

## Response ID ANON-VDDE-RA9U-4

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

Submitted on **2021-01-24 15:26:37**

### About you

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

Individual

### Individual

What is your name?

Individual name:

David Major

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 I to O

Which Site are you commenting on?

Settlements I to O :

Jedburgh: AJEDB018: Land East of Howdenburn Court II: Housing

What are your comments regarding this Site?:

I want to object to the inclusion of this site in the next LDP on the grounds of green network fragmentation.

As it stands in the current LDP site AJEDB018 is undeveloped. If site RJ2B to the east is developed as per the current LDP and proposed LDP, the site AJEDB018 forms the last remaining green network between the Howden Burn valley and the proposed Howden Park. Without it Howden Burn Park will be isolated as it will be completely surrounded by streets and houses, and species movement from the Howden Burn Valley to Howden Park will be greatly impeded.

Site AJEDB018 may not have been identified as a green network in the proposed LDP, but due to it's location and existing habitat with its great biodiversity value, it forms an important green network corridor which I think very much qualifies to fall within the definition of a Green Network as per the LDP Green network policy 1.1. "Green Networks consist of a network of green spaces (including green infrastructure) and green corridors through, within and around settlements, linking open spaces within settlements to the wider countryside."

As it currently stands in the adopted LDP, it is the last remaining green corridor between Howden Park and Howden Burn valley.

It is well-known that fenced-in private gardens make for poor green networks particularly for species such as hedgehogs and badgers. At the moment the site is dominated by mature hedgerows, mature scrub and mature trees. Fenced-in private gardens and maybe some proposed street planting cannot compare to the biodiversity value the site currently has, even if a developer decided to keep the mature hedgerow as requested in the site requirements.

I therefore believe development of site AJEDB018 goes against SBC Green Networks policy EP 12 point 1.2 which states "The aim of the policy is to promote and support developments that enhance Green Networks. The policy also aims to protect existing Green Networks and avoid where possible their fragmentation. "

I also want to object to indicative site capacity for site AJEDB018. I realise that it is indicative but I strongly believe the 20 houses estimate is greatly exaggerated.

I feel that due to the steep topography of the site, the risk of overshadowing and loss of privacy and daylight to the adjacent houses has been underestimated and construction of 20 houses or more on the site would go against point F of Policy PMD5: Infill Developments.

When standing anywhere on the eastern boundary of the site by the mature hedgerow, the ground level is very close to the 1st floor level of the adjacent Howden Burn Court houses and slopes steeply towards these houses. If houses were built along the eastern boundary of the site- particularly the south-eastern part- they would greatly overshadow the existing houses in Howden Burn Court, blocking most natural light coming from the south and lead to a loss of privacy for these residents. The same would be the case for houses built on the southern boundary of this site.

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

Comment on other Sites in I to O settlements

## **Comment on Sites in Settlements I to O - page 2**

### **Which Site are you commenting on?**

#### **Settlements I to O :**

Jedburgh: AJEDB012: Howden Drive South: Housing

#### **What are your comments regarding this Site?:**

I want to note that the Howden Drive South site may be small but has great physical amenity value for the local community due to its connection to the large field to the east (LDP site RJ30B) which I feel contributes to the landscape and visual amenity for the local area. This is because the site is the only undeveloped site along Howden Drive and as such the only site that provides views of the mature trees, large fields and wild scrub of the wider countryside to anyone driving or walking along the road.

It is also the only remaining place in the wider Howden area where the countryside still encroaches a busy public place of the built-up area. All other views of the countryside are blocked by houses and can only be enjoyed by the residents living in houses overlooking undeveloped sites.

Even though the site is relatively small, I feel that development of the site would lead to a loss of sense of place of being in a country town and being connected to the wider countryside for anyone not living directly next to undeveloped sites of the settlement boundary.

Irrespective of the above, I want to make you aware that this site is very popular with the local community and is heavily used by walkers and dog walkers to gain access to the field to the east of the site (LDP site RJ30B).

Due to its importance to the local community for informal recreation- should this site be marked for development in the final LDP - I would request that the provision of a public footpath is included in the site requirements for development of this site.

Without a footpath through this site there will only be one remaining access point to the "Howden Drive" field- at Summerville Way- which, I am certain, would lead to a great loss of amenity and frankly annoyance, for the local community.

### **Which Site are you commenting on?**

#### **Settlements I to O :**

#### **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)