

[REDACTED]

**Johnston, Charles**

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**From:** Richard Kenney [REDACTED]  
**Sent:** 03 March 2014 13:56  
**To:** localplan  
**Subject:** Scottish Borders Local Development Plan - Comments from Birks View Residents Association  
**Attachments:** Letter to SBC Planning re Birks View Devt 2014.doc

Dear Sirs,

I attach a letter from BVRA (Birks View Residents Association) making various representations on the proposals for the Birks View area.

Regards,

Richard Kenney  
Chair  
Birks View Residents Association  
7 Birks View  
Galashiels  
TD1 1NR  
[REDACTED]

7 Birks View

Galashiels

TD1 1NR

3 March 2014

Mr Martin Wanless

Forward Planning Manager

Scottish Borders Council HQ

Newtown St Boswells

TD6 0SA

Dear Mr Wanless

**Re: Scottish Borders Proposed Local Development Plan**

I am the Chairperson of Birks View Residents Association and would like to make the following concerns in relation to the proposal to change the use of the field at the west end of Birks View in Galashiels (AGALAO27) to residential housing.

1. Residents have expressed concern that if large construction vehicles are going to pass through Birks View to the new proposed site, there may well be a potential for subsidence to the back gardens of the houses on the north side of the street near to the field to get worse. There are at least 4 houses that have experienced slippage of land in their back gardens to date. People with young families bought houses here due to it being a cul de sac and do not wish to see the street expanded with the obvious traffic safety concerns which this would bring.
2. Our second concern is that we currently have four residential streets (Catrail Road, Birks View, Manse Lane and Manse Place) all leading onto Manse Street. Should there ever be a major incident, such as a gas explosion, on Manse Street, there is no other evacuation route for residents in this area. If another twenty houses were to be built into this one road escape system, evacuation becomes increasingly difficult.
3. The volume of traffic which would use Birks View would increase severely if a number of new houses were built at the west end of our street. Most houses nowadays have two cars and we are therefore concerned about the safety issues which will arise. Birks View is not a wide street which makes things more concerning.
4. Another concern is that large vehicles do not have enough space to turn at the west end of Birks View and have to reverse back down the street and turn into Catrail Road at the bottom. If further construction is given the go-ahead, how will the safety of our residents, particularly small children, be ensured when there are lorries reversing several hundred yards along Birks View?
5. Residents are concerned about the capacity of the drains in Birks View to deal with any additional demand should the proposed additional houses be linked to the existing capacity. The street has had various incidences of drains being unable to cope with heavy rain also, so this certainly requires to be taken cognisance of in any expansion of Birks View.

6. Finally, we would hope that any new development would be of a similar build and design quality and that the houses are for private purchase in keeping with the existing Birks View housing. Obviously residents have made a huge investment in property purchase and ongoing improvement and are very concerned that a new development does nothing to create a devaluation of their properties.

I look forward to receiving your response to these concerns in due course.

Yours sincerely,

Richard Kenney

Chairperson, Birks View Residents Association