north of Standalane View, by Eddleston Water, regularly floods in the winter, and actually the back road (that links the A703 north of Peebles) to Standalane View was closed due to flooding on 4-Dec-2020. If this road is closed in the future due to flooding, please consider how residents will access the new development site. Due to the steepness of the adjacent hill and increased surface run-off caused by the development, this problem will just be exacerbated.

Please consider the ecological and environmental impact of building into countryside, and the destruction of ancient pasture. Excessive housing development will ruin the attractiveness of the town and turn Peebles into a dormitory town for Edinburgh. This proposed site is detached from the rest of Peebles and would require the extension of the town boundary and represents the creeping urbanisation of our landscape. The site is also highly visible from the A703, a situation which would be exacerbated if development took place on the sloping western part of the site.

One of the considerations for pedestrian access to this proposed site is through Standalane View. Please consider that there are no pavements through the middle of the estate, and there are no other roads with pavements to get north of the estate, so it is therefore very unsafe for increased access to a large new development.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)