

## Response ID ANON-7TG7-FAFP-6

Submitted to LDP2 - Main Issues Report  
Submitted on 2019-01-31 16:59:52

### 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:

#### Growing our economy

##### Question 2

Q2:

Q2 upload:

No file was uploaded

##### Question 3

Settlement business allocated:

Upload Q3:

No file was uploaded

##### Question 4

## **Business Use Towns:**

### **Upload Q4:**

No file was uploaded

### **Question 5**

#### **Land delivery effectively:**

### **Question 6**

#### **Agree?:**

### **Upload Q6:**

No file was uploaded

## **Planning for housing**

### **Question 7**

#### **Housing agree?:**

Eddleston currently has two allocated sites for housing development AEDDL002 and TE6B. Both of these sites are immediately adjacent to existing housing developments within the village and, therefore the development of these sites would require less infrastructure changes. These sites have been earmarked for development in the previous LDP but no development has taken place to date.

The new plan adds three further sites which is a significant increase of more than 50%. SEDDL001 is adjacent to AEDDL002 and the plan refers to this site only being developed if AEDDL002 is developed first. It is unclear as to why additional sites have been added whilst current sites have not been developed. The MIR states in a couple of places that "it is not anticipated that LDP2 will require a significant number of new housing sites", yet for Eddleston this could potentially be increasing by more than 50%. Having 5 development sites identified for a small village seems excessive and if all were then to be developed, this would have a significant impact on the Eddleston village community.

The other two additional sites, AEDDL008 and AEDDL009 lie on the other side of the village. We do not believe these two sites meet the criteria set out in Sections 5.10 and 5.14 that any proposals need to demonstrate 'existence of group of at least 3 houses' to satisfy criteria for submission.

In addition, development of either site would require substantial supporting infrastructure changes within the village. Both sites are currently accessed from Old Manse Road/Meldons Road which becomes a single-track road as you leave the village at Elibank Park. This road is heavily used by both farm vehicles and forestry logging lorries. Development of either of these sites would require widening of Old Manse Road/Meldons Road to two lanes and installation of a pedestrian access to connect the new development(s) to the village. This would likely require the removal of beech hedgerow and felling of trees in Elibank Park to gain the width required. The new road would also need to be stabilised given the land falls away from the current road into Elibank Park. The current road access simply would not be suitable to cope with the additional traffic should these developments proceed. There is no mention of this in the MIR, only that pedestrian access would be required. Therefore, it is our view that the current two sites remain as the preferred development options given that they are close to existing housing and as such would require less infrastructure changes.

Finally, we couldn't see anything in the MIR which specifically addresses the additional infrastructure that would need to be put in place in Tweeddale and the surrounding area to support the proposed housing developments. This ranges from additional roads (in a network that is already very busy and subject to constant delays through necessary road repairs) through to healthcare such as access to GPs in an already over-stretched Health Service and Peebles High School is currently nearing capacity. In addition, the Socio- Demographic sections states the Tweeddale area has an increasing aging population which by itself will put increasing pressure on health and social care services. Surely, such services need to be in position prior to further development otherwise we risk lowering the quality of life that living in Tweeddale currently offers. The MIR recognises that there are traffic congestion issues in the Peebles area, that Peebles High School is near capacity and health and social care services are stretched but there are no specifics on how these issues will be addressed but this will need to be carefully considered whilst developing LDP2.

[REDACTED] and we do have concerns on water run-off from development of this site. During heavy rain, water does run through the very back of our garden into the bordering ancient woodland and across the road into Elibank Park. If this site were to be developed, this needs to be addressed.

### **Upload Q7:**

No file was uploaded

### **Question 8**

#### **Housing countryside:**

### **Upload Q8:**

No file was uploaded

### **Question 9**

#### **Agree removed housing :**

## **Supporting our town centres**

### **Question 10**

#### **Core Activity Areas:**

## Question 11

**Berwickshire supermarket:**

**Upload Q11:**

No file was uploaded

## Question 12

**Develop contrib town:**

**Delivering sustainability and climate change agenda**

## Question 13

**Support alternative option:**

## Question 14

**National park:**

**Upload Q14:**

No file was uploaded

## Regeneration

### Question 15

**Agree redevelopment:**

**Upload Q15:**

No file was uploaded

## Settlement Map

### Question 16

**Oxnam settlement:**

### Question 17

**Core frontage Newcastleton:**

## Planning policy issues

### Question 18

**Agree amendments appendix3:**

## Any other comments

### Question 19

**Other main issues:**

The MIR refers to the impact on roads, health and social care services and schooling in the Peebles area and acknowledges that all of these are currently stretched. However,

we couldn't see anything in the MIR which specifically addresses the additional infrastructure and services that would need to be put in place in Tweeddale and the surrounding area to support the proposed housing developments. This ranges from additional roads (in a network that is already very busy and subject to constant delays through necessary road repairs) through to healthcare such as access to GPs in an already over-stretched Health Service and Peebles High School is currently nearing capacity. In addition, the Socio- Demographic sections states the Tweeddale area has an increasing aging population which by itself will put increasing pressure on health and social care services. Surely, such services need to be in position prior to further development otherwise we risk lowering the quality of life that living in Tweeddale currently offers. The MIR recognises that there are traffic congestion issues in the Peebles area, that Peebles High School is near capacity and health and social care services are stretched but there are no specifics on how these issues will be addressed but this will need to be carefully considered whilst developing LDP2.

## 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.:**