

Archived: 27 January 2021 23:16:55

From: [REDACTED]

Sent: Mon, 25 Jan 2021 19:36:05

To:

Subject: SBC Proposed Local Development Plan 2020 - Eshiels Site BESH001 - Land at Eshiels

Sensitivity: Normal

CAUTION: External Email

Dear Sirs,

We strongly object to the above proposed development, and request that it be removed from the Local Development Plan 2020, on the following grounds :-

1. It is totally out of character in relation to the site. It would be situated in a predominantly tourist area, and would detract from the beauty of the area, and the tourist facilities at Glentress.
2. As a greenfield site, there would need to be considerable public expenditure on infrastructure before building could commence. Has the council provided in it's budget for what would be required?
3. Situated where it is, there would be considerable risk of the site being flooded, and no proper assessment of the flood risk appears to have been undertaken.
4. There are better sites in and around Peebles, which would be nearer to the centre of population. Travel to the proposed site would have to be either by car, or by bus, neither of which is satisfactory. The bus stops are in dangerously exposed positions on what is a fast stretch of road, and there is increased risk of road accidents.
5. The area is historically and archeologically significant, and is near to a Roman camp, and no assessment of the impact of the development on these aspects has yet been undertaken.
6. The site fails the effectiveness criteria, and therefore if this site was taken forward into the adopted Local Development Plan, the Council would have allocated an ineffective site which could not be developed within the LDP period.
7. The allocated site lies within an identified 'Green Network' and Policy EMP12 requires that any development must take account of the coherence of the Network, which this proposed development clearly does not.

We again ask that this proposed development be removed from the Local Development Plan 2020.

Yours Faithfully

Howard and Ann Pugh
[REDACTED]

Sent from [Mail](#) for Windows 10