

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:		
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663		
Date of reply	28 th May 2020	Consultee reference:		
Planning Application Reference	20/00486/FUL	Case Officer: Brett Taylor		
Applicant	Mr and Ms Neil / Valerie Fortune / Mauchlen			
Agent	Dan-Wood Concept Plus Ltd			
Proposed Development	Erection of dwellinghouse with detached garage			
Site Location	Land North West Of Strathmyre Old Belses Jedburgh Scottish Borders			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access onto a classified road • Building group 			
Assessment	<p>It should be noted as a result of restrictions on travel due to the Coronavirus pandemic at the time of writing, no site visit has been undertaken and the comments made below are based purely on the information submitted with this application and local knowledge.</p> <p>The primary function of A & B class roads is movement and the number of accesses should be restricted where possible. The principle of accesses on to A class roads in rural areas is not supported without economic or road safety justification. B class roads are much the same but depending on the characteristics of the B road, a new access may be supported providing it does not pose a road safety concern.</p> <p>When looking at this specific site, there does not appear to be a strong building group and so this does not give an impression to drivers that this would be an area where you would expect an access to be present. My general feeling is that this is not an appropriate location for a new access due to the nature of the road and the lack of a strong building group and could be a danger to road users due to this. This would be an individual access onto a rural section of road without any justification and could set an unwelcome precedent for future development in the area.</p> <p>I have a further concern over this proposal in that it would contribute towards sporadic development in the Belses community without proper road infrastructure in place to justify it.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions/Reason for Refusal	The proposal does not comply with Policy PMD2 of the Local Development Plan 2016 in that it would fail to ensure there is no adverse impact on road safety, including but not limited to the site access.			
Recommended Informatives				

AJS