

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	
Officer Name, Post and Contact Details	Mark Payne Roads Planning Officer	<a href="mailto:mark.payne@scotborders.gov.uk">mark.payne@scotborders.gov.uk</a> 01835 825018
Date of reply	7 <sup>th</sup> August 2023	Consultee reference:
Planning Application Reference	23/01065/FUL	Case Officer:
Applicant	Mr Mark Graham	
Agent	Ferguson Planning	
Proposed Development	Erection of dwellinghouse	
Site Location	Land Adjacent Carnlea Main Street Heiton Scottish Borders	
<b><i>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.</i></b>		
Background and Site description	There is a history of recent applications at this site which Roads Planning have objected to on road safety concerns.	
Key Issues (Bullet points)	<ul style="list-style-type: none"><li>• Access</li><li>• Visibility</li></ul>	
Assessment	<p>There are two changes since the previous application which relate to Roads Planning:</p> <p>1) The proposed Local Development Plan allowing a maximum of 5 dwelling units to be served from a private access road.</p> <p>2) A proposed build out from the private access on to the A698 to create better visibility.</p> <p>Regarding point 1 above, it is my view that although the private access road would not have to conform to an adoptable standard, the access from the private road is still unsuitable for this level of development.</p> <p>Regarding point 2, I would not support any scheme to narrow the carriageway along the A698 as this is incongruous with the road through Heiton and any scheme in isolation may have a detrimental effect on road safety.</p> <p>Although I appreciate that the applicant has proposed a turning head to alleviate some problems at the site, there remains the issue of the junction with the public road. It is exceptionally constrained in terms of geometry and visibility and is only wide enough for one vehicle. Visibility in both directions is effectively zero, with a vehicle having to encroach significantly into the running carriageway before any visibility is afforded. Furthermore, since the land surrounding the access is outwith the applicant's control, there is no scope for suitable improvements.</p> <p>As such, I must object to this proposal.</p>	

<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Reason of Objection</b>	The proposal does not comply with policy PMD2 of the Local Development Plan 2016 in that it would be result in extra vehicular traffic on a sub-standard access to the detriment of road safety.			

**Signed: DJI**