

## Connolly, Trish

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**From:** Robin Dempsey <[REDACTED]>  
**Sent:** 25 January 2021 12:18  
**To:** localplan  
**Subject:** Comments on Local Development Plan - BESH1001 Eshiels business park

CAUTION: External Email

Dear Sir,

[REDACTED] In general, I object to the inclusion of the business and industrial site BESH1001 in the LDP for all the reasons set out in the report submitted by our planning consultants Marwick Planning. I would especially highlight:

- a business park would be very out of character with the existing scattered settlement pattern set amid an attractive green, hilly, part agricultural part forested area.
- despite this, it is still a relatively small site, and the usable space will then be significantly reduced by the need to create a safe junction with the A72, internal roads and tree planting to screen it. I don't believe the intrusion on the landscape justifies the relatively small benefit.
- According to Marwick Planning the site is an 'ineffective' one as it fails the effectiveness criteria and therefore if this allocation was taken forward into the adopted LDP, the council will have allocated an ineffective site which could not be brought forward for development within the LDP period;
- It appears that flooding issues on the site have not been investigated sufficiently.
- There are no direct, sustainable off road links to Peebles to the site for pedestrians and cyclists.
- It's an attractive landscape which is a major attraction for visitors and a development on this scale at this location and scale will have a significant detrimental and irreversible impact on the SLA and also have a negative impact on visitor enjoyment of the local area;
- The town of Peebles is in close proximity to the west and further allocations for business should be focused there where there are existing sites for business. This would promote more sustainable modes of travel as opposed to heavy reliance on the private car to reach the proposed site; There are more suitable and more readily deliverable sites with the Northern HMA in the town;
- The historic and archaeological impact has not been investigated adequately with assets of national importance near to the proposed allocation.

Kind regards

*Robin Dempsey*