

FW Local Development Plan 2 ADOPL004

From: Armstrong, Deborah on behalf of localplans  
Sent: 08 January 2019 10:06  
To: Bell, Laura (Planning HQ)  
Subject: FW: Local Development Plan 2 ADOPL004  
Attachments: Photo0306.jpg; Photo0307.jpg; Photo0310.jpg; Photo0311.jpg; Photo0309.jpg

Hi Laura,

I have attached a submission to the MIR, which was received in the local plan mailbox.

Thanks

Debbie

From: [REDACTED]  
Sent: 08 January 2019 09:35  
To: localplans <localplans@scotborders.gov.uk>  
Subject: Local Development Plan 2 ADOPL004

Dear Sir /Madam

As a resident beside the area above I have reservations about this development for various reasons which I list below.

: You are promoting an unsustainable expansion of a place that has no facilities in the immediate area ,other than a village hall half a mile away.

: The proposal would increase dependency on the private car as there are limited bus services between local towns. As such this site is not a sustainable location for development.

: New developments such as this should be targeted in places that already have shops,education facilities with capacity, and employment that help to sustain those facilities.

: Given the scale of the site,the majority of this proposal will not result in homes that are affordable to local residents or those on low wages.

Home owners unless they are retired will also need at least 2 vehicles to go about their daily business.

: There is no public sewage available for this proposal. An additional 10 houses plus the 5 already allocated will have a negative impact on soil if soaks are used.Our ground already suffers because of the impact of the old railway yards.

: The Dolphinton Waste Water Treatment works is over 1km away from this site and as stated on the assessment may need upgrading and no doubt will take considerable time.

: There is also limited infrastructure for surface water in Loanend as only a basic SUDS system is in operation.

I have attached photo's of how it can frequently look in heavy rain.

:: ADOLP003 Issue 113

: This is an interesting document as clearly throughout it there is clear evidence that this was doubtful in the first place but still was authorised.

: On the plan for the this site done in 2016/2017 it clearly shows a road to ADOLP004 which indicates the

land owners forward thinking. However he states that acknowledging the previous refusals for 12 and 14 dwellings he now seeks a more modest development of 5 dwellings as a natural extension to the existing dwellings. Clearly this is a very misleading statement and should be recognised for what its worth.

: Finally its questionable whether this site should be considered brownfield in the first place and a development of 15 houses such as this would completely change the whole character of the area.





















