

Response ID ANON-VDDE-RA3X-1

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

Submitted on 2021-01-25 13:14:52

About you

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

Individual

Individual

What is your name?

Individual name:

James Taylor

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

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: AGALA029: Netherbarns: Housing

What are your comments regarding this site?:

To who it may concern

I am writing about my concerns with potential impacts of the Netherbarns development, as currently laid out in the LDP.

Although it is described as being within a short distance to services with good public transport links, it is a car-centric design. This is not tenable over the likely lifespan of the buildings, let alone the development. Without support for services within short distances, there will continue to be car dependency, with the expected adverse environmental, health and wellbeing, economic, and social impacts.

The view from Abbotsford House will undoubtedly be less problematic than the previous LDP suggestion for ~70 houses. However, further mitigation as suggested by the current LDP with, for example, sympathetic colour schemes, will be required. This should be a requirement for the developers, and ideally would be included as part of the decision making process for tenders (ie a tender with a superior mitigation scheme would be preferred, even at a financial or housing

number penalty). Innovative designs to minimise impact from Abbotsford, rather than a "standard" housing estate, would be preferred. I note the unused space, and would suggest that if this was included within a proposed development as an unrestricted public space (under the ownership of the council) it should enhance the development and the surrounding neighbourhood. Finally, if the screening trees need to be maintained in order to protect the view from Abbotsford, then this presumably should be at the cost of the developer.

Finally, it does not appear to have been identified as an issue previously but the Southern Upland Way runs by the proposed development. Increasing urbanisation along the route detracts from this popular walk. Although this impact is minimal in itself, cumulatively this and similar developments may reduce the number of visitors who pass through the Scottish Borders.

In summary, a large number of disparate areas need to be considered in order to mitigate the detrimental effects of this proposed development. Thank you for your time in reviewing these issues.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)