



21st December, 2020

Mr. [REDACTED]
Lead Officer Forward Planning,
Scottish Border Council,
Newtown St. Boswells,
TD6 0SA

Dear Mr. [REDACTED]

re: **SCOTTISH BORDERS PROPOSED DEVELOPMENT PLAN (LDP2)**
BUSINESS & INDUSTRIAL PARK - BYETH 001

I have just become aware of the above development and I am concerned at the the lack of communication with residents of Town Yetholm until a few days ago; a small (A4) 'flyer' appeared on the village notice board. Are you aware, for instance, that property owners in the immediate vicinity have NOT been advised of any such development?

On looking into the matter I discovered that according to Yetholm SBC councillor, [REDACTED], [REDACTED], “. . . the local development plan has been approved including the business land next to Yetholm Hall”. He also states that the plan is with the Secretary of State for approval. (*Item No.8 Yetholm Community Council minutes dated 29th September, 2020*) How can this be the case when consultation period runs from the 2nd November until 25th January!

I do, however, get the impression that this may not be the case and that [REDACTED] statement is both and misleading and unhelpful. Clarification would, nevertheless, be appreciated please.

I understand that the restrictions imposed following the arrival of the Coronavirus Covid-19 must present numerous administrative problems. And I do concede that the SBC appears to have tried everything it can to communicate on-line. However, it is should be recognised that not everyone is computer literate or has access to a computer or printer. Surely the sensible solution would be to postpone the consultation period until normal planning requirements can be implemented. (Many other matters have been postponed so why not this one?) Such an action would surely afford improved participation for all with an interest in the future of Town Yetholm. Failing to address the problem would suggest that acceptance is being 'pushed through' under the cover of the Coronavirus Covid-19 and the Christmas/New Year holiday disruptions.

CONCERNS

A simpler form of notification is required. An A3 poster with a plan and a brief synopsis of the principal factors concerning Town Yetholm. (The SBC web-site is not an easy one to get around).

Questions arising:

* **Has a change to the Town Yetholm Development Boundary been agreed/approved or not ?**

- * **Has a change of land use from agricultural to commercial/industrial use been approved?**
- * **Who is responsible for the notification of property owners in the immediate vicinity?**
- * **What is the justification for this development and when and how was the need for a 'Business & Industrial Park' identified ?**
- * **At date of writing it appears that few residents of Town Yetholm are aware of any such development even though the impact on this will change the character of the village for ever. Moreover, will such approval not create a precedent which could be used to gain a further amendment to the development boundary in the future.**

OBJECTIONS

The current Yetholm Settlement Profile, and earlier versions, acknowledge the unique character of the village and its layout and the need for it to be protected. An industrial estate situated on the principal approach road on a highly visible rising site will hardly contribute to the general ambience. A major attraction when approaching Town Yetholm from Kelso, is the immediacy of entry into the village's broad, tree lined Main Street. An approach unspoilt by either industrial or urban sprawl.

Yetholm is a residential village, not an industrial one, and fully justifies protection. Not only is this important for its residents (who have chosen to make it their home) but also for the attraction of visitors. Visitors who wish to enjoy the overall ambience of the two villages and who also make an important contribution to the wider local economy. (There is an under utilised and serviced business and industrial estate close to Kelso, one conveniently located on the Kelso/Yetholm (B6352) road.

If this project has been approved, what consideration has been given to the following (it is difficult to make an informed decision without details).

- 1 - What form will this development take? (A plan plus visuals are required to facilitate an informed response. This should provide details such as the number, size and type of units to be built and the time frame for construction).**
- 2 - How will this highly visible site be screened from road and surrounds?**
- 3 - Where will the access be?**
- 4 - Who will pay for all supporting infrastructure: water, power, drainage, lighting, access and site roads, residents (Council tax payers) or developer?**
- 5 - Has any research been undertaken as to the number of *Yetholm residents* actually seeking such business/industrial accommodation?**
- 6 - How many local (Yetholm) jobs are likely to be created?**
- 7 - What steps will be taken to minimise noise creation?**
- 8 - What steps will be taken to minimise light pollution?**
- 9 - Has potential traffic generation been addressed? (Size, weight and frequency of vehicles).**

Although this letter will be e-mailed, a written acknowledgement of receipt would be appreciated please.

Yours sincerely,

Thomas F. Broad

