
Proposed Residential Access, B7062, Scotsmill, Peebles

Technical Note

Introduction

ECS Transport Planning has been commissioned by Lady Angela Buchan Hepburn to prepare an access layout drawing and accompanying Technical Note in support of her proposals for a single residential dwelling on land to the north of the B7062, at Scotsmill.

The findings of this study are based on a site visit (by design team members) and existing traffic observations. Consideration has also been given to the requirements of local and national government transport planning guidance and policies.

An application for planning permission in principle was recently refused with access detailed as one of the reasons for refusal as follows:

“The development would be contrary to 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. This conflict with the development plan is not overridden by other material considerations.”

Following this decision, ECS has engaged with the relevant Council Roads Officer to gain a further understanding of the access requirements which has influenced the preparation of this Note.

Proposals

Lady Angela Buchan Hepburn proposes to construct one residential dwelling on land bounded by the River Tweed to the north, undeveloped land to the east, the B7062 to the south and Dogcraig Cottage to the west. The property will be supported by a new simple priority junction with the B7062 on the southern boundary which will be supplemented with a layby for refuse collection.

Internally, the access will remain private and form part of a surfaced driveway with dedicated parking and an internal turning facility. The property will be positioned in the western section of the site with the access positioned in the central area. A septic tank will be located in the north of the site with an existing ruin located on the eastern boundary.

The proposals are illustrated on Richard Allen Architectural Design Drawing 2020/26/102/A enclosed.

Access

Adjacent to the site, the B7062 operates as a single carriageway local distributor type road in an east – west direction. The road connects the south eastern area of Peebles with the south western area of Cardrona, routing through the centre of the village of Kirkburn to the east of the development site. The route is lightly trafficked and considered to offer an alternative crossing over the River Tweed for residents in the southern section of Peebles via Cardrona Way.

Scottish Borders Council adopts the SCOTS National Roads Development Guidance for design of new transport infrastructure. ECS Drawing 21003_003 enclosed illustrates the layout of the proposed access, which conforms with the design guidance contained within SCOTS.

The junction has been designed with a 5.5m carriageway which will be proposed for adoption to the bellmouth and be surfaced to allow the introduction of suitable drainage and ensure that loose material

is not introduced on to the public road. Standard residential road radii of 6m has been introduced on either side of the access.

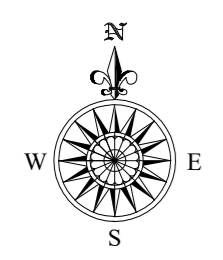
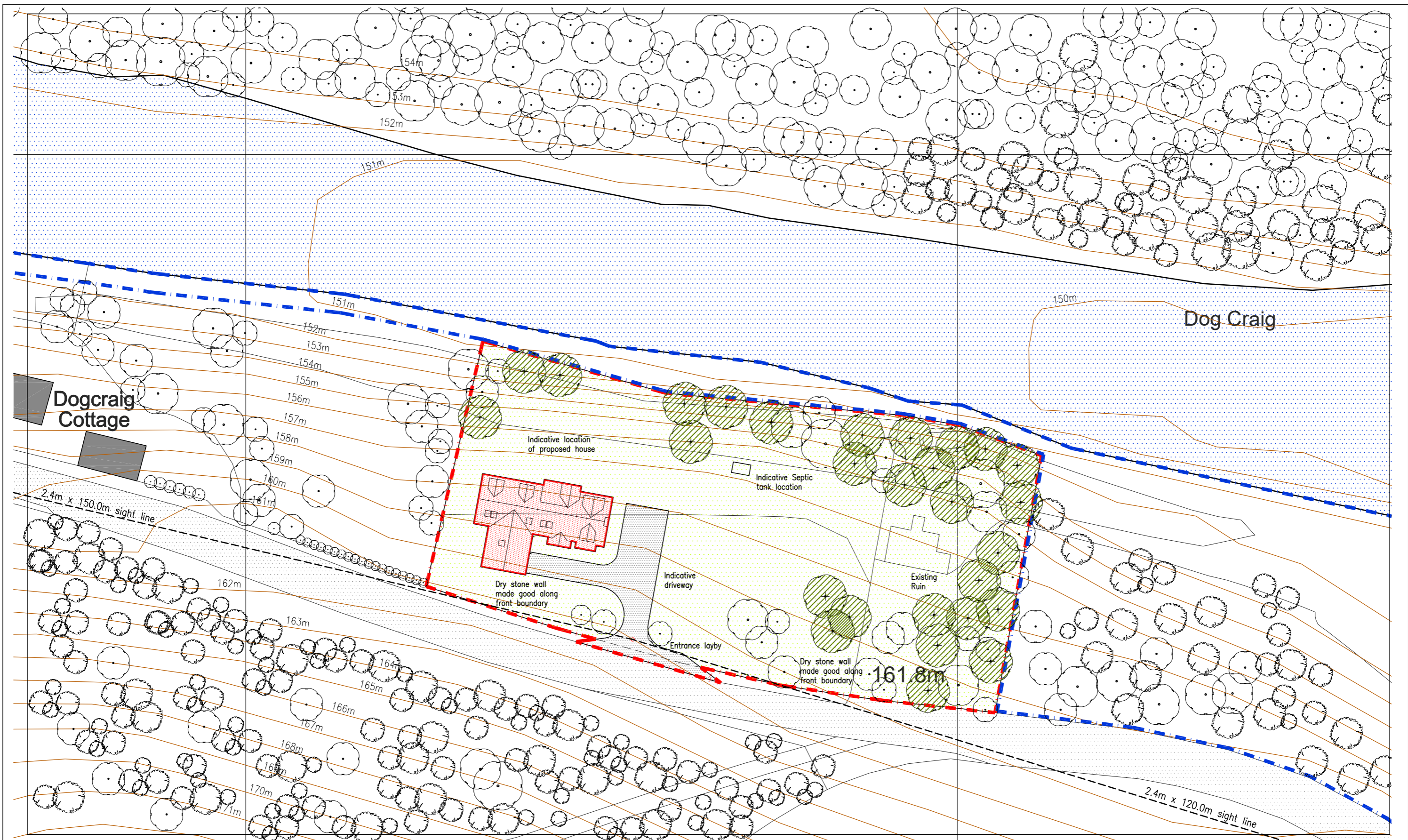
A blanket 40mph speed restriction has recently been introduced to all B category roads in the area which is being trialled on a temporary basis. Following discussions with ECS, the Roads Officer visited the site and subsequently confirmed that the alignment of the B road would result in vehicles generally not travelling in excess of 40mph. He was therefore content that this speed could be utilised to determine visibility splay requirements.

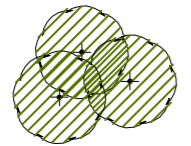
Minimum visibility splays of 2.4m x 120m are required based on the 40mph speed limit of the public road and agreed with the Roads Officer. ECS Drawing 21003_003 enclosed demonstrates that a Y distance visibility splay of 120m and 150m is achievable to the east and west, respectively. Vegetation will be removed from the public verge and realignment and reinstatement of the dry stone wall along the site frontage will also be required. Vegetation will be maintained in order to achieve a visibility envelope of 1.05m (eye height) to 600mm (object height).

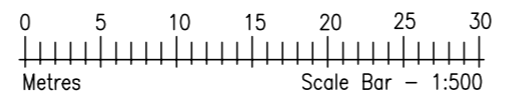
The design parameters which can be achieved are consistent with the aforementioned design guidance which ensures that the proposed access will be both safe and efficient. The Roads Department consultation response to the recent planning application indicates that access from a B Class road requires justification with respect to road safety. As demonstrated in ECS Drawing 21003_003 the access can be designed to the relevant standard to support a single dwelling access from a 40mph speed route. As such, the proposed access meets the relevant design guidance and is therefore considered to meet the necessary road safety criteria.

Summary and Conclusions

ECS Drawing 21003_003 enclosed demonstrates that an appropriate access arrangement can be formed with the B7062 with the required visibility splays achieved upon exit from the site. Furthermore, a layby has been introduced to the access design to ensure refuse collection can be undertaken without disrupting traffic flow. The proposed access meets the requirements of Scottish Borders Council design guidance therefore it is considered that the road safety reason for refusal can be discounted based on the provision of the additional information within this Note.



- - - - - Boundary of Application Site
- - - - - Boundary of Land in the ownership of the Applicant
-  Proposed new Native Species Trees as per SBC's local Biodiversity Action Plan and Habitat Management Plan



Proposed New Dwelling House		
Land East of Dogcraig Cottage, Scotsmill, Peebles		
Indicative Site Plan		
1:500	A3	Sept 2020
		2020/26/102/A


Richard Allen Architectural Design
 4 Stirling Terrace
 Clovenfords
 Galashiels
 TD1 3NB
 richard.allen39@btinternet.com


01896 850520
 07870 194639



Based upon the Ordnance Survey's (1:1250) Map of 2014 with permission of the controller of Her Majesty's Stationery Office, Crown copyright reserved. ECS Transport Planning Ltd, 38, Queen Street, Glasgow, G1 3DX. License No: AL 100055056.

Notes: -

Visibility Splay 2.4m x 120m (east) 

Visibility Splay 2.4m x 160m (west) 



REV	DATE	AMENDMENTS	DRAWN	CHK	APP
-----	------	------------	-------	-----	-----

ECS Transport Planning Ltd
 Centrum Offices
 38 Queen Street
 Glasgow
 G1 3DX



Telephone: 0844 443 0934
 Email: info@ecstransport.co.uk

Client
**LADY ANGELA BUCHAN
 HEPBURN**

Project
**SCOTSMILL,
 PEEBLES**

Title
**INDICATIVE ACCESS
 ARRANGEMENT &
 VISIBILITY SPLAYS**

Team	Drawn	Checked	Approved
-	SS	MS	MS

Scale @ A3	Date
1:1000	18.01.21

Project No.	Drawing No.	Rev
21003	21003_003	-

Purpose of Issue Preliminary For Tender For Construction
 _____ For Information For Approval As Built

ECS Transport Planning Ltd accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. Do not scale from this drawing.

COPYRIGHT © RESERVED