

Response ID ANON-VDDE-RAFC-Y

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

Submitted on 2021-01-24 23:25:44

About you

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

Individual

Individual

What is your name?

Individual name:

Denny Roberts

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 F to H

Which Site are you commenting on?

Settlements F to H:

Galashiels: SGALA005: Hollybush Valley: Longer Term Mixed Use

What are your comments regarding this site?:

- Access currently none existent requires road through designated key green space rezoning and destroying natural habitat.
- Increase traffic congestion adding to an already dangerous situation on already strained junctions and roads near residential property and schools.
- Flood risk is not addressed nor planning. Subsequent damage to the water table and risk for existing residents and ecology may present increase cost for the community in later years.
- Mixed zone includes retail despite a large number of retail properties in the town being long term vacant. The proposal does not specifically address what requirements and research highlights the need for additional retail space. Retail on the site would increase traffic including heavy goods on residential roads and those with schools. Such traffic increases are also at odds with the Scottish Government carbon targets and declaration of a climate crisis.
- New residential developments would increase the need for car parking facilities within the town for those living in outlying areas to commute and shop. Such needs are not addressed within the proposal.
- Existing infrastructure such as pavements on many residential streets are neglected, unsafe junctions unaddressed expansion without meeting these needs highlights the councils focus is on meeting the needs of developers rather than the existing needs of residents.
- Destruction of habitats for wild animals and there access to and from Policies to the wider area is not addressed. This space offers physical and mental health

benefits in addition to educational value to families. The destruction of this space and these negative impacts to families and visitors of Galashiels are not acknowledged or addressed within the plan.

- Given the high volume of properties including affordable housing available for sale within Galashiels adding further property to the market will devalue the property owned by existing residents.
- Scottish Borders Council appears to be intent on removing green spaces for those that live in and around Galashiels contributing negatively to the climate crisis and negatively impacting on the natural ecosystem.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)

Comment on Sites in Settlements F to H - page 2

Which Site are you commenting on?

Settlements F to H:

Galashiels: SGALA016: Hollybush Valley: Longer Term Mixed Use

What are your comments regarding this site?:

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Which Site are you commenting on?

Settlements F to H:

Galashiels: EGL43: Balmoral Avenue: Housing

What are your comments regarding this site?:

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What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)