

From: [REDACTED]
Sent: 16 January 2019 12:57
To: localplan <localplan@scotborders.gov.uk>
Subject: ADOLP004 Planning

Dear Sir /Madam

[REDACTED] the planning site, ADOLP004 (and ADOLP003), I would like to address my concerns for the development of the area:

The land chosen has never previously been subject to have to have housing its plans:
Planning application 04/01122/FUL Erection of 12 houses - refused; 07/01379/FUL - Erection of 14 houses - refused.

As you will see, these previous applications only used part of the land as I assumed the other part of the area for greenfield. At what stage did this change?

Please consider the refusals on the previous applications for considering possible future planning. With five houses already been given sanction, subject to condition, another ten would take it past the totals previously submitted above.

Planning for additional houses should be considered in areas that already have appropriate shops and educational facilities nearby to cope with any increase in capacity. The facilities in Dolphinton for the proposed planning is a town hall. Not exactly suitable for expansion of the area. The local primary school in West Linton which the proposed planning may have to use, am led to believe, is already at full capacity.

The development of houses, would certainly require cars for transportation due to the limited public transport. This would probably require two cars per household and as such any housing may not be considered as affordable.

If another ten houses are considered for planning then without considerable cost and time there could be a negative impact with soakaways being used. The waste water treatment works is over half a mile away.

