

Response ID ANON-VDDE-RAF3-F

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2021-01-24 18:54:40

About you

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

Individual

Individual

What is your name?

Individual name:

Rhoderick Milne

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

Address line 3:

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements A to E

Which Site are you commenting on?

Site A to E:

Eshiels: BESH1001: Land at Eshiels: Business and Industrial

What are your comments regarding this Site?:

Eshiels and Glentress is a rural, scattered settlement which consists of a small number of houses and farm buildings and is not connected to Peebles or Innerleithen. Houses are also scattered around the well established Glentress forest and mountain biking area. Tourists, travellers and those visiting Glentress are greeted with this rural feel as they approach Glentress. This is distinct compared to their experience in Peebles. Eshiels is their first experience as they leave Peebles and approach Glentress.

BESH1001 has a series of issues which seriously compromise the site.

Considerable infrastructure needs and issues are present which require significant remediation with associated financial impact.

Drainage of the site is poor, with surface runoff. Nontrivial as currently the road floods even with moderate rainfall. Development would decrease absorption and increase surface run off.

No existing sewage, water or electrical provision to the site, all would have to be provisioned with the associated cost and disruption to the A72.

The effective capacity of the site is further limited by requirements to add buffer space, planting, culverts, landscaping and shelterbelt. Is this commercially viable especially given the compulsory purchase costs.

As noted by SBC, an additional junction is required onto the A72 with its associated cost. Increased risk of accidents to be factored in, slow traffic flow on this arterial road. The existing road has decreased visibility due to the corner, increasing elevation and topography at south east corner of BESH1001. Traffic ingress/egressing from the additional junction will be an increased risk.

Given the existing capacity with existing industrial parks in Peebles, the need for additional space is highly questionable. As we move into 2021, the impact from Brexit and COVID will likely drive many existing businesses out of operation adding yet more capacity to the existing locations.

SBC should feel compelled to be financially responsible with tax payer's money, and to minimise spend where possible and to act accordingly. Due to COVID and the already poor state of existing infrastructure in the region, further unnecessary development is not called for.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)