

Response ID ANON-VDDE-RA3H-H

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

Submitted on **2021-01-25 16:04:10**

About you

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

Individual

Individual

What is your name?

Individual name:

Alexander McNeish

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?

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?:

I would like to formally object to the proposed building of a business park at Eshiels under BESH1001, my reasons are as follows:

- 1.) The plan will require a Compulsory Purchase Order (CPO), the current owner does not want to sell and has expressed this view quite adamantly. CPOs were originally intended for use where there was a "Public need" identified. This proposal does not justify the selection of Eshiels as "the most preferable location" What was "the extensive consultation and consideration of other options"? Should greenbelt property (which the current owner does not wish to relinquish) be used for such an industrial development? I question whether "the extensive consultation and consideration of other options" has been so exhaustive as to preclude potential brownfield sites in the area.
- 2.) The installation of a new junction on the A72 would appear to be an expense that would be difficult to justify.
- 3.) The nature and character of Eshiels will be detrimentally impacted by this development as the area IS THE ATTRACTION for cyclists, nature lovers, walkers, etc.
- 4.) The development will not integrate with the nearby existing council depot and recycling plant. These council sites are situated on the other side of the A72 and

are hidden from view as they are located in a dip in the geography and were clearly selected to particularly minimise this impact on the users of this area (ramblers, bird-watchers, cyclists, drivers, etc.).

5.) This development will encourage other ribbon development along the A72 further detracting from the area's amenity value to walkers, cyclists, etc.

6.) Given the current Covid-19 pandemic, are the council and Scottish Government still convinced that there is a need for such "business and industrial land"?

7.) The exact nature of the businesses that require this development has not been identified. Are these businesses compatible with the current activities of this rural environment?

8.) There appears to be a lack of proper process in determining the costs and impacts this development will have on the area (drainage, watercourse, Roman Camp, etc) Surely these aspects should have been assessed before putting this site forward as a potential candidate for development?

9.) There will be significant local opposition to this proposed development and I suspect every avenue of resistance will be examined, potentially adding costs to the project.

10.) I have recently moved to the area and selected Peebles and Scottish Borders for the very character and activity amenity this type of development is likely to impact. This is attempting to encourage both industry and countryside to occupy the same niche.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)