

Forward Planning
Council Headquarters
Newtown St Boswells
Scottish Borders
TD6 0SA

Dear Sir or Madam,

BESHI001 – proposed business park at Eshiels

I write to strongly object to the above proposed development contained within the draft Local Development Plan (LDP).

I am [REDACTED] Eshiels is a small collection of houses that stands alone and outwith the Peebles town boundary. The centre of Peebles is nearly two miles away. Eshiels is essentially rural and a business park would totally spoil the appeal of the area. The proposed site is not suitable for such a development anyway. It floods often; it's very steep in the NW corner and it's surrounded by agricultural ground. It seems a waste of taxpayers' money to have a business park here when there are still sites available in Peebles in places such as Calvary Park.

A business park would spoil the character of Eshiels which at the moment is attractive to tourists who come to enjoy the countryside and gain a sense of wilderness as they approach Glentress Forest. The council have a number of policies to protect places like Eshiels from out of character development but they seem to be ignored. The site is within the Tweed Valley Special Landscape Area and as such is suppose to be protected from development. There is a policy to protect against ribbon development like this which is also being ignored and of course it is a loss of precious green space (*Special Landscape Areas Policy EP 5, Protection of Greenspace EP 11, and Green Networks Policy EP12*).

At a time when more and more people are working from home, and the Government is trying to get us to walk or cycle to work it just seems against all common sense to place a new business park two-miles away from where most people will be living. How much carbon will be used in car journeys to and from work? It doesn't sound like very modern thinking.

Eshiels is a peaceful place. A new business park planted in the middle of no-where will bring substantial noise and light pollution; something again which the Council says it has a policy to prevent (*Sustainability Policy PMD 1*). Don't these policies mean anything if the Council can just ignore them when it suits them to.

Also, I don't remember getting the chance to comment about this proposal in the Main Issues Report. Is the Council carrying out things in the proper way or are they trying to slip this development in by the back door?

In short, Eshiels is a poor place for a business park and BESH1001 should NOT be included in the LDP.

Yours sincerely,

[REDACTED]

Edward (Ted) Robertson

20th Jan. 2021