

Connolly, Trish

From: [REDACTED]
Sent: 06 January 2021 15:26
To: localplan
Cc: [REDACTED]
Subject: ESHIELS:BESHI001:Land At Eshiels:Business and Industrial

CAUTION: External Email

Dear Sirs

As residents who would be directly affected by the proposed development stated above, we are dismayed that our community has not been consulted regarding this green site proposal. Referring to the Main Issues Report 2019, there was no reference to this.

There are several key issues which are of great concern to us. This area is [REDACTED], so we are extremely concerned regarding major flooding. The fields absorb large volumes of water so the loss of this natural barrier would present a threat of flood damage [REDACTED]
[REDACTED]

There is also great concern regarding road safety. The introduction of a new junction would involve large commercial vehicles entering and leaving which we believe will inevitably not only cause major accidents, but will make accessing the existing residences difficult and potentially hazardous.

This particular site does not seem a practical option for a business park. A lot of ground would be needed to lay a new road layout and the planting of mature trees for screening, bearing in mind that the NE corner of the site is untenable. There are brown sites in the area, such as the recycling centre which already has heavy vehicle access and is concealed from the road which would seem a much more practical option.

The landscape of this area is an important consideration with regard to tourism. Visitors to the Borders generally come from urban areas and are attracted here because of its beautiful rural scenery. There is a danger of Peebles losing its USP due to overdevelopment. This will have a detrimental effect on the local economy. The pandemic has demonstrated how essential tourism is to this area.

There are already two industrial parks in Peebles. Calvary Park is not fully occupied, and as the pandemic continues to affect commercial growth, a new site may well be undersubscribed as a result.

With kind regards

Martin and Beverley Jowett
[REDACTED]
[REDACTED]

Sent from my iPad