

Response ID ANON-7TG7-FAQV-Q

Submitted to LDP2 - Main Issues Report
Submitted on 2019-01-28 13:41:21

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:

No comment

Question 6

Agree?:

I strongly disagree with the proposed preferred development option at Eshiels (MESH1001 and MESH1002).

- The proposed volume of development for 240 houses is huge, and completely out of scale with the existing housing.
- I have serious concerns re increase to flood risk for Eshiels Steading and the houses lying below. There are already major drainage issues due to field run off and damaged field drains during heavy rains and snow. Run off from the proposed tarmaced development above the Steading can only exacerbate this problem.
- Additionally, the A72 is also subject to regular field run off flooding, and the extensive housing estate proposed on the slopes above the road will add to this significantly.
- There are also existing issues with sewage disposal in the area. Extensive works will be needed to cater for the additional 240 houses.
- The A72 at Eshiels is already an extremely dangerous road due to traffic volumes. The addition of 240 new households 1.5 to 2 miles out of Peebles could make this a nightmare! Currently there is no school bus pick up for the High School.
- This type of ribbon housing development along the Tweed Valley will be extremely detrimental to growing the tourist industry in the area, the major employer. The development of Glentress as a biking area, and the proposed holiday Lodges in the forest. The area will no longer be seen as an 'attractive destination'!
- As the majority of householders in the proposed development will have to commute by car to work in Edinburgh, there is likely to be little benefit to the local High Street in Peebles, as most commuters will shop in larger centres, such as Straiton.
- Currently, other than agriculture, we are unaware of any business or industry being carried out at Eshiels. We are therefore confused as to why your consultants have designated this as an ' industrial land/mixed use' development? Please note, the Preferred Option Eshiels maps are incorrect. There is no existing/operational sawmill as shown in your plan map!

Upload Q6:

No file was uploaded

Planning for housing

Question 7

Housing agree?:

Disagree.

The town infrastructure in Peebles is already at full stretch, and cannot support any further large housing developments.

- There are already major capacity issues with schools and medical services.
- There are also restrictions due to basic infrastructure such as sewage and the town's only vehicle bridge.
- Transport links in the Peebles area are extremely poor - Peebles is not near a rail link, nor is one envisaged in the future such as at Reston. There is no direct access to main trunk roads, and the bus service is poor, taking almost 1.5 hours to get to the centre of Edinburgh. It is not clear why the focus for development is around Peebles, rather than near the Borders rail links.

Commitment to extensive infrastructure improvements is required before any further significant development can take place. This also obviously includes the proposed 'mixed' development for 240 houses at Eshiels.

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:

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.: