



Iain S Campbell

1 Wyndhead Way

Lauder

TD2 6TY

30th December 2013

Mr Rob Dickson

Director of Environment & Infrastructure

Scottish Borders Council

Reference: ELA 12B site area 1.16ha

Dear Sir,

I am responding to your update on the above plans for housing 30 units at this site. In principal I am in favour of any affordable housing and the local employment it may bring. However there are a few questions I would like to see answered before I become fully committed to this development.

Roof line – As with the existing Persimmon and Charles Church houses, the ground was excavated by a few metres thus creating a uniform roofline across the town which is very evident when approaching Lauder from the back road and ensures that the new dwellings merge well with the existing dwellings. **Will excavation of the site be a planning approval condition to prevent the existing houses being overlooked and blocked of daylight?**

Traffic control-As we are already experiencing increased traffic accessing the A68 via Maitland Park, Trucks, Farm Tractors, Combines and Commuters using the back road to Galashiels and the proposed Railway, there is a need for white lines in Maitland Park and a security fence around the play area which currently has no safety measures in place. **Will the back road be upgraded to handle the existing traffic and inevitable increases in future? Have you detailed plans of how the extra vehicles can safely access the site as the road by the Church is extremely narrow?**

Skateboard Park –As final planning permission is underway for the Skateboard Park which will not create local jobs but be awarded to a specialised company in England, there will be considerable impact on wildlife as the existing land planted out to encourage wildlife will be replaced by tons of concrete. **Will there be significant tree planting between Maitland Park and the 30 unit plot to bring birds back into the area?**

Parking-With the combination of Parked Cars for the Skateboard Park, and cars accessing Maitland Park and the new 30 Unit site, combined with increased traffic on the back road to Galashiels, there will be a high risk to pedestrians as this route is heavily used by parents on foot taking children to school. **What plans are there for parking and Traffic Control?**

Please consider my points raised and respond to me in writing. I am concerned that there is not a robust comprehensive plan for the area that ensures future development enhances Lauder to the benefit of all and safeguards the Scottish Borders from expensive retrospective upgrade measures at a later date when the developer has long since left the site with no liability.

Finally I would like to see the development carefully planned. I cannot see any justification for the skateboard park at this site especially when the other play areas are near the playing fields. A parent with two children and differing requests cannot be in two places at one time .Unfortunately the skateboard park will be dominated by a few disruptive teenagers who will continue with litter dropping and underage drinking safe in the knowledge that the Police Station nearby is no longer manned, at the expense of younger children and considerable financial cost to the community.

Yours sincerely



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