

Johnston, Charles

From: [Redacted]
Sent: 07 January 2014 18:23
To: localplan
Subject: Scottish Borders Local Development Plan: Proposed Plan

Re: Site code ELA 12B

Dear Sir, dear Madam,

I am submitting this comment as the site in question borders directly on our property at the back overlooking our garden.

First, I wish to question why it is felt that the site should be developed at all. The communities building up to either side are enhanced by this lovely, natural open space. Packing in more houses would detract from what is actually something quite special. It would be wonderful if the site could instead be recognised as an official open space. This would give Lauder something akin to a village green, something it does not have at the moment and which would benefit the entire village.

At no 11 Wyndhead Way the site is a very steep incline behind us, our plot having been excavated well into the hill. This means that any houses built on the site without further excavation would tower above us; the result would be very claustrophobic and our privacy vastly compromised. In the garden one would feel like one were in a well or living next to high rise buildings.

If building must take place, some of the very large negative effect might be reduced if the dwellings were limited to a single storey, say assisted living or pensioners bungalows.

There should be a wide belt of mature trees planted on the south eastern edge, in order to block the view from and to any new houses.

Alternatively the site could be excavated but leaving a mound to the south eastern edge (again to be landscaped), so that any new units are not looking down directly into the houses bordering this edge.

I earnestly hope no building takes place in my lifetime as I feel it would have a large negative impact not only on our well being but also on property values. All of us here in the new houses at the south eastern edge of the site are working to make the new development an appealing and attractive neighbourhood and I feel strongly that further development as pictured on the above site (ELA 12B) will detract rather than add to Lauder as a desirable place to live.

Many thanks.

Dr Connie Martin
11 Wyndhead Way