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From: [REDACTED]
Sent: 24 January 2021 16:52
To: localplan
Subject: LDP
Attachments: [REDACTED]

CAUTION: External Email

Response to proposed LDP

Outlined below are my objections to the proposed Local Development Plan

zEL204

I object to this site being retained on the plan as follows

- There is already a problem at South Parks with vans and lorries that service the current industrial site inappropriately parking and blocking residents' access to property. Almost all of these vehicles ignore the speed limit and ignore that they are driving through a residential area. Caledonian Road is now congested most days along with the mini roundabout with vans and lorries speeding up to and back from the industrial estate. The mini round about is not sufficiently spaced out for vehicles of this type and often they end up on the wrong side of the road when exiting the roundabout causing near misses. The additional traffic caused by the Persimmon development is exacerbating all of these problems, this was pointed out to the council's Planning committee and duly ignored.
- The units at the current site were previously operated as business and industrial units, many are now operating as commercial premises attracting large numbers of vehicles who ignore the speed limit. If the concern is that there is insufficient industrial space, then the council should not have allowed units to be switched to commercial use.
- There is a problem with speeding vehicles on South Parks, even after reducing the speed limit to 20mph most of the vehicles accessing the industrial unit are obviously exceeding the speed limit and nothing has been done to fix this. The police, Council and local councillors all know of this problem and have chosen not to get involved. Adding more vehicles to this area will exacerbate the issue.
- The council have stated that there is to be no more development on the south side of Peebles until the bridge issue is resolved, I'd also add that something needs to be done about Caledonian road and the mini roundabout before proposing anything that brings more vehicles to South Parks

Peebles

Below are my observations on the proposal for Peebles

- Once again Peebles takes the brunt of Scottish Borders Housing requirements. Significant investment has taken place in other border towns infrastructure while Peebles is again left behind, only when this is levelled should the council consider Peebles for large scale housing development. Perhaps the council should propose the building of housing in the areas it has invested in.
- The proposed developments in Peebles appear to be a series of random bolt on's to the town boundary. No strategy seems to be in place for where any housing development takes place, the policy of SBC seems to be that any spare blade of grass in Peebles can have housing built on it.
- Peebles takes the brunt of the new housing developments, where is the funding and plan for a new high school. This needs constructed before any further developments take place
- Peebles has been left behind with regard to sport facilities. The plan is to drive more housing into Peebles while there are limited sporting facilities. A 3G pitch was promised 12 years ago and still we wait while every other major borders town gets one. It strikes me that

the council will merrily encourage more house building in Peebles while not investing in the infrastructure it requires, housing should be halted until the infrastructure catches up. This also applies to doctors, an appointment in Peebles takes around 3 weeks.

- There is no transport plan to support the proposed housing. There are a number of reasons that Peebles is a popular place to live with the commutable distance to Edinburgh being one. At present there is an hourly bus that goes to the city centre, a large number of employers are now outside the city centre so the only option will be to drive which does not fit with the councils sustainability strategy. To add that Midlothian council have allowed nearly 2,000 new houses to be built on the two main access ways into Edinburgh, so when people return to offices there is going to be gridlock at Straiton and Hillend and this proposal for Peebles adds to the problem. There needs to be cross working with Midlothian council to improve transport options.

In summary Peebles once again gets the brunt of Scottish Borders Council's housing proposals with none of the infrastructure to support it, for that reason I object to the housing allocations made to Peebles.