

Re 22/01421/FUL

Document A

State reason for review and all the matters you wish to raise.

It is our understanding that the refusal notice, advised by letter on 7th December 2022, was issued because *'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'*. The key issues raised are ones of *Access, Visibility and Road Safety*. In this review, we have sought to address all of these issues, and have taken specific advice from Alan J Scott - Senior Roads Planning Officer at Scottish Borders Council during an on-site meeting ,and via subsequent correspondence.

The formation of the driveway could be described as an 'Happy Accident'. My wife and I decided to re-turf the front lawn, and to remove some of the rocks that made the ground uneven. To do this, we needed to provide access for a digger – an access ramp - to remove said rocks. Our neighbour's house backs onto the river, and they asked if we would donate the larger rocks to them, to provide additional protection for their property from the river Tweed. This we were delighted to do. Unfortunately, they weren't ready to receive the rocks for several weeks after the digger had finished, so we left the access ramp in place until such time as they were ready to receive them.

Once the rocks had been removed, it occurred to us that the new access ramp was a much safer place to park vehicles than current arrangements allow. As can be seen from the attached site and block plans, access arrangements prior to the formation of the ramp consisted of vehicle parking in front of the Cart Shed, and additional parking at the East end of the house (which was signposted as Visitor's Parking by the previous owners).

It was not our intention to furtively create a driveway: rather, it was our intention to improve the safety of all road users passing our dwelling on a section of road bordered by two listed buildings. We have subsequently engaged the services of a professional architect (Jamie MacFarlane), consulted with Citizen's Advice, and listened to the wise counsel of a Senior Roads Planning Officer at Scottish Borders Council to establish how to address the concerns raised in the initial refusal notice.

We hope we have addressed all of the concerns raised. We have made a series of concessions, and have submitted three evolutions of the site plan to ensure all of the areas of concern have been addressed. We hope that the attached site and block plans and correspondence demonstrate this.

Provided we can use the new access/driveway, we have agreed to decommission the legacy driveway at the east end of the house. We have agreed to reduce the usage of the area in front of the cart shed (though this will still be in occasional use as Mrs Nowell is currently restricted in mobility); We have agreed that we will enlarge the new access area to enable a car to turn round on our own land; we have identified how this will be constructed, to follow your construction guidelines; we have agreed to create a pathway across the lawn, to ensure pedestrians don't walk up the road itself, and we have agreed to move the fence, to ensure the best possible sightlines for approaching traffic.

In summary, our intention is to demonstrate betterment of the existing Access, of Visibility, and ultimately Road Safety at Scotsmill.