

Dear Planning, Policy and Access Team,

I am writing to ask that the LDP2 process considers the removal of the Croft site on Dingleton Road for consideration in future housing supply.

The Croft site is currently the subject of a planning application that will be resolved in 2019, but it is wholly unsuitable for residential development on the following grounds:

The Croft site is on the lower slopes of the Eildon Hills within a sensitive area including the NSA and ALGV. Adjacent land around (Dingleton Mains) owned by the same developer JS Farming has been rejected for development. The Croft was considered a contained site in the 2006 Local Plan that could fit into the landscape. I appeal to you to reconsider this. The site is a very sensitive boundary for wildlife and the town. No significant development has taken place on the Eildon slopes to date and should not take place now. A housing development on this land would undermine the scenic quality of the Eildons which is important for the character of Melrose - and for the Scottish Borders. The Main issues Report states: The Scottish Borders has outstanding scenic qualities within its landscape and planning policy seeks to protect it. Any housing development on this site would have entirely the opposite effect and would prove contradictory to that statement within the MIR report.

This site is unsuitable for development due to well-known flood risks which will present challenges for civil engineering, not to mention the additional adverse and disastrous impacts on traffic and ecology. The current application would open the floodgates for more of the surrounding land to be given over for development too. This would destroy the very scenic qualities which local people and tourists value so greatly and would have a detrimental effect on our local economy. It would open the door to further development on the foothills of the Eildons.

All of this seems a huge price to pay for 25 houses. Surely the other residential developments at Lowood and the remaining plots at the Dingleton Hospital site offer more than adequate housing provision for our local area? The site could be deallocated without compromising the development needs of the Borders.

If housing is needed in the area these sites should be completed first before new development takes place to ensure impact on public services and traffic is adequately understood and catered for.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

Sent from my iPad