

**From:** [REDACTED]  
**Sent:** 21 January 2021 22:18  
**To:** localplan  
**Subject:** SBC Proposed LDP comments re Eshiels site BESH1001

**CAUTION: External Email**

I am writing to you in order to express my objection to the proposed development of a business park (**BESH1001**) in the Local Development Plan (LDP) currently out for comment. My reasons for objecting are as follows:

1. My main objection is that the proposed use of the site as a business park is out of keeping, and detrimental, to the existing use of the surrounding area as a major tourist attraction. Glentress area has been, and is continuing to be, developed and promoted as a major tourist destination - not only for the Scottish Borders, but for the whole of Scotland. Forestry and Land Scotland will be constructing a number of holiday cabins within the forest in the very near future, building on the development of the area over the last decade or so as a major tourist attraction for mountain bikers and other recreational users of the forest. This now provides a very important economic input to Peebles and the immediate surrounding areas. It must rank as amongst one of the major tourist attractions for the Scottish Borders, and supports a significant number of jobs locally. The proposed Business park development (**BESH1001**) would be a very intrusive blot on the landscape as people approached Glentress from Peebles, or travel from Glentress into Peebles. It totally out of keeping with the surrounding land-use, and no amount of landscaping could blend it in. As part of the bigger picture of how Scotland as a whole is viewed by visitors it would be incredibly detrimental. A lot of people travel from far afield to visit Glentress and this development would be a terrible advert for how Scotland protects areas of high recreational and scenic value. Scottish Borders should be doing its utmost to protect and enhance the scenic areas that they want to attract tourists to in order to maximise the economic value of tourism.

While the effect on the landscape and its knock on effect on the value of the area as a major tourist attraction are my main reasons for objecting to the development of a business park (**BESH1001**) there are a number of other reasons why I object to the proposed development.

2. This site is somewhat out of Peebles and would require travel to and from the site most probably by car. This is not in keeping with the need to promote development which would minimise car use and hence carbon emissions.

3. The site is relatively small, but would require a lot of investment to develop. The existing road (A72) would need to be altered and new roads built. Drainage of the site would need to be attended to. I do not believe that these investments would be an efficient use of the Council's money given the size of the site. I am also not convinced that the Council has properly investigated the potential feasibility of developing the site.

4. Development of building areas should be adjacent to Peebles, rather than dotted here and there through the countryside out of keeping with the surrounding areas. If this development goes ahead, it will set a precedent for the ribbon development of land adjacent to the A72 between Peebles and Innerleithen which would be very detrimental to the area from a visual and sustainability point of view.

5. I have been told that there is still capacity within the existing business park (Calvary Park) in Peebles. In addition there are other areas in Peebles that could have some business use, such as at Dovecot, South Park, March Street Mill and Rosetta road. These areas are already within or immediately adjacent to the town and should be used rather than creating a new stand alone site surrounded by countryside.

For all of the above reasons I strongly object to the proposed development of a business park (**BESH1001**) in the Local Development Plan (LDP).

Janet Dutch

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