

## Response ID ANON-VDDE-RA24-V

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

Submitted on **2021-01-23 14:47:39**

### About you

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

Individual

### Individual

What is your name?

Individual name:

James 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 submit a rejection of the proposed site (APEEB056) for residential development on the outskirts of Peebles.

[REDACTED] large housing development, I feel that this would not be of benefit to the town and the people who already live here. Building such a large development, coupled with the proposed site at Rosetta Caravan Park will put huge pressure on this side of the town. The road currently running through the proposed site is a single-track farm road with passing places. This road is already prone to flooding in several places, and a large increase in traffic would not prove sustainable. Further along on Rosetta Road there are cars already parked on both sides of this busy residential street, and only one car at a time can currently get through. It is also like this on the other streets around Rosetta Road / Kingsland Square, and a large increase in traffic of potentially up to 300 new cars across both sites, would result in the roads being perpetually choked with traffic. Given that these are the only way to get to the sites from either direction, more traffic on inadequate roads are far from ideal.

A significant increase in population is also not what Peebles needs now. There are currently 3 Primary schools and one High school that serve Peebles and the surrounding areas. These schools are already at capacity, so I cannot see how an increase in potential school pupils would work. There is only one health centre

for the whole town, and although I have yet to use it, I have been told by other residents that there is already a waiting time of up to one month to get a doctor's appointment. Unless another health centre were to be built, again an increase in population would make this situation much worse. Peebles has already seen many new housing developments added in the past 10 years, and I cannot see how expanding the town further will benefit the area, without first addressing the above points.

I would also like to raise objection considering the environmental impact this will have. Expanding the town further into the surrounding countryside will not only result in an increase in pollution (from all the new cars, but also increased traffic on the A703), but potentially greater risk from flooding. The fields at the bottom of the site regularly flood when there is heavy rain/snowmelt, but this may increase the volume of water into the Eddleston Water which in turn may have further impact downstream before it joins the River Tweed.

Peebles is a nice Borders town, and I feel that building large new housing developments will only change this into a commuter town for Edinburgh. I am originally from Edinburgh, and in recent years I have seen a rise in large ugly housing developments being built on green belt land, solely due to the increase in population there. This has seen a large increase of traffic on the City of Edinburgh bypass, and I would hate to think that the same thing may happen to Peebles when building such a development would have the same result.

**What would you like to do now?**

Proposed Local Development Plan Menu (includes Exit option)