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From: [REDACTED]

Sent: Sun, 8 Jan 2023 21:12:28

To:

Subject: Land North and East of Cay Dub, Duns Road, Greenlaw – 22/00032/FUL and 22/00047/RREF

Sensitivity: Normal

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\cbpat3\q|CAUTION: External Email

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\f0Dear Sir/Madam

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\f0I was deeply disappointed and dismayed to be notified of the appeal against the Council's rejection of the above plan.

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\f0There is another application in place from this applicant for four other industrial units on a more appropriate site (22/01215/FUL | Erection of 4 no general industrial units | Land East Of Woodheads) and this one, on agricultural land, is a serious encroachment on the rural edge of the village. It is particularly surprising in that the UK government is mooting additional funding for farmers to encourage conservation and this application is certainly no friend to conservation or shows any respect for the area.

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\f0All comments made in my previous objection remain but would add the following additional observations.

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\f0There is a designated area for industrial use which has been dismissed by the applicant as being less suitable and with more effect on village aesthetics. The site is designated suitable for industrial use BY THE COUNCIL so why is it not suitable for this application? Convenience is not a reason for the removal of valuable prime agricultural land when there is an area already set aside in the Local Plan to ensure this sort of encroachment is not made. This application is just a first move to then turn the rest of that agricultural land to the same purpose. Convenience is an excuse, not a reason. And where does it stop once the 'thin edge of the wedge's has been inserted? Acre by acre will fill with yet more industrial units for the financial gain of a few and the detriment of future generations.

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\f02022 was a year of extraordinary weather conditions with all expert opinion stating this will be a pattern repeated at more frequent intervals. Rainfall was heavy with Duns Road turning into a sheet of running water. The drainage system cannot cope now with drain covers shooting out sewage and excess flow further down the hill (the entrance to Queens Row being particularly worrying as it's the entrance road to the primary school).Drains coming down the hill past the site are permanently clogged and in fact have plants growing from some. This can only worsen if the agricultural land is covered with concrete and tarmac with the resultant water being unable to soak into the ground and the resultant run off having nowhere to go except the road to affect lower down. Sandbags are already being utilised in places on Duns Road because of this. The covering of land with buildings, concrete and tarmac etc is a well known problem.

\f0Turning to the heatwave. This building is to be metal. The temperatures this summer turn these into ovens. Air conditioning

is one of the worst offenders for energy usage throughout the world let alone the UK which is advocating the reduction of power usages and to conform to the applicants promises of noise and pollution measures air conditioning will be the only option to make working conditions bearable. Opening doors and windows will nullify the much mooted measures supposedly planned to reduce these. What are the penalties for breaches?

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\f0'Working hours' is far too woolly a description and must be more specific. Normal working hours can mean many things. It is also noted that there is nothing in the application relating to deliveries. Vehicles, some likely to be very large, coming and going at all hours is unacceptable. Have you heard the noise reversing vehicles make with the warning/safety 'beeping' continuing until reversing complete especially at night when things should be quiet? Would normal working hours encompass whatever the applicant felt like applying at the time?

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\f0Yours faithfully

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