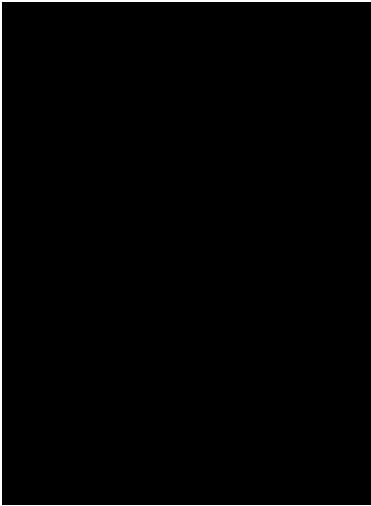


From: [REDACTED]
Sent: 09 January 2019 14:18
To: localplans <localplans@scotborders.gov.uk>
Subject: Objection to Local Development Plan 2 ADOLPOO4

Dear Sir or Madam,

Please find detailed below my formal objection to the above mentioned proposed development:-



Objection to planned development 2 ADOLPOO4

I strongly object to the above mentioned development for 10 homes, proposed for Brown Field Site??/Old Railway Yard, Dolphinton.

History-

Previous planning applications were duly submitted for the area & refused by Scottish Borders Council in 2004 & 2009 (12 & 14 homes respectively).

Since then a further modest application was submitted by the applicant for 5 homes, which was granted Planning Permission in Principle – 24th March 2016 (16/00364/PPP)

Prior to the Planning Permission in Principle being granted (16/00364/PPP), I was invited to state my objections to the development –

Included For You Observation – I have provided a snap shot of my previous communication with SBC regarding development in the proposed area – I believe they are worth reiteration & due consideration regarding the new proposal (2 ADOLPOO4)

New Development restrictions guidelines - 4 dwellings in a road that is not adopted, yet 5 dwellings are proposed – Ian Aikman & John Hayward have both suggested that part of the access road would need to be adopted by SBC?

Drainage - There is absolutely no local drains, surface water from the proposed submission would create additional problems in the vicinity.....particularly as the topography of the ground would encourage water to be drawn toward existing properties. My concerns are increased by the Non Response from Scottish Water.

Landscaping - In Dorothy Aymens report - mention is made of existing & new landscape requirements, however no mention of the current very mature tree line between Waybridge House & the proposed development.

The raised ground for the access road, would allow direct visibility into Waybridge House....which is certainly an invasion of privacy.

Local Plan Extract (24/3/16) - It is stated that the units would provide AFFORDABLE HOUSING - Mr Aikman advised that is actually not included in the PPP for this development?

I would like to bring to your attention that several house in the area have been on the market for a very long time, without being sold.....based on this information & the complete lack of public facilities...Would the erection of 5 further dwellings be beneficial and in keeping to the area and existing houses?

Amended Drawing for the development shows the intended site of all the Plots....sighted directly above Proposed Plot 1. there is currently overhead live electrical cables...in the 4 years I have lived in the area this wire has collapsed on one occasion....Potential Fire Risk!

Additional Traffic & Road Safety Issues - Within Dorothy Aymens report there is mention of the potential/likely reopening of Dolphinton Quarry which would result in up to 100 HGV additional movements in the area.....plus agreed amendments to the current road structure (access to A702). SBC have current development agreements with Lafarge Tarmac regarding access from their site onto the A702.

Given the aforementioned communication - Nothing has altered my opinion regarding DEVELOPMENT IN THE AREA, with one exception, the Bus Service to the area has been reduced as a direct result of Scottish Borders Council reducing their funding for the service in 2018, therefore making the area more dependent on private vehicles & less attractive to potential home owners due to the rural area & distinct lack of amenities and services.

It is beyond my comprehension –

Why Scottish Borders Council would Grant development for 5 homes (16/00364/PPP) and CONSIDER an application for 10 homes (2 ADOLPOO4), therefore making a total of 15 HOMES “MORE”, THAN THE NUMBERS PREVIOUSLY APPLIED FOR AND REJECTED ON TWO PREVIOUS OCCASSIONS.

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Rationale -

In support of my objection - I would for clarity direct SBC Planning Department to your own documents for local development:-

16/00364/PPP – Schedule of Conditions, clearly state numerous points of interest regarding development in the area, particularly points –

Point 4 – **MAXIMUM NUMBER OF HOMES 5**

Point 6 - **THE PLANNING AUTHORITY ACKNOWLEDGEMENT OF LIKELY ISSUES RELATING TO FOUL & SURFACE WATER IN THE AREA.**

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In addition-

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I would refer SBC to the **INFORMATION TO THE APPLICANT FOR 16/00364/PPP**

Subject LANDSCAPING – Clearly states a MAXIMUM NUMBER OF 4 NEW BUILDS CAN BE SERVICED BY A PRIVATE ROAD.

Despite this clear instruction - Within the applicants submitted plans for 16/00364/PPP, they clearly indicate provision for further development requests by including an open road to potential further developments within the layout plan. –A CLEVER BUT TRANSPARENT STRATEGY!

Is the applicant guilty of duplicity?? I leave it for everyone to form their own conclusion.

Other Contributing Considerations-

In 2016 Scottish Borders Council refused an application for a Private Dwelling & Business n the opposite side of the A702 a few hundred yards away from the proposed development. I would ask SBC to refer to the rationale in making this decision and “ask”, WHAT IS THE DIFFERENCE, between the two potential developments and their impact to the area, given their close proximity?

As a direct result of the reduced evening Bus Services, the traffic in the area has increased with no additional street lighting or road speed reductions.

Conclusions-

The proposed development would not enhance the area. INDEED it has the potential to have a directly opposite impact.

The area is not suitable for development due to its rural setting & lack of local amenities, including educational facilities, day care & shops. If the target audience is young families? how are they expected to meet the additional monetary costs & time coping with the lack of services available & at what cost to the environment?

There is only minimum local employment, therefore everyone needs to travel substantial distances to their place of work.

HOW.....Is the area meant to cope with the lack of draining or public sewage??

Due to the previous use of the area (railway yards) & the topography, we already have numerous issues with free standing water, this point has already been acknowledged by SBC adding additional homes to the area would increase the risks levels to existing homes.

Due to the location of the nearest sewage works, the cost of redressing this situation would be substantial & have a major impact on local wildlife, plants & mature trees.

Personally it would be remiss of me not to reiterate my contempt for the applicant's comments relating to support & agreement for the developments by the local residents–

THESE COMMENTS ARE 100% REFUTED

To my knowledge the applicant has never directly spoken with the current residents.

I would conclude my OBJECTION by requesting SBC – REJECT the proposal for a 10 home development (2 ADOLPOO4) & Revoke & Remove the previously granted 5 home development (16/00364/PPP).

It is tenuous at best, to describe the proposed area for development as a Brownfield Site.

Yours Sincerely

