

**Lilliesleaf, Ashkirk and Midlem Community Council
Comments on Scottish Borders Council Proposed Local Development
Plan**

Volume 1

Introduction

Policy 2.7 We agree with the observation. Whilst the Council does support initiatives by the community and others to promote and to bring vitality to retail in the towns, we think that there should be more stress on providing sufficient short-term parking for those visiting and spending. This is particularly important in established town centres that need to compete with edge of town stores and to encourage tourism.

Appendix 3 seems to set standards only for new development.

Policy 2.18 Some of our members would like to see the Council support only types of renewable energy which do not depend on subsidy.

Place making and design

Policy PMD1

Policy PMD1 (g) We agree that, where it can be, walking and cycling and public transport should be preferred to travel by private cars. However this is not generally applicable in rural areas where weather conditions, long distances, demographics, and seasonal changes make this impossible and sometimes even dangerous. Policies must positively encourage the attraction of using public transport. If people are to be weaned off using cars it must be made easy to park close to bus stops and at rail stops and other measures taken to address the attitudes and satisfy the needs of customers.

Policy PMD1 (h). We agree and suggest that Dark Sky areas equivalent to those in Dumfriesshire and Keilder be sought and supported. Ideally they might be linked. Minimising light pollution would be easier to implement if the Council created lighting strategies which, inter alia, incorporated this requirement.

Policy PMD 2 Our general observation is that all new building should, of course, be of high quality design, and sit comfortably in the context of the landscape, local ecosystems, and surrounding buildings. We would like to see the Council encourage designs which respond to the unique qualities of a site and create delight, rather than import ready-made solutions many of which show poor understanding of the qualities of traditional buildings, are pastiches, or show little skill in composing with modern materials and components. Designs for efficient energy use, such as Passivhaus, which once were innovative are now well understood and set benchmarks.

Economic development

Policy ED4 There is a significant population of well known and productive artists and craftspeople in the Borders many working out of sight of visitors. Positive encouragement for artists' studios in town centres would help both town and artists.

Policy ED8 We support the positive strategies. It may be helpful to state what is to be avoided: A Campsites must not destroy what the users have come to enjoy, and B A campsite must not be allowed to be a "back door" stage to creating out-of-settlement development.

Policy ED9 The maps are difficult to read and understand since they lack reference points such as key towns, and the scale is too small. We support the policy for managing the visual impact of wind farms, in particular we would like to avoid "pepper-potting" of turbines in the landscape. We note that in the turbine typologies in 1.8 the heights appear to vary from those of the SPG and, if so, suggest these be aligned.

Housing Development

Policy HD2 In A Building Groups. We think that there should also be reference to density of the group.

Policy HD3, HD4, and HD5 We think that proposed developments must also be assessed in terms of their impact on local biodiversity. As well as preventing threats to local biodiversity new developments can be encouraged to enhance biodiversity. We suggest that these policies be specifically cross-referenced to Policy EP3 Local Biodiversity.

Volume 2

Ashkirk We are content with the proposals.

Midlem We are content with the proposals

Lilliesleaf

Site EL16B on the proposals plan There is recent evidence of some flooding on this site. This should be checked and if necessary acknowledged in the requirements for development.

The village lacks communal green space close to the street. A site such as that at the west end next to Lilliesleaf Green Plantation might provide attractive space, perhaps with a pond, and is close to the pub and coffee shop.

1 March 2014

Johnston, Charles

From: Lawrence Robertson [REDACTED]
Sent: 03 March 2014 05:25
To: localplan
Cc: Gillian MacKay
Subject: Comments on proposed Local Plan
Attachments: Community Council response to Local dev plan.doc

These are the comments from Lilliesleaf Ashkirk and Midlem Community Council.