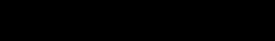


23 January 2021


Lead Officer Forward Planning
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

Dear 

**SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN (as amended November 2020)
BUSINESS AND INDUSTRIAL PARK – BYETH 001**

I would like to formally register my objection to the proposed Business and Industrial Park, BYETH 001, as it appears on the recently amended Local Development Plan for the Scottish Borders.

Whilst I appreciate this proposal is at a very early stage and that several further planning stages will have to be gone through before any development commences, I believe it is important to draw your attention to my concerns at this stage in the process.

These are as follows:

1. The creation of such an industrial park, albeit on the fringes of the village just outside of the Conservation Area, would fundamentally alter the nature of Town Yetholm. You will be aware that both Kirk Yetholm and Town Yetholm have developed in recent years as villages that are popular with tourists throughout the year, offering a variety of accommodation for tourists. The villages are situated on the Pennine Way and St Cuthbert's Way. In this connection, I note that the Development Plan, in 'Placemaking Considerations', appears to assume that while Kirk Yetholm has some historic features and an amenity value which need to be respected, the same factors do not seem to be applied to Town Yetholm. I would suggest that this assumption is mistaken and that the two communities should be treated as one in planning and development terms, since what affects one, affects the other. Indeed, Scottish Borders Council clearly considers them one when they talk about the "Yetholm" Settlement Plan in one of the appendices to the Development Plan.
2. Any proposed access road to the Industrial Park from the B6352 would create a dangerous junction on what is already a dangerous section of road which, despite the recent introduction of the trial 20 mph speed limit, regularly sees vehicles travelling either to or from Kelso at speed. As I am sure the Council's Roads Planning Team will be aware, there have been a number of Road Traffic Accidents on, or around, the bend in the B6352 adjacent to the site.

3. The proposed new footpath on the northern verge of the B6352 will run parallel to our property and, because of the position of our house, will have a direct line of sight into our main, first floor bedroom.

4. I cannot accept the statement in the Placemaking Considerations section of the Yetholm Settlement Profile that:

“Within the Yetholm area there is a need for business and industrial land for small scale business located in the local area”.

A development on the scale proposed would not benefit residents of Yetholm and, realistically, would see an influx of workers from areas such as Kelso and other, larger, communities. Given the transport links, I am at a loss to see why an Industrial Park in Town Yetholm would be more appealing to any business than, for example, that at Pinnaclehill on the outskirts of Kelso which I note is not fully utilised and where several plots are currently on the market. I believe any Industrial Park will, very much, be a blot on the landscape of Yetholm. Whilst I recognise that the Council have a duty to ensure maintenance of these sort of installations, you will be aware of the dangerous eyesore that is Proctor’s Smiddy on the B6352 between Yetholm and Kelso and I have real concerns that units in the proposed Industrial Park could degenerate into something similar.

I have further concerns about the way the consultation process for the amendment to the Development Plan has been handled, including but not limited to the fact that I did not receive a neighbour notification letter despite the proposed footpath to which I refer running within 20m of my property and the confusing minutes of the Yetholm Community Council. These are however largely historical and therefor there is no point in dwelling on them in this letter.

I look forward to your acknowledgement of receipt of this communication, together with your response to the points raised.

I would also be grateful if you could inform me whether or not any developer has already expressed an interest in developing the proposed Business and Industrial Park.

Yours faithfully,



R. Gordon R. McInally