

[REDACTED]

From: [REDACTED]
Sent: 16 February 2021 10:32
To: localplan
Subject: RE: Local Development Plan Comments

CAUTION: External Email

Sorry,
Its Mr Brian Hodge and Mrs Sarah Hodge



Sent from Samsung Mobile on O2

----- Original message -----

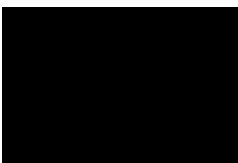
From: localplan <localplan@scotborders.gov.uk>
Date: 16/02/2021 10:11 (GMT+00:00)
To: [REDACTED]
Subject: RE: Local Development Plan Comments

Good morning

Thank you for your email below regarding the Proposed Local Development Plan.

So that your submission can be fully registered, can you confirm your name(s) please?

Many thanks



Planning Officer

Forward Planning

Scottish Borders Council

Phone Number [REDACTED]

Email address [REDACTED] | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

How are you playing #yourpart to help us keep the Borders thriving?

From: [REDACTED]
Sent: 15 February 2021 15:01
To: localplan
Subject: Local Development Plan Comments
Attachments: Floods 2015 Road Closed.jpg; 20200209_095959(0).jpg

CAUTION: External Email

Dear Scottish Borders,

You wrote to me on 1st February 2021 requesting that I view the local plan as it applies to us and requesting any feedback. AS we were omitted from the original distribution we have until 15th March 2021 to comment. Below are my considered views.

Comments on Local Development Plan Site BEARL002

I have three main concerns about this allocation

1.0 Drainage and Flooding

- In recent years the A6105 has been subject to extensive flooding causing the closure of the road for extended periods
- Following intervention by [REDACTED] steps have been taken to manage this, but the situation is on a knife edge and any failure to conduct routine maintenance will immediately result in flooding
- There has been no attempt to secure a long term solution to this due to the difficulties and costs involved in rerouting or upgrading historic drainage
- Any industrial development will result in coverage of agricultural land leading to an increase in run off volume
- Before any development takes place a considerable upgrade to existing drainage infrastructure would be required to cope with this
- I have attached photographs of the flooding on the A6105 3rd December 2015 when the police had to close the road, and of the perilous state of the Turford burn on 9th February 2020.

2.0 Road Safety

- There are several problems with this site due to the existing heavy usage of the A6105 particularly at school times when congestion can bring the whole of Earlston to a standstill
- The site is immediately opposite the entrance to the school and based on the current plan, the 20 mph limit is immediately to the east of the school entrance. The traffic does not slow down at this point but only decelerates slightly
- There is no indication on the plan of where access to the proposed development site would be located and this is a key omission. The only viable access shown is either between the figures “107” and “Revelstoke” on the LDP2 Consultation Settlements Map or next to the entrance to Town Farm. Either of these locations would increase the risk of road traffic accidents involving school children.
- To mitigate the risks, I contend that the 20mph limit would have to be relocated further east and traffic calming measures or traffic lights introduced.

3.0 Allocation

- It does not make sense to allocate BEARL002 as Business and Industrial and AEARL010 as Housing. The land at AEARL010 is roughly the same size and is more level and can accommodate Business and Industrial more easily with access from the current track entrance off the A6105 east of the village
- BEARL002 would be a more suitable site for Housing as long as the Drainage and Flooding issues raised in above are addressed

Comments on Local Development Plan Site AEARL010 and AEARL011

I have a major concern about development of this area.

- The agricultural nature of this land allows water to soak away gradually
- A large scale development of this land would lead to greatly increased run off and susceptibility to flash flooding of the Turford Burn
- This watercourse comes to a pinch point at the bridge over it on the Georgefield Road and is frequently up to within a few inches of the apex of the bridge
- Any increase in run off will lead to flooding of properties in the area of the bridge and to the new development at AEARL002 directly attributable to the development at AEARL010 and AEARL011 and render the Council liable to private legal action for negligence

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