

## **Community Hearing Statement – Lorna Campbell, Tealing**

Good morning, and thank you for the opportunity to speak.

My name is Lorna Campbell, and I am a resident of Tealing. I am speaking on behalf of my family and reflecting the concerns of many within our community.

Tealing is a rural settlement defined by its agricultural land, its landscape, and its long-standing patterns of local use. These are not incidental characteristics—they are fundamental to how the area functions and to the wellbeing of those who live here.

Since childhood, I have used the local road network—initially as a horse rider, and now watching my own children continue that same use. This reflects the continuity and stability of rural life in Tealing.

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### **Key Planning Considerations**

I will focus on five material considerations:

**road safety, agricultural land, water environment, heritage, and cumulative impact.**

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#### **1. Road Safety and Infrastructure Capacity**

The local road network—including the C6, U322 and Emmock Road—is not suitable for large-scale construction traffic.

These are:

- Narrow rural roads
- Routes with weight-restricted bridges
- Regularly used by pedestrians, cyclists, and horse riders

The volume of heavy goods vehicle movements associated with this proposal represents a significant change in use. These roads are not designed to accommodate sustained industrial traffic of that scale.

This would introduce unacceptable risk to all users and would fundamentally alter the safe and established use of these routes.

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#### **2. Loss of Agricultural Land and Food Production**

The proposed development would result in the loss of high-quality, productive agricultural land that is currently in active use.

This land is a finite and valuable resource. Within the UK, there is increasing recognition of the importance of:

- Maintaining domestic food production
- Supporting local farming economies
- Protecting resilient land use

Once land of this quality is removed from agricultural production, it is very unlikely to return to that use.

The long-term loss of productive land is a significant planning consideration and should be given appropriate weight in this decision.

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### **3. Flooding, Water Environment and the Fithie Burn**

There is significant concern regarding flooding risk and the integrity of the local water environment, particularly the Fithie Burn.

The burn is a natural watercourse that runs through the area and is relied upon within the rural environment, including as a water source for livestock.

Concerns include:

- Increased runoff and altered drainage patterns
- Sediment movement during construction
- Potential contamination of watercourses

There have been previous concerns raised locally regarding water quality, and these have not been clearly resolved.

The risk here is not theoretical. Any impact on the Fithie Burn could:

- Affect water quality downstream
- Impact livestock welfare
- Cause longer-term environmental damage

The protection of watercourses is a fundamental planning consideration. The scale and nature of this development introduce risk which requires very careful scrutiny.

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### **4. Cultural and Archaeological Heritage**

The Tealing area contains a high concentration of archaeological and historical assets.

Available evidence indicates:

- Bronze Age burials within or near the site
- The presence of human remains
- A strong likelihood of undiscovered archaeology

Development in this location therefore carries a real risk of disturbing or destroying heritage assets.

Mitigation through investigation does not prevent loss—it records it. This distinction is important when considering the permanent nature of development impacts.

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## **5. Cumulative Impact on the Community**

This proposal must be considered within the wider context of existing and proposed infrastructure in the area.

There is increasing pressure from multiple developments, contributing to:

- Progressive industrialisation of a rural landscape
- Incremental loss of rural character
- Ongoing strain on infrastructure

Cumulative impact is a recognised planning consideration. In this case, the overall effect is a gradual but significant change in the function and identity of Tealing.

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## **Conclusion and Recommendation**

This application raises clear and substantial concerns across multiple material considerations.

- The road network is not capable of safely supporting the scale of development proposed.
- Productive agricultural land would be permanently lost.
- There is a risk to the Fithie Burn and the wider water environment.
- Archaeological heritage may be irreversibly damaged.
- The cumulative impact would fundamentally alter the character of the area.

Taken together, these impacts are significant and long-term.

For these reasons, and in the interests of protecting public safety, environmental integrity, and sustainable land use:

**I respectfully recommend that this application is refused.**

Thank you.