

From:Duncan, Paul
Sent:27 Jul 2021 10:04:28 +0100
To:Planning & Regulatory Services
Subject:FW: 21/01081/FUL Pease Bay Holiday Home Park

Objection to be registered, redacted, uploaded to the portal etc.

Thanks,

Paul

-----Original Message-----

From: Michael Daly [REDACTED]
Sent: 23 July 2021 10:37
Cc: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Subject: 21/01081/FUL Pease Bay Holiday Home Park

CAUTION: External Email

Paul Duncan

Planning and Development Standards Ma

Scottish Borders Council

Newtown St. Boswells

Melrose

TD6 0SA

Re: SBC Planning application 21/01081/FUL

Dear Mr Duncan,

I wish to object to the above planning application.

As a resident of Cove Farm my main issues are ones of road safety on Pease Bay Road. Traffic on Pease Bay Road has been steadily increasing with every expansion of the Pease Bay Leisure Park to the extent that my family no longer feel safe walking on it during holiday periods. This single track road services a population of a medium sized village, but it has few passing places and no pedestrian footpath despite the volumes of traffic using it. The speed limit is 60mph and some drivers feel obliged to try for this. The leisure park is served by regular HGV deliveries for their shop and pub. Additionally there are frequent other HGV deliveries of Calor gas, new mobile homes and building supplies. Large mobile cranes are frequently on site moving mobile homes. Add in the vehicle movements of site residents, holiday makers, day trippers, site staff and farm traffic from Linhead Farm, and I hope you will appreciate how busy this road can be. This road is designed as a "quiet road" and as such is on the National Cycle network (Route 76). As a cyclist myself, I can say it is not a pleasant road for cycling on because of the volume of vehicle traffic.

The Southern Upland Way crosses this busy road, but there are no warning signs for motorists of this. The crossing is on a blind corner and pedestrians must enter the carriageway to check for incoming vehicles. There are no pavements. I hope you will appreciate that further additional mobile homes at the Pease Bay Leisure Park will only add further misery and danger to pedestrians and cyclists.

Yours sincerely,

Michael Daly

Rosewood
Cove Farm
Cockburnspath
RD13 5YP

Comments for Planning Application 21/01081/FUL

Application Summary

Application Number: 21/01081/FUL

Address: Land West Of Pease Bay Holiday Home Park Cockburnspath Scottish Borders

Proposal: Change of use of land and plot layout to form extension to caravan park

Case Officer: Paul Duncan

Customer Details

Name: Miss Gillian Armstrong

Address: Old Linhead Cottage, Cockburnspath, Scottish Borders TD13 5YP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Inadequate screening
- Increased traffic
- Noise nuisance
- Over Provision of facility in area
- Road safety
- Trees/landscape affected

Comment:

Objection to proposed extension of Pease Bay Caravan Park

Application Number: 21/01081/FUL

Given this is the 3rd application on this site our objection's from 2018 and 2019 still stand

The extension to Pease Bay caravan park with another 19 lodges will significantly increase road traffic, and not provide any real benefit to the local community or economy as the latest proposal infers.

With the original road traffic survey being completed between November 2017 - February 2018.

With November being an off-season month for the caravan park, and in February the park is closed. This is not a reflection of the numbers of vehicles accessing the caravan park, or the beach in peak season months. Nor does the traffic survey consider the types of vehicles accessing the road to the caravan park.

The notification in the traffic survey that traffic speed was 30 mph, is not an accurate reflection of how the road is driven on. With the placement of the road survey markers on the widest part of the

road before a bend causes traffic to slow. Traffic on other parts of the road travel much closer to the national speed limit for this road of 60 mph, making accessing my property which has been here for over a century, very difficult and dangerous.

Not all passing places are signposted, and numerous "unofficial" passing places have been carved into the grass verges along the road due to traffic congestion. I note that some of the "unofficial" passing places along the road, are in fact access roads to properties at Cove Farm Cottages, New Cove and Linhead Farm, some distance away from the proposed development. The speed of traffic along that very narrow stretch of road I am sure is already causing our neighbours difficulty and distress when accessing their properties.

With the wildlife and countryside act being followed during bird breeding season - not cutting hedges or verges between march and August - the hedgerows and verges on the roadside do in parts cause limited visibility. With an increase in traffic and people travelling the road who are not accustomed to such roads with passing places, and in parts limited visibility it causes other people using the road, people who are driving to access their homes along the road, people who are walking their dogs, cyclists and people walking the Southern Upland Way to feel unsafe.

The latest application from Verdant Leisure proposes to destroy gorse, a very prominent feature of our natural coastline, to enable its development to be built. With replanting of wild meadow flowers- which are not a prominent feature of our beautiful natural coastline to "hide" the very large lodges they intent to put in which will "come out of the bow"! This "marketing" of the proposal is laughable given that Verdant Leisure advertise their Pease Bay Site as "an unspoiled site of special scientific interest".

The site which will be 100meter's from my home, causes more traffic to pass our gate, potential increase in noise nuisance, and the proposed screening of the extension will take some time to grow and hide the development.

The single-track road which continues to be eroded by rain water running off from the fields down onto the road when we experience heavy rain showers, and by large heavy vehicles all contributes to making some parts of the road extremely narrow. The road is in a serious state of disrepair. With the original use of this road being intended for horse and carts - it just is not suitable for the volume of traffic and heavy vehicles currently using the road to access the caravan park. In addition to local access and local farm traffic, there are delivery lorries, HGV lorries, motor homes (park has no facilities for tourers) which continue to drive down the road only to turn and come back again - as there is still no clear signage to inform motor homes and tourers they are not welcome at Pease Bay Caravan Park - heavy vehicles and 16 wheeled cranes used to move caravans/lodges to and from Pease Bay site.

The current proposal is vague as to which road the construction traffic will use, given that access via the A1107, over Pease Bridge and down the D149 is wholly unsuitable, I have no doubt that the D149 and Pease Bay road will be used. I object to this route past my property being used as the large heavy vehicles required to excavate and build such an extension will cause further damage to the road, a road which currently not being maintained or repaired.

The Pease Bay road is a core path link road, which accesses the Southern upland way and a national cycling path. With no footpath the increase in vehicles on this road will increase the risk of

accidents to walkers/cyclists/dog walkers.

The local community will not benefit greatly from this development, the site has its own shop, its own function hall, and the few local employees are employed on a season to season basis with zero-hour contracts. Owners in resident of proposed dwellings do not contribute to local authority by means of payment of council tax. Supermarkets from Dunbar and Berwick Upon Tweed deliver to the caravan park making it even less likely that anyone staying at the park will pop up to Cockburnspath village shop. With delivery's to the caravan park coming from national suppliers and not local suppliers. This existing development in no way supports or encourages its clients to support local business.

There are no public transport links to Pease Bay Caravan Park, so access is solely by car.

I believe this over development in this area of outstanding natural beauty will be an eyesore.

I have included some photographs of the real condition of the road, unlike the photographs supplied in the application taken at the widest part of the whole road.

Yours Sincerely,
Gillian Armstrong
Old linhead
TD13 5YP











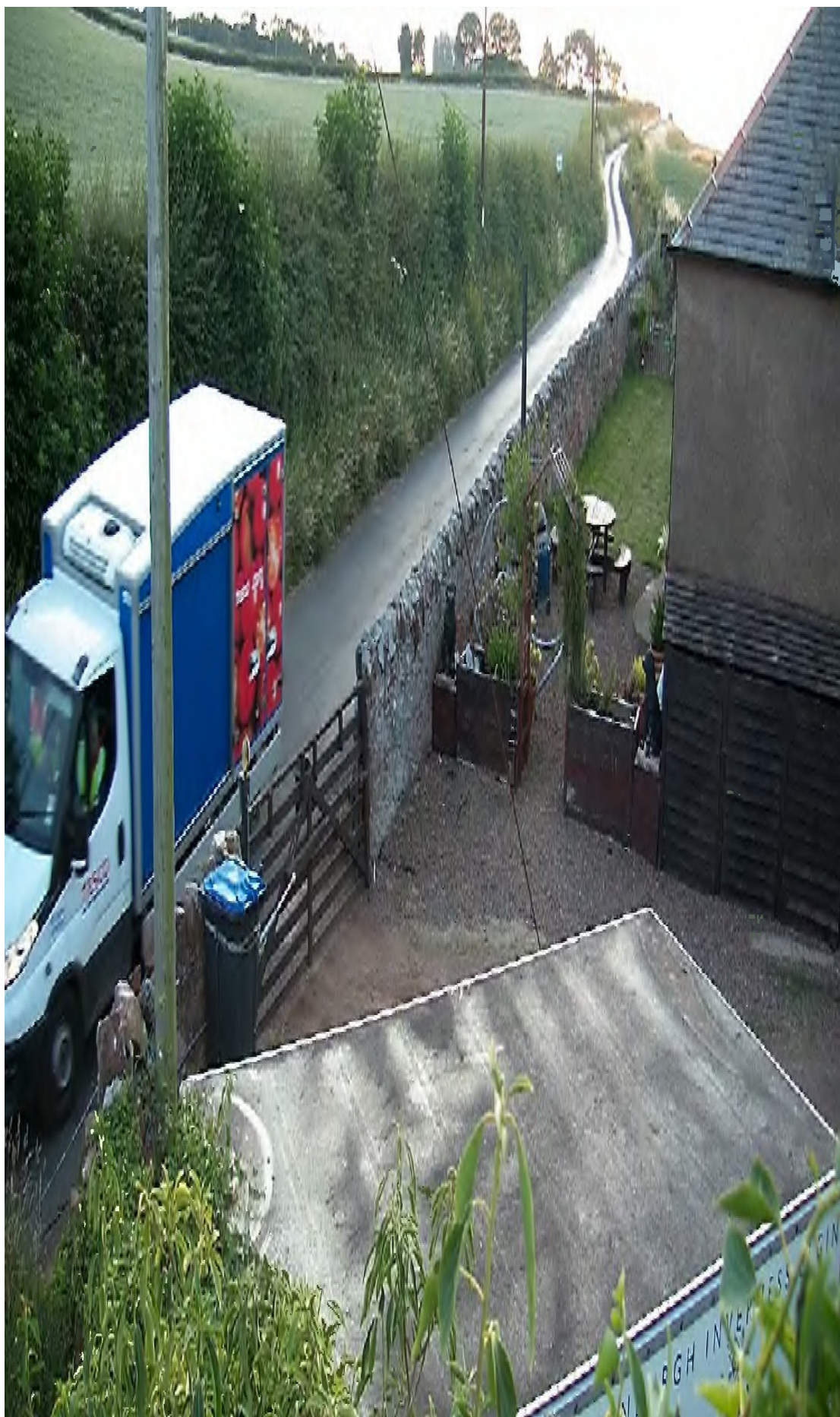










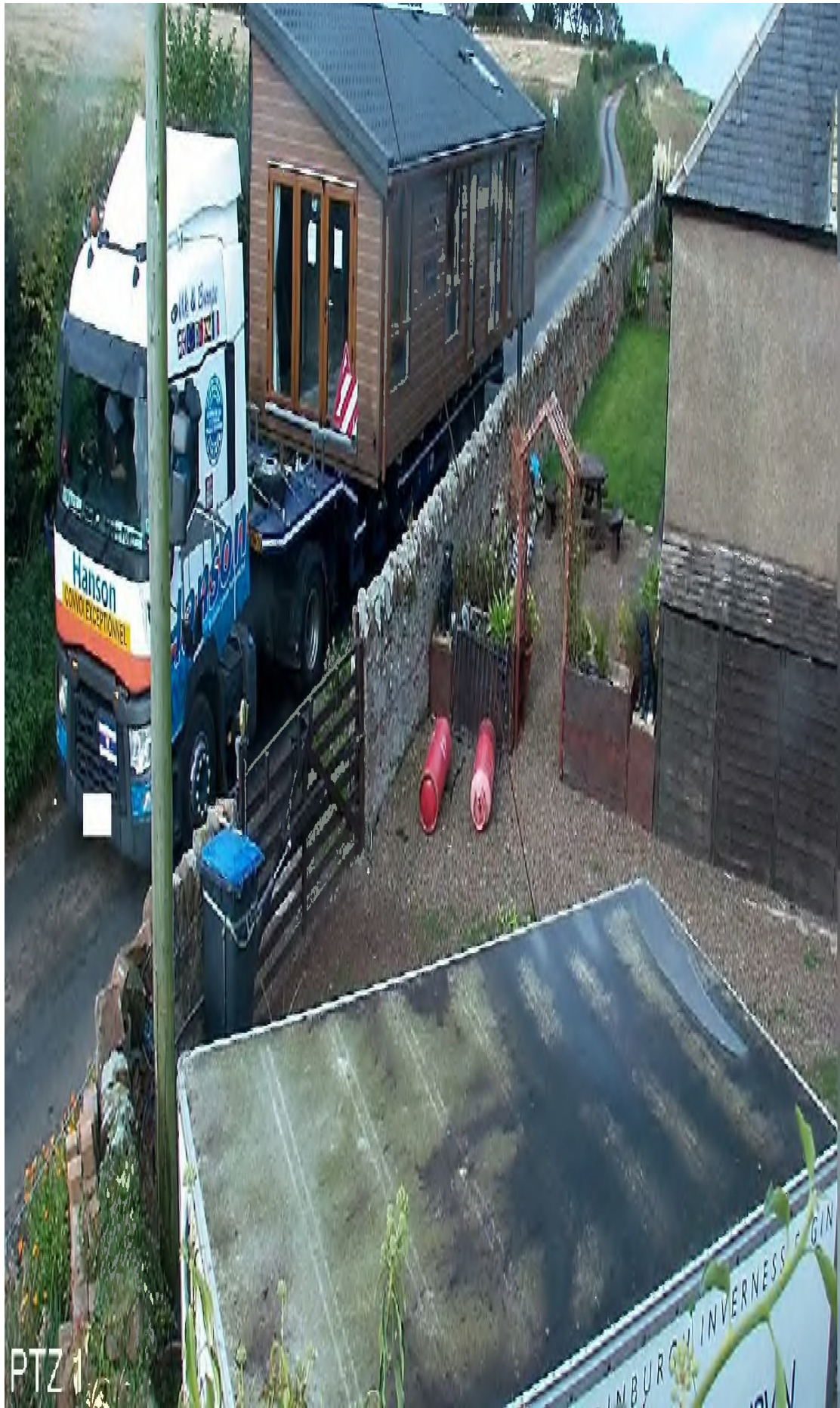






PTZ 1













Comments for Planning Application 21/01081/FUL

Application Summary

Application Number: 21/01081/FUL

Address: Land West Of Pease Bay Holiday Home Park Cockburnspath Scottish Borders

Proposal: Change of use of land and plot layout to form extension to caravan park

Case Officer: Paul Duncan

Customer Details

Name: Ms Caroline Tempest

Address: Giral, Cockburnspath, Scottish Borders TD13 5YR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Increased traffic
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: Dear Mr Duncan,

Objection to Planning Application 21/01081/FUL - proposed extension to Pease Bay Caravan Site/Verdant Leisure

I wish to state my objection to the above application.

The application has been refused twice before and I can see no material difference in this application which would lead to any other decision. If anything, the single track access road has continued to deteriorate whilst the volume and speed of traffic have increased since the previous rejected applications, making the proposal of 19 extra static caravans and 28 extra car parking spaces even more implausible. The access roads to Pease Bay from both directions are dangerous, with cars travelling too fast, limited passing places and frequent use by lorries and cranes that simply is not appropriate.

However, aside from the obvious access issues, there are multiple other reasons why I believe it should once again be rejected.

The proposals are contrary to Local Development Plan policies:

EP5 (Special Landscape Areas),
EP14 (Coastal Locations),
EP8 (Caravan and Camping Sites),
IS8 (Flood Risk),
IS9 (Waste Water Treatment and SUDS)
EP15 (Development Affecting the Water Environment)

Policy EP5, which relates to SLA's, states that the Council will seek to safeguard the quality of the landscape and will have particular regard to the landscape impact of any proposed developments, this includes visual impact. The Policy states that proposals which have a significantly adverse impact will only be permitted where the landscape impacts are clearly outweighed by social and economic benefits of national or local importance.

The siting and design of the proposed development, protruding as it does out of the natural 'bowl' of the bay, would have a significant adverse landscape and rural visual impact that would materially harm the landscape quality of the Berwickshire Coast Special Landscape Area. Additionally the proposal would negatively impact views on the approach roads to Pease Bay from the east and west and from the approaches along the Berwickshire Coastal Path and Southern Uplands Way.

It has not been demonstrated that any economic benefits would outweigh this harm.

The proposals are also contrary to Local Development Plan Policy EP14 referring to proposed developments in coastal locations. The Policy notes that the coastline within the plan area is designated for its high nature and landscape values, and that development in these locations will only be permitted in certain circumstances, namely that the proposal is appropriate under other Local Development Plan policies OR the development requires a coastal location and the benefits of development outweigh any damage to the landscape character or nature conservation value of the site assessed under other relevant policies.

Neither of these circumstances have been demonstrated.

The proposed development is contrary to Policy EP8 of the Local Development Plan which supports proposals for extensions to caravan parks in locations which support the local economy and the regeneration of towns in accordance with the Scottish Borders Tourism Strategy and Action Plan.

The proposal states that the scheme will support jobs indirectly via supply chains and provides a

boost to the local economy through patrons to the site using local services and facilities and providing a customer base to other local facilities, such as pubs. The only economic benefit of this proposal will be to Verdant Leisure Group Ltd, who, despite a difficult year, are 'delighted' to have met their KPI of 'increasing spending in leisure complexes and shops' by 6.9% in their last accounts. All clients of the Pease Bay caravan park are actively encouraged to remain within the grounds of the park by the provision of the licensed shop, bar, restaurant, amusement provision (slot machines and pool table), playground and football field, launderette and so forth. There is therefore very little, if any, economic benefit to the local community. Any employment is seasonal and generally low skilled (eg. bar work) with little opportunity for training, promotion or career development. I would request that the applicant provide evidence of which local services, facilities and pubs they refer to, as there are public transport routes to the site from local villages, nor any facilities or pubs all in Cove or Cockburnspath, which are both walkable from the site.

Furthermore, the proposed development is contrary to Scottish Planning Policy Paragraph 79 which gives support to delivering sustainable development linked to tourism and leisure, whilst ensuring the character of the area, the service function of small towns are protected and enhanced.

The proposed development is contrary to Local Development Plan policy IS8 (Flood Risk) as the site is within an area of flood risk and would potentially place persons and property at an unacceptable risk due to flooding.

The proposed development is contrary to Local Development Plan policy IS9 (Waste Water Treatment and SUDS) and EP15 (Development Affecting the Water Environment) as it has not been demonstrated that waste water can be dealt with without negative impacts to public health, the environment, and the quality of the nearby burn and coastal waters.

A final, but important note. Pease Bay itself is a beautiful beach, owned by the Crown for the benefit of everyone. Locals, surfers, walkers, geologists (Siccar Point is very close) and other groups enjoy its unique setting in this Special Landscape Area. However, it increasingly feels like the local community is being edged out from enjoying this special place. To get to the beach entails being bombarded with advertising, walking between multiple caravans for sale, alongside the shop and the pub / leisure centre, the launderette, playground and so forth, before being channelled past a relatively new 'Snack Shack' as you get to the beach itself. Parking for locals is almost impossible in the high season. The beach is not for the sole benefit of Verdant Leisure's bank balance, but sometimes you'd be forgiven for thinking that.

The proposed expansion of the site will not only further spoil the Bay for the people who live and work in the area, but also continue to spoil the very thing that presumably attracts Verdant Leisure's clients, as well as those who come to our area to enjoy all it has to offer and do spend money in our local facilities, heritage sites, accommodation, pubs, cafes, restaurants and tourist attractions. The impact of this proposal on the local community, economy and landscape can be

argued as nothing other than detrimental.

Yours sincerely,

Caroline Tempest

Comments for Planning Application 21/01081/FUL

Application Summary

Application Number: 21/01081/FUL

Address: Land West Of Pease Bay Holiday Home Park Cockburnspath Scottish Borders

Proposal: Change of use of land and plot layout to form extension to caravan park

Case Officer: Paul Duncan

Customer Details

Name: Dr Fiona Jewkes

Address: Delgany Old Cambus, Cockburnspath, Scottish Borders TD13 5YS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Land affected
- Loss of view
- No sufficient parking space
- Over Provision of facility in area
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: Dear Mr Duncan,

The virtue of the Pease Bay caravan site is that (until recently) it has been contained within the bowl of Pease Bay. The last development took it out of that somewhat (and it looks bad). This proposal is frankly ignoring this natural boundary. Verdant Leisure propose building up the prominent ridge of the hill. This would be very unsightly and is dissociated from the main caravan park.

Verdant Leisure have submitted this proposal twice before. The latest alterations (in their "Report") are inconsequential compared with the overall message of the application which remains that of building 19 new holiday homes / associated traffic / disruption of landscape, bushes etc.

3) The area is part of an SLA and the new development will affect the view (as documented by the Environmental Report) from a number of sites above Pease Bay, including the phone box at the end of my road where many people stop to look at the view (especially cyclists) and the

Coldingham Moor Road and Dow Law Road.

4) It totally flies in the face of protecting the beauty of the Southern Upland Way (which is, of course, famous and even has an ultra marathon!) and the Berwickshire Coastal Route, which is increasingly enjoyed. It would also be seen on the Hutton Way - the walk from Pease Bay to Siccar Point. We are trying to support Siccar Point particularly at present, in respect of James' Hutton's tercentenary. Siccar Point is cited as being the place where "modern geology" was born and James Hutton first described the rock formation there. Building an extension to a caravan site right in front of the walk to Siccar Point is hostile to the historic site and the many people who come from all over the world to walk it to view the rock formation. Indeed it would be an embarrassment.

5) The applicants suggest it will help tourist regeneration post COVID. How will the building of 19 new holiday homes help the regeneration? Regeneration is about restoring what has been lost, not jumping on the bandwagon to expand a business. COVID may have altered demand, but we do not know in what direction and more buildings do not mean more customers. "Staycations" may be fashionable this year, but by the time they would be built, many people are likely to be back to travelling abroad.

6) The lane is not suitable for increased traffic. Indeed it is not suitable for the current traffic, but there is no alternative. I used to be able to walk my dog along the lane. I no longer do so as the lane is so dangerous.

5) Verdant Leisure is large English company (headquarters in Lancaster) . They suggest that 3.8 more jobs might (and there is not evidence of this other than the need for caring for the additional caravans and ground) be created. They propose to trade off our natural resources and beauty (which attract visitors) against a dubious tiny job creation. 3 jobs are hardly going to dramatically improve the local economy. It is not possible to compare the trade off of job creation with destruction of the local natural beauty. Visitors to the caravan park are well known for staying within it, and not supporting our local shops.

Thank you for your consideration,

Yours sincerely,

Dr Fiona Jewkes



From: Gillian Armstrong [Redacted]
Sent: 03 August 2021 23:31
To: Planning & Regulatory Services
Subject: Re: Thank you for your comments on planning application 21/01081/FUL
Attachments: 20210803_180550.jpg; 20210803_180721.jpg

CAUTION: External Email

Dear Mr Duncan,

I Wish to attach these photographs to my objection to the extension of pease bay caravan park. This was traffic on the pease bay road passing my property today 03.08.2021. I hope this further conveys the unsuitability of this road for heavy vehicles.
 reference : 21/01081/Ful

Yours Sincerely,
 Gillian Armstrong
 Old Linhead

On Thu, Jul 29, 2021 at 1:20 PM <prs@scotborders.gov.uk> wrote:

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From: Gillian Armstrong [REDACTED]
Sent: 01 October 2021 09:02
To: Planning & Regulatory Services
Subject: Objection Pease Caravan Park extension

CAUTION: External Email

Dear Mr Duncan, Further to the response from Verdant leisure's agent. Our objections to the expansion of Pease Bay Caravan Park still stand. The noise and congestion on the road passing our property has further increased, i would again like to point out the original road traffic survey was conducted out of peak season, and in no way reflects how busy the road is.

Kind Regards
Gillian Armstrong
Old Linhead
Cove
Cockburnspath
Td13 5YP