

From: [REDACTED]

Sent: 31 January 2019 07:07

To: localplan <localplan@scotborders.gov.uk>

Cc: [REDACTED]

Subject: STRONG OBJECTION TO PROPOSAL OF 250 HOUSES TO BE BUILT IN THE TWEED VALLEY

Dear Sir/Madam

I write in connection with the proposal of 250 houses to be built in the tweed valley. I have examined the plans and I know the site well since I holiday there four times a year. I wish to OBJECT strongly to the proposal of 250 houses to be built in the tweed valley. This application is far too big for the plot in question and would significantly have a dramatic impact on Peebles and the cottage I frequently holiday at; Glentrees Cottage.

Development proposals should be considered very carefully; the dwelling will have a substantial effect on the stunning views of Glentrees Cottage and I believe Peebles will struggle to accommodate this amount of residents. The quaint, quiet town and stunning views are the main reasons we holiday at Glentrees cottage so frequently. These plans will completely destroy the quaint town of Peebles and all the current stunning views. As such, it would result in an unwelcome tightening of the urban grain.

The site is too compact for the proposed development and the scheme shows characteristic indications of overdevelopment. The scheme has been designed with a layout and forms that are different from other dwellings in the immediate vicinity. Properties in the area sit on fairly generous plots with consistently sized front gardens and reasonably long back gardens. This gives the layout of the area an open and suburban character which contributes positively to local distinctiveness.

The proposed layout and design features are not informed by any analysis of what should fit respectfully within the local scene and with other sites in the area, merely by site restraints. The lack of design freedom results in measurements and consequences that would harm the amenity of current neighbouring households, future occupants, the street scene and the character of the area.

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Development proposals must demonstrate that they, and any ancillary activities associated with them, will respect and enhance the character of the site, its context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, proportions, materials, townscape and/or landscape setting, and detailed design features. This poor design does not reflect this.

The proposal will majorly devalue Glentrees Cottage and effect the character of the neighbourhood as the plans are not in line with the current residential buildings in place.

Developments must be designed to a high standard, avoid unacceptable impacts on amenity, and demonstrate social, economic and environmental sustainability. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Yours Sincerely

A solid black rectangular redaction box covering the signature area.