

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:
Officer Name and Post:	Craig Johnston Roads Planning Officer	Craig.johnston@scotborders.gov.uk 01835 826856
Date of reply	27/02/2023	Consultee reference:
Planning Application Reference	23/00034/PPP	Case Officer: Alla Hassan
Applicant	Mr Kenneth Short	
Agent	Aitken Turnbull Architects Ltd	
Proposed Development	Erection of dwellinghouse	
Site Location	Land North Of Belses Cottage Jedburgh Scottish Borders	

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.

Background and Site description	
Key Issues (Bullet points)	
Assessment	<p>The submitted application discusses the possibility of the site taking access via the existing field access or via a new junction onto the B6400. I have concerns regarding these access options, but my overriding concern is on the principle of further development at Belses.</p> <p>There is a community to some extent in the wider Belses area, with sporadic groups of development along the B6400. There will no doubt be a desire for pedestrians to travel between these building groups, but there is no infrastructure in place to support this such as a footway or street lighting. The absence of a proper village environment means there is no justification for a local speed limit. These factors do not bode well for pedestrian movement between the groups and so I am not generally in favour of additions to the groups.</p> <p>When considering the access options for the dwelling, I have further concerns. The primary function of a derestricted 'B' class road such as the B6400 is to provide for the safe and expeditious movement of traffic and, as such, the number of direct accesses onto such roads should be limited. Therefore, I am opposed to the principle of new accesses onto the B6400 at this location.</p> <p>The alternative access proposal, utilising the existing field gate, has its own issues. The junction of the B6400 and the 'C' Class road, which this access is adjacent to, has restricted visibility due to its alignment when considering a vehicle waiting to turn right off the B6400. With the site access location so close to the public road junction it means fellow drivers are likely to be caught out by the manoeuvre of a car turning into the private access which could result in a minor collision. For a vehicle waiting to make a right turn out of the site, the visibility available to the driver is restricted by the fact he/she would have to look over their right shoulder to see any vehicle travelling west on the B6400. This is not a manoeuvre I am able to endorse.</p> <p>The applicant's Access Technical Note has indicated that the 85th percentile speeds at this location are 34.4 mph and 37.5 mph and then goes on to work out the</p>

	<p>visibility splay based on a pro-rata calculation. I would look for the splay to be based on the next standard speed up which is 70 kph (43 mph). This would result in a distance of 120m being required based on these results.</p> <p>Notwithstanding whether an acceptable access can be achieved, I must object to this application on the grounds that it would result in additional development within an area that does not have the appropriate road infrastructure to cater for it, particularly when considering pedestrians.</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
Reason for Objection:	<p>I object to this proposal, as it does not comply with the Council's Local Development Plan Policy PMD2, which seeks to ensure that a development has no adverse impact on road safety.</p>			

AJS