

Johnston, Charles

From: [REDACTED]
Sent: 09 December 2013 19:59
To: localplan
Subject: LDP .. Proposed plan

Site code AGALA027
Site Area 4.37 ha

We are writing to ask for some clarification of your letter dated 2/12/13

It is not clear what the letter is telling us. Has a decision been reached that this site will be definitely be used for a housing development or are you only informing the residents of the street that it is possible that it could be?

As far as we were aware from the event held at Old Gala House a few months back there were two proposals. Those being the site shown in your letter and another site at the far end of Langlee. Have you now decided upon the site mentioned in your letter? Have you decided to use both sites? Has no final decision been reached?

If you have indeed decided that AGALA027 is a preferred site for a housing development as opposed to the Langlee site there would be a number of questions which we would need answers to. For example:

The local Development Plan mentions in two sections that consideration should "particularly" be given to loss of Privacy (especially if the development "overlooks" other properties) and loss of light. As far as our house is concerned the loss of privacy would be absolute. It is inevitable that some of the new properties would look down on ours. There is also the chance that we would indeed suffer some loss of light.

Though the sections in the plan mention 'Infill' and 'backland' developments in relation to the above considerations, neither of which we know enough about to say that they apply to this development, surely it must be the case that such considerations should apply to any proposed housing development no matter what category it fits into and if not, why not?

It is also the case that the value of our property and many other properties in the street would suffer considerably if instead of sheep, cows and dog walkers the view from our gardens and back windows became houses kids and folks washing, but with the main problem being the aforementioned loss of privacy. As it is we can look out of our front window and see what the folk over the road are watching on the telly. We have often discussed what a pain that must be for the folk living in those houses ... We would be most unhappy to find ourselves in the same boat!!!

Is it not also the case that building on the Langlee site would not involve the new properties looking down on existing houses and that instead of having to drive through the nightmare of traffic which is Galashiels town centre, including Scott Street, at certain times of the day (especially at weekends) to access a main road, that the Langlee site would involve access to the A7 and A68 which would not involve having to drive through the town centre?

For all of these reasons we would object strongly to this proposal.

Ruthven, Karen

To: [REDACTED]
Cc: Johnston, Charles
Subject: LDP Proposed Plan

Dear Mr Edmunds & Ms Stewart

CONSULTATION ON PROPOSED LOCAL DEVELOPMENT PLAN

Thank you for your comments on the proposed Local Development Plan 2013. These have been noted and placed on file for consideration during the formal consultation period. The consultation period closes on 3rd March 2014. Following the public consultation period, the Council will consider a further report on analysis of all responses received. Any unresolved objections will be considered at Public Examination prior to the adoption process. Please see the following link for further information on this process -

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals/howwework/proceduresindpe/dperepresentationguidancenote>

Only comments directly related to the proposed Local Development Plan will be assessed. Any other comments will be placed on file and if required, passed on to the appropriate department for reference.

The Proposed Plan sets out the Council's approach to future planning in the Scottish Borders and provides the basis for public representation, for a 12 week period. Following the representation period, representations will be reported to the Council, in advance of a formal examination by Scottish Government Reporters. A decision has not therefore been reached at this stage, the Council is at this stage advising that it proposes to allocate the site in question for housing development.

The site you refer to at Langlee is currently an allocated housing site within the Consolidated Local Plan 2011 and it is proposed to continue with this allocation. The site at Langlee has planning consent for residential development and work is ongoing.

Any future planning application for the erection of dwellinghouses on the land at The Birks would be assessed predominantly against Policy PMD2: Quality Standards and PMD3: Land Use Allocations.

The issues you raise in respect of overlooking and loss of light will be given due consideration and a response will be reported to the Council following the representation period.

If you require any further information please contact the Plans and Research Team on (01835) 826671.

Karen Ruthven
Planning Officer
Plans & Research
Environment & Infrastructure

[REDACTED]

Are you ready for Winter?

[REDACTED]

Sent: 09 December 2013 19:59

To: localplan
Subject: LDP .. Proposed plan

Site code AGALA027

Site Area 4.37 ha

We are writing to ask for some clarification of your letter dated 2/12/13

It is not clear what the letter is telling us. Has a decision been reached that this site will be definitely be used for a housing development or are you only informing the residents of the street that it is possible that it could be?

As far as we were aware from the event held at Old Gala House a few months back there were two proposals. Those being the site shown in your letter and another site at the far end of Langlee. Have you now decided upon the site mentioned in your letter? Have you decided to use both sites? Has no final decision been reached?

If you have indeed decided that AGALA027 is a preferred site for a housing development as opposed to the Langlee site there would be a number of questions which we would need answers to. For example:

The local Development Plan mentions in two sections that consideration should "particularly" be given to loss of Privacy (especially if the development "overlooks" other properties) and loss of light. As far as our house is concerned the loss of privacy would be absolute. It is inevitable that some of the new properties would look down on ours. There is also the chance that we would indeed suffer some loss of light.

Though the sections in the plan mention 'Infill' and 'backland' developments in relation to the above considerations, neither of which we know enough about to say that they apply to this development, surely it must be the case that such considerations should apply to any proposed housing development no matter what category it fits into and if not, why not?

It is also the case that the value of our property and many other properties in the street would suffer considerably if instead of sheep, cows and dog walkers the view from our gardens and back windows became houses kids and folks washing, but with the main problem being the aforementioned loss of privacy. As it is we can look out of our front window and see what the folk over the road are watching on the telly. We have often discussed what a pain that must be for the folk living in those houses ... We would be most unhappy to find ourselves in the same boat!!!

Is it not also the case that building on the Langlee site would not involve the new properties looking down on existing houses and that instead of having to drive through the nightmare of traffic which is Galashiels town centre, including Scott Street, at certain times of the day (especially at weekends) to access a main road, that the Langlee site would involve access to the A7 and A68 which would not involve having to drive through the town centre?

For all of these reasons we would object strongly to this proposal.

Vicky Stewart
Martin Edmunds