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From: [REDACTED]

Sent: Sun, 24 Jan 2021 12:17:11 +0000ARC

To: [localplan](#)

Cc: [REDACTED]

Subject: CAVALRY PARK, PEEBLES: ALLOCATION FOR BUSINESS AND INDUSTRIAL SAFEGUARDING

Sensitivity: Normal

Attachments:
[REDACTED]

CAUTION: External Email

24th January 2021

Mr [REDACTED]
Lead Officer, Forward Planning
SCOTTISH BORDERS COUNCIL
Council Headquarters
Newtown St. Boswells
MELROSE, TD6 0SA

Dear [REDACTED],

**SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: PROPOSED PLAN
CAVALRY PARK, PEEBLES: ALLOCATION FOR BUSINESS AND INDUSTRIAL SAFEGUARDING**

I would like to thank Scottish Borders Council for ensuring that Cavalry Park, Peebles (Site Reference ZEL2) remains allocated for business and industrial safeguarding status in the Local Plan.

My development journey at Cavalry Park now extends to 20 years.

Since 2001, I have been involved in the design, construction, management and maintenance of 4 business parks within Cavalry Park. I have enjoyed tremendous support from Scottish Borders Council (SBC), Scottish Borders Enterprise (SBE) and the Scottish Government (SG) during my involvement in the Business Park.

At the beginning of the 1990's SBE identified a firm need for Cavalry Park to create a venue to attract good quality well employment to replace the low wage mill economy in Tweeddale. In response to SBE's ambition I have taken great pride in my role delivering 27 high quality business accommodation units at Rowan Court, Silver Birch Studios, Cherry Court and Copperbeech Court within Cavalry Park.

Each stakeholder however has made significant key contributions to the success of Cavalry Park. For instance, SBE laid foundations by insisting that each parcel of land was sold with legally binding conditions which ensured that development was substantially restricted to offices, clean industry and online sales businesses which would support the delivery of well paid sustainable jobs. This aim was reinforced by SBC who provided the building blocks by issuing planning permissions with pragmatic conditions which could support the future sustainable success of Cavalry Park. The firm foundations and building blocks were then cemented together by the Scottish Government who introduced the Small Business Bonus Scheme in April

2008 and the Scottish Government should also be congratulated for retaining this successful initiative through to the present day as it has proven to be a real driver for the small businesses resident at Cavalry Park.

Each of my four business parks have been designed sensitively in increments taking on board stakeholder aspirations whilst meeting local business demand during times of prosperity and challenging economic cycles. It has been an absolute pleasure to have hosted and observed the launch and successful growth of so many businesses within my developments which occupy approximately 40% of the land developed at Cavalry Park. In 2016, I conducted a desktop survey which revealed that 52 companies were resident, hosting 206 jobs on site and a further 129 jobs supported off site within developments and this apparent success is a ringing endorsement of SBC's sound decision to safeguard Cavalry Park in the Local Plan.

The attractive grounds at Cavalry Park are well maintained by the Park's owner occupiers and provide a tranquil environment conducive to supporting successful business activity with the added benefit of providing pleasant recreation for walkers. Indeed, for any outsider looking in, the business park exudes a sense of vibrancy with well occupied car parks and constant traffic activity leaving the clear impression that Cavalry Park is completely developed and fully occupied.

In reality, in the wake of economic uncertainty surrounding Brexit and the aftermath of the current pandemic, confidence within the local business economy is fragile. At Cavalry Park there are certain properties which are not fully occupied and a substantial property and yard at the former Rugby Store complex to be repurposed. Furthermore there are still parcels of land which can still be developed beside Rugby Store, Rowan Court and Silverbirch Studios as evidenced in the attached plan.

Cavalry Park remains a delicate work in progress and I would estimate that the potential development sites will be delivered and the level of property voids will be lessened over the next decade providing economic trading conditions remain favourable.

Under these circumstances, I would be extremely grateful if any emerging and future Local Plan policies and land allocation for business and industrial use are introduced with the same depth of thought, sensitivity and timing to consider the Council's objective of safeguarding the long term success of Cavalry Park.

In this regard, I have genuine concern that the premature allocation of land for business and industrial use in the emerging Local Plan in Tweeddale at Eshiels (Site Reference BESH1001) could destabilise Cavalry Park at the present time.

I do however recognise that natural progression and forward planning dictates that future land has to be identified and allocated for business use and in light of the foregoing circumstances I would be grateful if consideration could be given at the present time to modify the status of the allocation at Eshiels to 'POTENTIAL LONG TERM BUSINESS AND INDUSTRIAL LAND' and further suggest that such a modification would also support the Council's objective of safeguarding Cavalry Park.

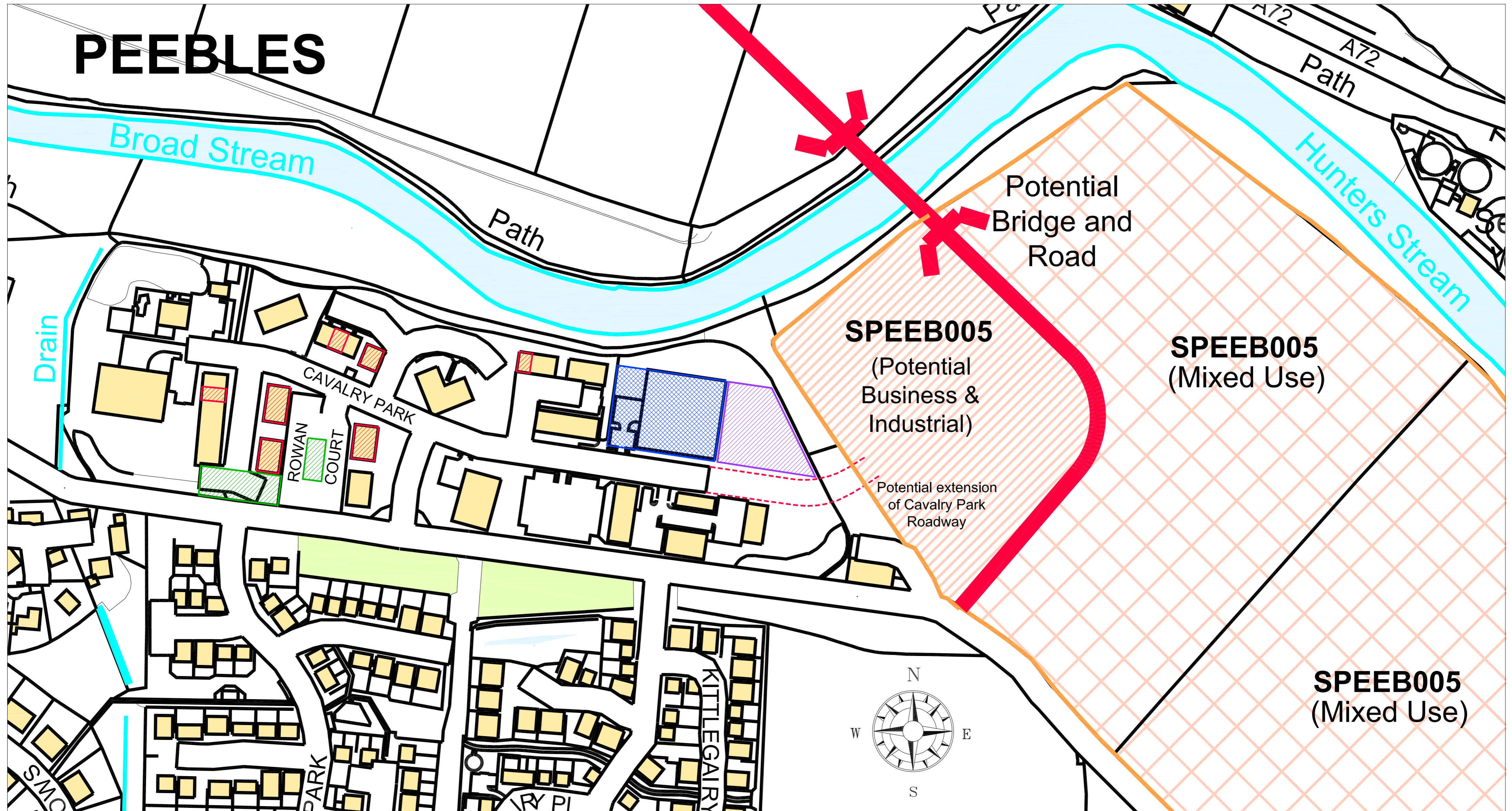
Yours sincerely,

Andrew S. Pearson
Managing Director

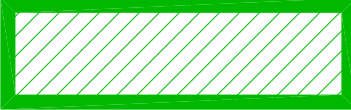
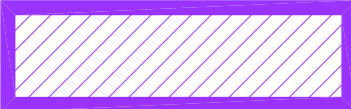
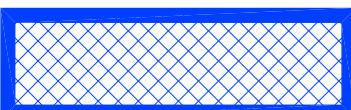


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Before printing - think about the environment!



PLAN 2:

-  LAND AVAILABLE FOR DEVELOPMENT
-  LAND STILL TO BE DEVELOPED
-  PROPERTY REQUIRING TO BE RE-PURPOSED

-  PROPERTY WITH SPARE CAPACITY
-  POTENTIAL MIXED USE DEVELOPMENT