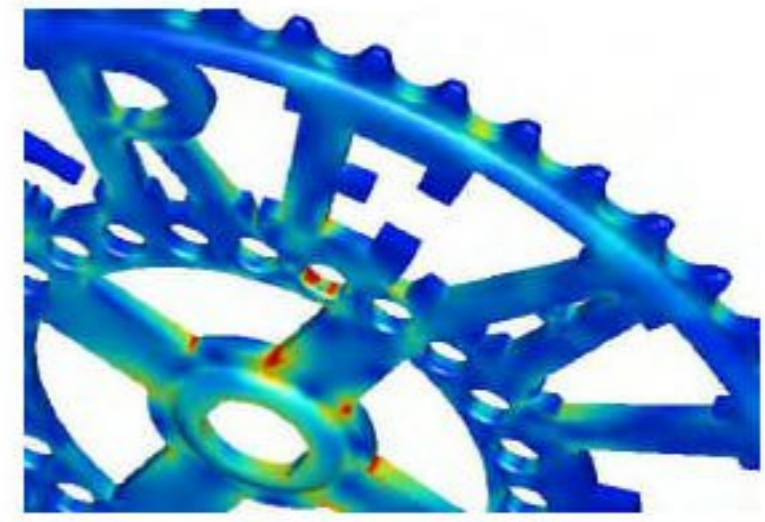


Realistic Engineering Analysis Limited
13 High Cottages
Walkerburn
Scottish Borders
EH43 6AZ

Tel: +44 (0)1896 870640
Fax: +44(0)1896 870640

Email:bj@tickford-cons.demon.co.uk



20th June 2018

Attn: John Hayward
Depute Chief Planning Officer
Scottish Borders Council
Newtown St. Boswells
MELROSE
Scttish Borders, TD6 0SA

Dear Sir

Planning Application Number: 18/00681/FUL

I refer to your letter dated 31st May 2018 detailing the proposed development of the land adjacent to number 9 Caberston Avenue, Walkerburn by Ferguson Planning (on behalf of Mr and Mrs Ewan McCarthy). Given that the aforementioned land is situated directly behind my house I feel obliged to point out the following:-

- i) The development is proposed on a steep hillside which is currently grassed and used for keeping livestock. I feel that a sudden deluge of water from a thunder storm can be absorbed by that ground and my house and garden do not currently experience problems with water flowing through it to the Tweed River located below me. I am therefore concerned that any future development of that land may create water run-off problems for me located directly beneath the proposed area of development.
- ii) The site of the proposed building work can only be accessed using the narrow road that passes in front of the fifteen cottages known as "High Cottages". The road then turns, by way of a steep up-hill 180-degree corner, in order to service the houses of Caberston Avenue and the single house at the end. Construction traffic (full tipper trucks estimated as 20 tonnes per vehicle) must pass along that road in order to remove rubble from the site and to deliver building materials to the site. The supporting wall between the service road and the main A72 shows definite signs of distress already (below 1 High Cottages and 10 High Cottages for instance) and this damage can only be made worse by the passing of heavy traffic.

I am not entirely opposed to the development of this lovely village as well-designed new properties could add to the character and standing of the town. However the development is proposed on a steep hillside and the attitude is such that all water will seek to go rapidly downhill towards the river. Furthermore the service road is narrow and the supporting wall beneath it is cracked already. These issues need to be addressed.

Please acknowledge the receipt of this letter.

I look forward to your comments by return.

Yours sincerely


R P Johnson BSc MSc NRA MIMechE CEng – Director REAL