

Response ID ANON-VDDE-RPRM-4

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

Submitted on **2021-01-18 15:08:03**

About you

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

Individual

Individual

What is your name?

Individual name:

Lorne Taylor

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? :

The inclusion of this site for development of any sort, and specifically on the basis of 150 units over 7.0hA, defies logic and for the reasons provided below, upon the basis of which I object to said development:

- what consideration is being given to protection of the environment and the natural countryside surroundings, we already know that global warming is a huge climate issue, will any development be on the basis of renewable energy to reduce the requirement of gas and electricity consumption? The provision of site service systems such as electricity and gas supplies, sewage and waste water drainage will have a significant impact upon and be detrimental to energy consumption and emissions in a development of this size.

- the town infrastructure of health care provision (doctors, dentists, etc) is heavily utilised even at current population levels, any sort of increase from any of the proposed developments will adversely affect the ability to provide effective health care for all, what thought is being given to maintaining adequacy of provision? There will also be an impact on schooling provision, the emergency services and basic council services such as litter collection and gritting. Whilst the need for controlled development is understood, it seems that everywhere you look the support infrastructure of towns never keeps pace with new build housing and

commercial development in the overall planning thought process, how will this be addressed? Are medical services, schools and emergency services consulted to gain their view of capability in light of proposed developments?

- a major issue is road traffic access to/from the existing infrastructure utilising any part of Rosetta Road which is totally inadequate due to carriageway width, residential parking and road surface condition. Congestion levels would be exacerbated with an increase in traffic volume given that the preferred access route to Edinburgh Road is via Dalatho Street, Kingsland Road and Kingsland Square to Rosetta Road, in itself a ridiculous option through small residential streets. Rosetta Road ultimately leads into Standalane Way where there is a sharp Z bend with limited vision at Standalane Cottage before the minor road with passing places continues past Chapelhill Farm to join Edinburgh Road further north. The primary route therefore to access the town infrastructure and shopping centre will be via the full length of Rosetta Road, many households possess at least one, and more commonly two, vehicles, a traffic flow increase due to the resultant levels of additional vehicles along roads not built for that purpose and not maintained to an adequate standard is totally unsustainable.

Needless to say traffic management and parking within the town centre will be adversely affected as well.

Currently Rosetta Road and Standalane are used by numerous commuter and other vehicles as an Edinburgh Road link route to and from Peebles, many of which transit at excessive speed. As it stands the 20mph speed restriction and 60mph zone commences just after the junction leading to the existing Standalane development which is absolutely ridiculous, the 20mph zone should exist beyond the Z bend with a 40mph zone continuing to the junction of Edinburgh Road. How will all these issues be addressed?

Given that the above route to Edinburgh Road already exists, albeit a minor road requiring substantial improvement, surely that provides a more obvious route option with traffic calming measures installed at the Standalane Way section?

Note: an additional significant increase in traffic management issues can also be expected in Rosetta Road given that development proposals also exist for areas MPEEB006, APEEB044 and APEEB031.

- this development site borders the flood plain area around Eddleston Water, and given the site topography an increase in surface water run-off as a result of infrastructure development is to be expected into the flood plain area and adjacent sites. How will flooding of adjacent areas be prevented? Living adjacent to the proposed site, we have frequently seen a significant rise in levels and water flow along the water course between the proposed site and Standalane View, with a propensity for debris blockage at the lower end before it flows into Eddleston Water. How will assurance of continuous flow along this water course by minimising blockage and potential for resultant flooding be provided? An adequate maintenance buffer boundary would be essential between the two sites.

-how is the option for pedestrian access via Standalane View envisaged or even sensible given that the aforementioned water course is to be crossed and common ground behind Standalane View which is co-owned by Standalane residents must be crossed? The provision of adequate pavements in Standalane is minimal, Standalane View and Standalane Terrace do not have pavements in areas of road lock-blocking, pedestrians have to use the roadway which is also very treacherous in icy conditions with increased potential for accidents if there is a greater volume of pedestrian traffic.

A development of any sort anywhere should provide adequate traffic and pedestrian management involving essential access road improvements as well as pavements adjacent to the road along with adequate lighting for effective safety management.

Dog fouling is an eternal problem currently in and surrounding the green space area GSPEEB013. On the assumption that a proportion of residents of any development in APEEB056 transit Standalane to exercise a pet, will the risk of dog fouling be minimised in and around Standalane and beyond by the installation of dog waste bins?

- would a development at this site interact with construction of the new Eddleston Water Path in any fashion, and will any impact be mitigated?

-Peebles is rapidly developing into a satellite commuter town notably into Edinburgh, with the only public transport medium being the bus service. The resultant population increase from any sort of development locally will place an increased burden on external transport links and consideration must be given to not only maintaining, but improving those links within the borders and beyond.

As an over-riding principle the rural nature of our lovely area must be preserved with conservation and maintaining adequate open green areas with full access to, and no adverse impact upon, the surrounding countryside given the highest priority for all the citizens. It is essential that the great community spirit that exists in our town is maintained and nurtured whatever future development takes place and previous experience indicates there is a grave danger that over-development leads to dissolution of town centres by satellite developments around the existing infrastructure resulting in split amenities in the long term.

Peebles is one of the most aesthetically pleasing places in the country both to live and spend time, with a strong community spirit, culture and wonderful history. The town and surrounding countryside makes a more than attractive place for residents and visitors alike to enjoy, therefore the existing town and its centre, countryside and facilities must be protected at all costs with development locations very carefully considered to ensure they are not detrimental in any way to the existing infrastructure and area so that a loss of identity does not occur. The onus on any developer should be to benefit the existing infrastructure and not the reverse.

For the reasons given I do not believe the APEEB056 site is best suited for development of any sort and would be extremely detrimental, not only to the immediate vicinity of Standalane but to the town and existing infrastructure.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)

Comment on Sites in Settlements P to Z - page 2

Which Site are you commenting on?

Sites P-Z:

Peebles: APEEB044: Rosetta Road: Housing

What are your comments regarding this Site? :

The inclusion of this site for development of any sort, and specifically on the basis of 100 units over 5.7ha, defies logic and for the reasons provided below, upon

the basis of which I object to said development:

- what consideration is being given to protection of the environment and the natural countryside surroundings, we already know that global warming is a huge climate issue, will any development be on the basis of renewable energy to reduce the requirement of gas and electricity consumption? The provision of site service systems such as electricity and gas supplies, sewage and waste water drainage will have a significant impact upon and be detrimental to energy consumption and emissions in a development of this size.

- the town infrastructure of health care provision (doctors, dentists, etc) is heavily utilised even at current population levels, any sort of increase from any of the proposed developments will adversely affect the ability to provide effective health care for all, what thought is being given to maintaining adequacy of provision? There will also be an impact on schooling provision, the emergency services and basic council services such as litter collection and gritting. Whilst we all appreciate the need for controlled development, it seems that everywhere you look the support infrastructure of towns never keeps pace with new build housing and commercial development, how will this be addressed? Are medical services, schools and emergency services consulted to gain their view of capability in light of proposed developments?

- a major issue is road traffic access to/from the existing infrastructure utilising any part of Rosetta Road which is totally inadequate due to carriageway width, residential parking and road surface condition. Congestion levels would be exacerbated with an increase in traffic volume given that the preferred access route to Edinburgh Road is via Dalatho Street, Kingsland Road and Kingsland Square to Rosetta Road, in itself a ridiculous option through small residential streets. The primary route therefore to access the town infrastructure and shopping centre will be via the full length of Rosetta Road, many households possess at least one and more commonly two vehicles, a traffic flow increase due to the resultant levels of additional vehicles along roads not built for that purpose and not maintained to an adequate standard is totally unsustainable.

An increase in traffic volume can also be expected towards Standalane Way, Standalane Cottage and along the minor road past Chapelhill Farm joining Edinburgh Road further north. A road in itself unsuited for the current volumes of traffic, never mind an increase.

Currently Rosetta Road and Standalane are used by numerous commuter and other vehicles as an Edinburgh Road link route to and from Peebles, many of which transit at excessive speed. As it stands the 20mph speed restriction and 60mph zone commences before the Z bend which is ludicrous in itself, the 20mph zone should exist beyond the Z bend with a 40mph zone continuing to the junction of Edinburgh Road. How will all these issues be addressed?

Needless to say traffic management and parking within the town centre will be adversely affected as well.

Given that the above route to Edinburgh Road already exists, albeit a minor road requiring substantial improvement, surely that provides a more obvious routing option with road improvements implemented and traffic calming measures installed at the Standalane Way section?

Note: an additional significant increase in traffic management issues can also be expected in Rosetta Road given that development proposals also exist for areas MPEEB006, APEEB056 and APEEB031.

Which Site are you commenting on?

Sites P-Z:

Peebles: MPEEB006: Rosetta Road: Mixed Use

What are your comments regarding this Site? :

The inclusion of this site for development of any sort, and specifically on the basis of 30 units over 6.4ha, defies logic and for the reasons provided below, upon the basis of which I object to said development:

- what consideration is being given to protection of the environment and the natural countryside surroundings, we already know that global warming is a huge climate issue, will any development be on the basis of renewable energy to reduce the requirement of gas and electricity consumption? The provision of site service systems such as electricity and gas supplies, sewage and waste water drainage will have a significant impact upon and be detrimental to energy consumption and emissions in a development of this size.

- the town infrastructure of health care provision (doctors, dentists, etc) is heavily utilised even at current population levels, any sort of increase from any of the proposed developments will adversely affect the ability to provide effective health care for all, what thought is being given to maintaining adequacy of provision? There will also be an impact on schooling provision, the emergency services and basic council services such as litter collection and gritting. Whilst we all appreciate the need for controlled development, it seems that everywhere you look the support infrastructure of towns never keeps pace with new build housing and commercial development, how will this be addressed? Are medical services, schools and emergency services consulted to gain their view of capability in light of proposed developments?

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Note: an additional significant increase in traffic management issues can also be expected in Rosetta Road given that development proposals also exist for areas MPEEB044, APEEB056 and APEEB031.

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