

**From:** [REDACTED]  
**Sent:** 24 January 2021 16:45  
**To:** localplan  
**Subject:** Scottish Borders Local Development Plan: Proposed Plan; - Representation  
24.01.2021  
**Attachments:** [REDACTED]

CAUTION: External Email

To: Forward Planning, Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Scottish Borders TD6 0SA  
From: Mrs. Sheila J. Wright, [REDACTED]  
[REDACTED]

Please find below my Representation in respect of the Proposed Scottish Borders Local Development Plan. [Also attached as a PDF]

### **Scottish Borders Local Development Plan: Proposed Plan - Representation**

This representation relates to the Business and Industrial Development and Safeguarding Proposal **BESHI001**, for land at **Eshiels** within the Proposed Local Development Plan (LDP). I **object** to the proposed allocation for the following reasons, plus the number of other issues not addressed, on the basis of which I suggest that the allocation of this site for the stated purpose be deleted from the Proposed LDP by Scottish Borders Council, - failing which, by the Reporter in due course, that it should not be included as a part of the adopted LDP.

#### **Constraints**

The Proposed LDP 'Eshiels Settlement' document (in Vol. 2) includes **Key Infrastructure Considerations** outlining various serious constraints, not assessed, including flood risk; the absence of any public foul sewer within the vicinity; landscaping to mitigate impacts on the wider setting; Drainage Impact Assessment and Water Impact Assessment; and, potential contamination to be addressed. There are too many serious Site Constraints which should have been addressed.

I also have concerns about where any sewage and other drainage would be installed and routed from that site.

#### **Land Use**

The site has been designated by the Council within the Proposed LDP for business and industry. I do not consider that the site is an appropriate site or location for business and industry, or any other building purpose. It should remain as farmland. The UK, and especially Scottish, home-grown produce is far better than imported food, and Scottish Border Council should be supporting and sustaining the farming community.

#### **Ecology**

The Council's Ecology Officer apparently concluded that there would be an impact on [REDACTED] badgers and breeding birds, from the proposal. This area is rural countryside, and should remain so.

#### **Ownership**

The owner of the site has not promoted the site for business and industry through the local development plan process, plus I understand the owner has indicated that the land is not for sale. SBC does not own the site, and the use of public money for a Compulsory Purchase is not acceptable when there are higher priorities.

#### **Landscape**

The site is in the Tweed Valley Special Landscape Area. The greenfield site is an attractive landscape below Glentress Forest on the hills. The proposed development will be exposed and have an out-of-place material and detrimental impact on the area, as well as being incongruous in the surrounding landscape. The site will probably end up with a lot of street lighting, which will be on all night, and spoil the surroundings, as well as being a nuisance to surrounding residents. The proposals for tree landscaping will completely spoil the area for the occupier of the cottage located at the bottom (south-east) corner of the site.

#### **Transportation**

People working at the proposed site, plus customers at businesses there, will end up causing a lot more traffic on the busy main road. Even if the new junction required for the site access has a widened three-lane style, it would be just as difficult to turn in and out of there, as it can be at the Recycling Unit, - or turning in and out of our local housing access roads. It is already unpleasant walking along the poor footpath at the side of the main road. It is narrow, is not a proper wide pavement, and is not properly cleared or maintained. Much of the main road traffic does not stick to the 50-mph speed limit, and as our junction of Eshiels Mill is at a blind bend in the road, it is awkward to exit when the road is busy and so many drivers going fast do not realise the 'blind bend' is there. Too many road safety issues will be aggravated by the proposed plan site.

#### **Hydrology**

The proposed site is potentially at risk of flooding, plus 'run-off', increasing the probability of flooding elsewhere, including a serious impact on the adjacent public road and the houses on the south side of the A72.

**Summary**

There are too many Constraints in the Proposed LDP, some referred to here, which should preclude this development. I object to the proposed site and request that the site is deleted from the Proposed Plan.

Please confirm that you have received this representation.

[REDACTED]  
Sheila J. Wright, [REDACTED]  
[REDACTED]

.....

[REDACTED]  
[REDACTED]

**\*Please note, - as I do not have an option to auto-request 'Read Receipts', - it would be helpful to get a brief 'Acknowledgement' response to indicate you have received and read this email. Thank you.**

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*Sheila J. Wright*

Sheila J. Wright, Woodside, 3 Eshiels Mill, Eshiels, Peebles EH45 8NQ ☎ (01721) 720791

E: [silverwitch66@hotmail.com](mailto:silverwitch66@hotmail.com)