

**From:** [REDACTED]  
**Sent:** 14 January 2019 20:58  
**To:** localplan <[localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk)>  
**Subject:** Peebles.

Dear Local Plan Team,

The Main Issues Report is a lengthy document which has taken since 2012 to produce if that is what the cover date signifies. No one person is qualified to answer all your 18 questions and I, as a long retired planning research officer from the Scottish Office, am interested in your approach to Peebles where I have lived for over 50 years. In that time I have seen many changes - the population has grown from around 6000 in the 1960's to 8,376 in 2011 and is probably now about 10,000, the railway has gone, the mills are now all gone and local employment is scarce. Nevertheless the population is growing BUT over 60% of our workers have to travel to work outside Peebles.

When you did your survey of Peebles looking for future economic sites (to be perhaps like Cavalry Park) rather than housing sites I feel you must not have had the availability of the March Street Mill site or you would surely have designated it as a future site for employment?

Living in Peebles one realises that the town can't take much more housing and your proposal for over 900 new houses seems ludicrous.

Is it the rates you want? Are you in league with the developers?? They, by the way, in the last twenty years have not put up one house which is properly built to conserve and make energy - PV cells and solar panels are not a priority. Even cladding in certain schemes is falling off....

But the main thing is that Peebles is stretched so much now that the schools and medical services are creaking, gas, electricity, water and sewage are all under pressure, the roads both in the town and the commuting routes cannot cope, parking is difficult and the High Street shops suffer because of that.

You will ruin this attractive town if you make the housing outstrip its heart and spoil what people have come here to enjoy. I have lived my life in the Borders, my childhood in Duns and some years in Edinburgh but I know the Borders well and I fear the SBC is abandoning Peebles as you feel we look to Edinburgh and we are not a "proper" Borders town. So we are to have up to a thousand houses while the rest of the Borders altogether are to have 700.

Please. please reconsider this unwelcome plan. I am not a "nimby" - I have seen Peebles improve from a town of mainly older people to one where there are many younger and lively members of the community who contribute enormously and enjoy living here but what we have will be spoiled if there are too many new houses and not enough jobs.

I hope you will listen to those who live here in Peebles as I know there are many of us who are extremely upset about your proposals.

Yours sincerely

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