

## Response ID ANON-7TG7-FAF3-9

Submitted to LDP2 - Main Issues Report

Submitted on 2019-01-31 23:24:28

### Data protection

#### About you

Are you responding as an: individual, organisation, or an agent acting on behalf of a client?

██████████

#### Individual

What is your name?

Individual name:

████████████████████

What is your address?

Address line 1:

████████████████████

Address line 2 :

████████████████████

Address line 3:

████████████████████

Town/City:

████████████████████

Post code:

████████████████████

What is your contact number?

Individual Phone No:

████████████████████

What is your email address?

Individual email:

████████████████████

### Vision aims and spatial strategy

#### Question 1

##### Q1 Agree aims LDP2:

At first sight the main aims may seem reasonable to think of strategic growth. However there are some apparent and pressing issues within the Peebles area. Any expansion of this local area will need more considered infra structure - there seems to be an assumption that this is part of the Edinburgh plan but commuting to Edinburgh from Peebles is becoming increasingly complicated with the demands on road usage and volume of traffic. There is very little in the way of a direct train route that can mitigate against this. The main road to Edinburgh takes people to the Leadburn junction- fraught with accidents without any further increase in traffic which would come from more development in Peebles. I would ask the planners to consider the existing infra structure requirements and explain how this could support an expansion of housing. Although I can see that Peebles could be attractive- lucrative even for housing developers , I would ask has money been a prime driver here in thinking of expanding developments rather than the community need.? Has the community need for more housing been researched and thought through? There seems to be little in the way of a concrete data analysis. There are limited brown field development sites in Peebles - again this means expansion beyond the existing town centre with little

### Growing our economy

#### Question 2

##### Q2:

Given that I have been only able to be made aware of the sites in the proposals I am unaware of any other sites that have been previously been considered and cannot comment on any alternative proposals. I have concerns in the Peebles area descriptions that uncertainty about the bridge is driving decision making about

future development. The bridge needs to be solved first- not least because the High school lies to the south of the bridge and there has already been housing developments on that side in recent years. On that note there is no information as to how the schools in the area- particularly the High school could cope with increased families of school age young people residing in the area. I note that the High school is several years away from being considered for a rebuild, despite the assortment of add on builds it had had over the years. This needs to be addressed to convince the local public that the local amenities can cope with any increases in population. The proposals in Eshiels are a particular concern- this area is known by mountain bikers and walkers as an area where people can find a sense of peace within the country side - to have a housing scheme within the immediate vicinity will reduce the appeal to tourists . The views in the area to both local and visiting tourists would be so affected by this development- on a personal note I do not wish to walk in the forestry area only to look down on a modern housing scheme. Scottish Borders must consider the aspects of tourist appeal. People enjoy the "wilderness" experience and this must be valued. Also there will be increased traffic on the adjacent main road- exacerbated also by any expansion of Cardrona area which will impact on safety for all people using the area. The proposed development at Eshiels seems at odds with the landscape and existing sparse houses and I would question the expansion in infrastructure required as well as the visual impact for visitors- it would detract from being a tourist destination. I would also ask how this proposal will link with Peebles town as it is well outside it and just looks like a housing scheme, stuck randomly in a field to suit a developer. The Cardrona proposals also have a similar look about them and I would wonder about the need for more community infrastructure on the Cardrona site. I am unsure about the impact on road usage here.

**Q2 upload:**

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**Question 3**

**Settlement business allocated:**

I am unsure if all existing brown field sites have been fully examined for possible development- could this be looked at again? Has there been any analysis of what businesses would be best placed in the Borders? Unless there is more information as to what businesses could be attracted and what size it is difficult to comment on their location. Do we have any projections of business need? One small point the idea that a child care nursery might be sited within a business area to suit employees has limited value. comments such as that would indicate there has been limited research in the development of such a proposal. Families want child care where they live and connect to - no one lives in a business park after working hours.

**Upload Q3:**

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**Question 4**

**Business Use Towns:**

**Upload Q4:**

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**Question 5**

**Land delivery effectively:**

**Question 6**

**Agree?:**

If there is to be mixed use I would like to see some real creativity and thought as to the visual environment for people- please engage some creative landscape architects to transform green spaces and lift spirits here and think about community engagement and what environments people want to live within.

**Upload Q6:**

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**Planning for housing**

**Question 7**

**Housing agree?:**

I do not agree with the Eshiels development- this would be a mistake and the Cardrona development on the road side has issues.. Peebles needs to be thought through again as what is driving this is developers needs within commuting distance of Edinburgh and a lack of existing infrastructure such as the uncertainty of the bridge and the connection with the south side of Peebles.

**Upload Q7:**

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**Question 8**

**Housing countryside:**

**Upload Q8:**

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**Question 9**

**Agree removed housing :**

I have given my views in earlier questions with regard to Eshiels, Cardrona and Peebles.

**Supporting our town centres****Question 10****Core Activity Areas:**

Yes I do agree with the preferred option. Town centres need to be kept active and dynamic and we need to be creative to stop any decline. I also agree that varied uses should be encouraged if premises are standing empty.

**Question 11****Berwickshire supermarket:****Upload Q11:**

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**Question 12****Develp contrib town:****Delivering sustainability and climate change agenda****Question 13****Support alternative option:**

It is important that local people directly benefit from efforts to improve sustainability. I note that recycling does not seem to be considered here. I agree that we need to reduce fuel poverty and support local householders. I am less convinced that there is a need for super sized wind turbines- we need to remember that there is a natural beauty in the Scottish Borders and tourists as well as local people enjoy this environment. The only reason that size have been mentioned is because of reduced profit margins to the businesses involved with them and their profit margins given reductions in subsidies. It would seem to me that there is little benefit in this for local communities.

**Question 14****National park:**

The designation of a national park would be interesting however would this mean that those outside it would have less consideration as to the visual impacts of developments? There are small unique areas that may not be covered here.

**Upload Q14:**

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**Regeneration****Question 15****Agree redevelopment:**

I do agree with regeneration development in older brownfield sites.

**Upload Q15:**

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**Settlement Map****Question 16****Oxnam settlement:**

Yes.

**Question 17****Core frontage Newcastleton:**

Unsure- would wish to defer to views of the local residents on this.

**Planning policy issues****Question 18**

**Agree amendments appendix3:**

I cannot see the suggested policy amendments identified in Appendix A so cannot comment.

**Any other comments**

**Question 19**

**Other main issues:**

I think there could have been more public consultation about these proposals. I have received information from local residents who informed me of the opportunity to comment via this online survey. Overall I am unsure why such a high need has been assessed in the Peebles area for housing development and what assessment measures have been used. I am also unclear as to the infrastructure to support such developments.

**Landowner details**

**Have you submitted any site suggestions in this consultation?**

No

**If yes, please confirm the site and provide the landowner details (if known) for each site you have suggested.:**