

Response ID ANON-7TG7-FAXW-Y

Submitted to LDP2 - Main Issues Report

Submitted on 2019-01-30 17:02:37

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:

I agree with the aims of LDP2 in that the Scottish Borders must adapt to changes in the financial environment and needs to identify and focus on what the area has to offer and how these aims are best allocated with the whole borders area.

I agree that there is an ongoing need for new and replacement housing but towns like Peebles do not have the infrastructure for any further development.

The areas, in my opinion, that need financial and economic support are large towns like Galashiels and Hawick and smaller communities like Innerleithen and Walkerburn who have limited job prospects and need economic and social regeneration following the closure of Mills and other heavy industry.

Growing our economy

Question 2

Q2:

I agree SBC should retain the existing High Amenity site categorisation.

Q2 upload:

No file was uploaded

Question 3

Settlement business allocated:

I think that the small ex-mill town like Innerleithen and Walkerburn are in need of industrial/business investment. This would help offer young people more job opportunities and encourage them to remain in the Borders.

There should be more consideration given to developing housing and industrial sites within the Railway corridor between Edinburgh and Galashiels. I note that there is an option of opening a station at Reston on the East Coast mainline. This would be an ideal location to develop housing with the obvious rail links to Edinburgh.

Upload Q3:

No file was uploaded

Question 4

Business Use Towns:

Not able to respond.

Upload Q4:

No file was uploaded

Question 5

Land delivery effectively:

Stop allowing redundant industrial sites for housing!

Question 6

Agree?:

I don't agree with the preferred options as presented. In particular I wish to object most strongly with the two preferred options located at Eshiels (MESH1001 and MESH1002) for the following reasons:

1. Eshiels is a small settlement located in the beautiful Tweed Valley with stunning views. There has been a settlement in the Eshiels area for well over 200 years. The current settlement is made up of mainly single housing ranging in age from Victorian to modern day.
2. Eshiels is the gateway to Glentress forest which is part of the world famous 7Stanes bike parks which attract over 300,000 visitors to the area annually.
3. The current approach to Glentress forest is in keeping with the surrounding countryside that attracts people to the area. Developing this area for housing with severely detract it from its current atmosphere and attractiveness.
4. Eshiels current has an almost dark sky environment and any further urbanisation would destroy this.
5. The development would potentially mean the loss of 30 hectares of prime agricultural land for ever.
6. I don't think that siting industrial units within an housing development is appropriate.
7. Currently there is a high volume of traffic on the A72 between Cardrona and Peebles at peak times. The proposed development of 240 houses would mean potentially at least 400-500 additional vehicles using this already busy road. This would obviously impact on the current congestion and parking issues within the Peebles area.
8. The proposed development at Eshiels would form part of a ribbon development between Peebles and Glentress on the A72.
9. Would add significantly to carbon emissions majority of house owners will commute to work. This is counter to the overall SBC objective to be more sustainable by reducing car miles (LDP2 MIR para 2.25).

This development will only increase the number of people living in town and working in Edinburgh. Peebles town and infrastructure cannot absorb any further significant development without major infrastructure improvements.

Upload Q6:

No file was uploaded

Planning for housing

Question 7

Housing agree?:

The proposal to build around 1000 houses in the Peebles area is not viable. and I do not agree with the proposal.

The local town infrastructure is now struggling with the current population demand and to suggest this number of housing developments in the Peebles area

without a huge investment in health, school, social care and other essential infrastructure requirements is of great concern.

"Peebles is full" Peeblesshire News January 2019

Upload Q7:

No file was uploaded

Question 8

Housing countryside:

Upload Q8:

No file was uploaded

Question 9

Agree removed housing :

No.

Supporting our town centres

Question 10

Core Activity Areas:

Yes

Question 11

Berwickshire supermarket:

Cannot make comment.

Upload Q11:

No file was uploaded

Question 12

Develop contrib town:

No

Delivering sustainability and climate change agenda

Question 13

Support alternative option:

Yes apart from proposed development sites MESH1001 and MESH1002 as this will result in significantly more car use and not adjacent to town oplus majority will commute to Edinburgh.

More cycle paths

Electric pints for vehicles.

Solar panels.

Question 14

National park:

No.

Upload Q14:

No file was uploaded

Regeneration

Question 15

Agree redevelopment:

Yes..

Redevelopment of these sites essential to the future prosperity of the towns mentioned. These towns need major reinvestment and better resources.

Providing small industrial units to encourage small businesses could create jobs for Border people people particularly young people.

Upload Q15:

No file was uploaded

Settlement Map

Question 16

Oxnam settlement:

Cannot comment.

Question 17

Core frontage Newcastleton:

Yes

Planning policy issues

Question 18

Agree amendments appendix3:

No Comment

Any other comments

Question 19

Other main issues:

The MIR as far to Peebles focussed and lacks vision for the needs within the Scottish Borders.

The report makes no comment on the major impact further development would have on the infrastructure and services in Peebles.

The MIR will cause the town on Peebles to fail to provide levels of health ,education and social services to the community.

The report does not take into account the needs of the Scottish Borders.

The report remit from SBC does not address the needs of the citizens of the Scottish Borders. It shows that SBC planning Department know that developers will be attracted to Peebles and takes the pressure of that department giving them an easy way to get the numbers of houses built without too much work and satisfying the Scottish Government mandate.

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.: