

Response ID ANON-VDDE-RA11-R

Submitted to **Proposed Scottish Borders Local Development Plan**
Submitted on **2021-01-25 20:53:40**

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:
Chris Davey

What is your email address?

Individual Email:
[REDACTED]

What is your address?

Address line 1:
[REDACTED]

Address line 2 :
[REDACTED]

Address line 3:

Town / city:
[REDACTED]

Postcode:
[REDACTED]

What is your contact telephone number?

Contact number:
[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

Chris Davey
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs/Madams,

ESHIELS SITE BESHI001 –LAND AT ESHIELS
SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

I am writing to you in relation to the Eshiels site BESHI001 and my opposition to the development of the allocated business and industrial site there.

Eshiels and Glentress are scattered settlements of approximately 60 households located around 2 miles east of Peebles, straddling either side of the A72. They are set in a rural environment consisting of a small cluster of houses and farm buildings, with no visual connectivity to Peebles. Glentress is east of Eshiels and is the recreational hub of Glentress Forest; a number of houses are located just east of the entrance to Glentress Forest. Eshiels and Glentress are mainly south-facing in aspect. The scattered nature of houses in the area with many green spaces offers a visual impression of being rural whilst being within easy travelling distance of Peebles. Visitors, travellers and tourists approaching Eshiels and Glentress immediately feel the 'outdoor experience' as they travel east out of Peebles and enter the countryside for the first time.

I state again I am opposing the development BESH1001 in the Scottish Borders Council (SBC) draft Local Development Plan (LDP). I believe that this proposal is totally out of keeping for an otherwise rural area, with no sense of place. Further it does not meet some of the Council's own 'Vision and Aims' and 'Policies'.

In addition, the Council has set high planning standards for developments within the adjoining Glentress Master Plan (GMP). Although proposal BESH1001 is out with the GMP boundary it does lie almost adjacent and will visually impact negatively on views to the south from Glentress Forest removing the sense of remoteness that visitors come to the area to seek.

I strongly contend that the allocated business and industrial site BESH1001 should not progress into the adopted LDP2 for the following reasons:

- The site fails the effectiveness criteria and therefore if this allocation was taken forward into the adopted LDP, the Council would have allocated an ineffective site which could not be brought forward for development within the LDP period;
- If hypothetically the Council gained control of the site, as the site is undeveloped, there would be a number of key infrastructure works that would be required to be undertaken in order to successfully market the site/plots to potential occupiers. Public funding would be required for this and the Community Group would ask the Council if these significant monies have been committed in order to make this site effective in the LDP period?
- With Peebles being located in close proximity to the west, further allocations for business and industry should be concentrated there where there is the population base, existing such uses exist, and would promote more sustainable modes of travel to reach them as opposed to heavy reliance on the private car to reach the proposed allocated site;
- There are more suitable and more readily deliverable sites within the Northern HMA which can contribute to the business and industrial land supply requirement;
- This attractive landscape is a major attraction for visitors and tourists and a development at this location and scale will not only have a materially detrimental and irreversible impact upon the SLA but will also have a negative impact upon visitor enjoyment of the local area;
- The historic and archaeological impact has still not been investigated adequately with significant assets of national importance in close proximity to the proposed allocation which could have a significant adverse impact upon them and their setting.
- The site presents moderate biodiversity constraints, including potential impact upon the River Tweed SAC and SSSI;
- There is no direct and sustainable off-road link to Peebles to or from the site for pedestrians and cyclists; and,
- Flooding issues have not been investigated adequately.

I believe that overall, there are considerable constraints noted herein which would prevent development of the site within the lifetime of the LDP2 and therefore respectfully request that the site is deleted from the Proposed Plan and restored back to its countryside use within the adopted Plan.

Your sincerely,
Chris Davey

Do you wish to submit supporting information?

Submissions:

No file was uploaded

Where would you like to go now?

Submit your response to the consultation (Exit)