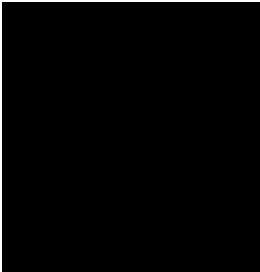




Lead Officer (Forward Planning)

Scottish Borders Council

Newtown St Boswells



January 23<sup>rd</sup>, 2021

Dear Sir

**PROPOSED LOCAL DEVELOPMENT PLAN – YETHOLM**

I am writing in objection to the proposed Business and Industrial Allocation in Yetholm , as part of the Local Development Plan.

I have read the details available, and I understand the need to try to provide areas of local employment, but I believe the proposals as they stand will not benefit the villages of Yetholm and Kirk Yetholm in any way. The villages are principally residential, with the other main attraction being as a tourist destination, both for short term visitors walking the many official Walkways ( for example the St Cuthbert’s Way and the Pennine Way), and for longer term visits to holiday properties, bed and breakfast accommodation , two hotels and the camping/caravan park. The proposal to build a business/industrial park at the entrance to Yetholm will both cause severe traffic problems which the road cannot take and will detract from the rural appeal of the village which is the very thing tourists come to find. Any jobs created in this area could be outnumbered by jobs lost in the tourism sector due to the appeal of the villages being spoiled by the proposed development. I also doubt that the jobs created would be to the benefit of local jobseekers; companies moving in will already have their own workforce and are unlikely to be looking to staff entirely from the local area. A small industrial area will only benefit small businesses with very few employees, not local start-ups with staffing requirements. The other worries I have include the possibility of noise pollution in what is a very quiet area; anyone local would be able to tell you how noise carries across the whole valley in front of the proposal, to the detriment of all the properties opposite. I also have

great concern about the water and sewage system being able to cope – it is not fit for purpose as it is , regularly blocking and flooding our garden(among others) with sewage.

I am not against creating opportunities, but feel in this case, an expansion of the Pinnaclehill Estate at the other end of the B6352 would be a much better option, with perhaps any jobs being created in this way being ring fenced so they can be offered locally first, before general advertising. A better option than major work could be arranging a more regular bus service to encourage people to use public transport.

On a personal note, I am very disappointed to hear of this proposal so late in the process. I do live outside the 20m notification boundary (although only by metres), but have heard and seen no mention of the plan, either from social media, newspapers, posters, or more importantly, the local Community Council. I would have thought that the 20m boundary would include anyone impacted by the proposal, and the pavement which is mentioned connecting site BYETH001 with the village, along the north side of the B6352 not only runs along our property boundary, but would have a very detrimental effect on our lives. The proposed pavement would necessarily be at road level, which is at the level of the two main bedrooms of our house, which sits at a level below the road. At the moment there is very little footfall along the road, but a pavement from an industrial site would mean a great many more pedestrians, with a direct line of sight straight into our bedroom, and that of our daughter. The road traffic would also be more, with vans and lorries all having a high enough driving position to see straight in these windows. This is totally unacceptable.

The access to the villages along the B6352 is already a very dangerous route, a fact recognised by all the residents who are very aware of the number of accidents along the route from Kelso. I cannot see any way that an entrance could be brought onto the B6352 at the site – it is already an extremely tight blind bend, and adding another junction would be irresponsible in the extreme.

I am not in the habit of objecting to local planning, but I do feel that the consultation period has been rushed, especially given that during the current pandemic, local people cannot be allowed to properly question and understand what is being proposed. The majority of the village know little about the plan and have no way of submitting their objections within the time frame. I hope that you will perhaps reconsider, and allow more time so that all of the residents of Town Yetholm and Kirk Yetholm can have their say.

Yours Faithfully

Heather J McNally

