

[Redacted]

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**From:** [Redacted]  
**Sent:** 24 January 2021 18:50  
**To:** localplan  
**Subject:** Local Development Proposal comment  
**Attachments:** [Redacted]

CAUTION: External Email

Dear Sir/Madam

Please find attached an objection to the non-inclusion of a small site in Gattonside.

[Redacted]

[Redacted]

[Redacted]

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Scottish Borders Council  
Local Development Plan Proposal representations 2021



*Looking south from the north end of the proposed site towards the Eildons  
Note there is only one semi-mature lime tree and some young fruit trees to be removed in order to construct a single dwelling*

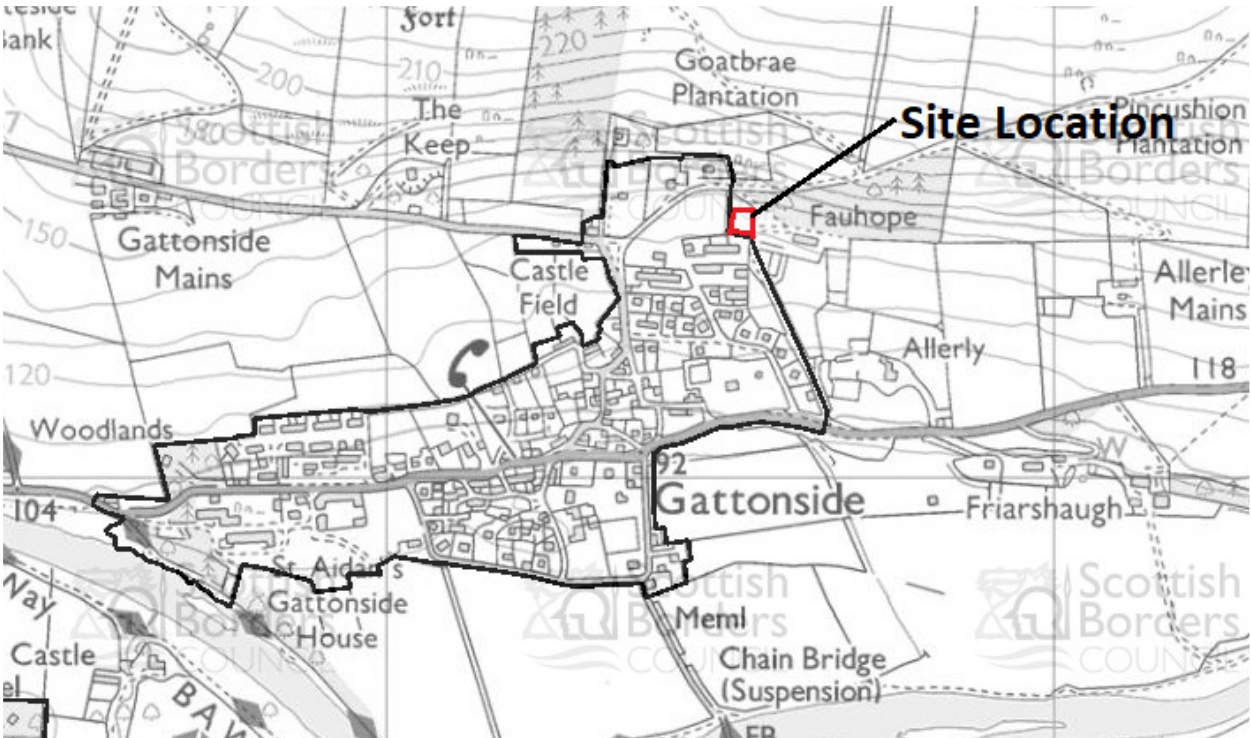
Prepared by:

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

The current owners of [redacted] wish to object to the non-inclusion of their site within the proposed development plan, which would be afforded by a small development boundary amendment for Gattonside.

- The proposed site -whilst separate from Monkswood and classed as countryside around town area- is a logical extension of the built up area.
- The site would assimilate with the Monkswood development to its south and west because of the layout relationship and its position to the west of the existing [redacted] driveway.
- Whilst the proposed site would be accessed from the driveway serving [redacted], the connectivity and grouping of the proposed site with the existing Monkswood site would not be lost because of this. It is the driveway that forms the separation of any future or existing development or building group.
- Land previously within the garden bounds of [redacted] (west of the driveway) has now been developed and is part of the Monkswood site and whilst it is accessed from the Monkswood site, there is no reason why the proposed site could not be adopted on the same principle, given the relationship of the sites.
- This potentially would require the existing development boundary to be moved to the east side of the [redacted] driveway, so that access is taken from within the development boundary. Moving the development boundary to the east side of the driveway does not risk further development -in the short term- other than that proposed above.

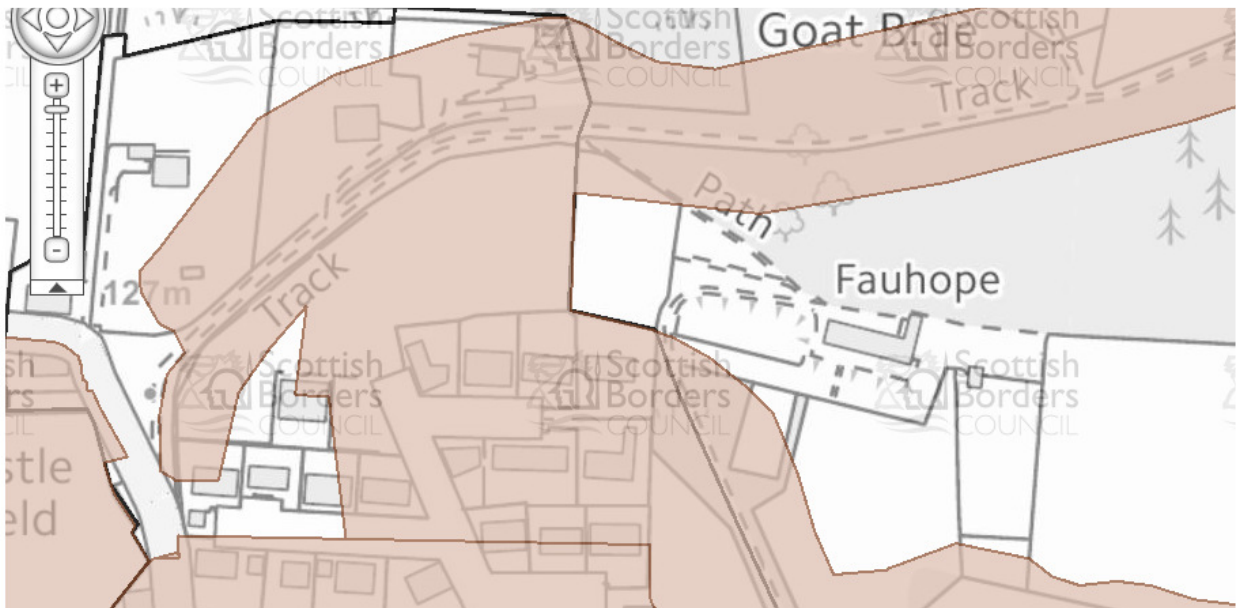
The existing Gattonside development boundary follows the west side of the existing [redacted] driveway running roughly north to south, before returning west and then north around the north west most section of [redacted] Garden boundary.



SBC Maps Site location plan



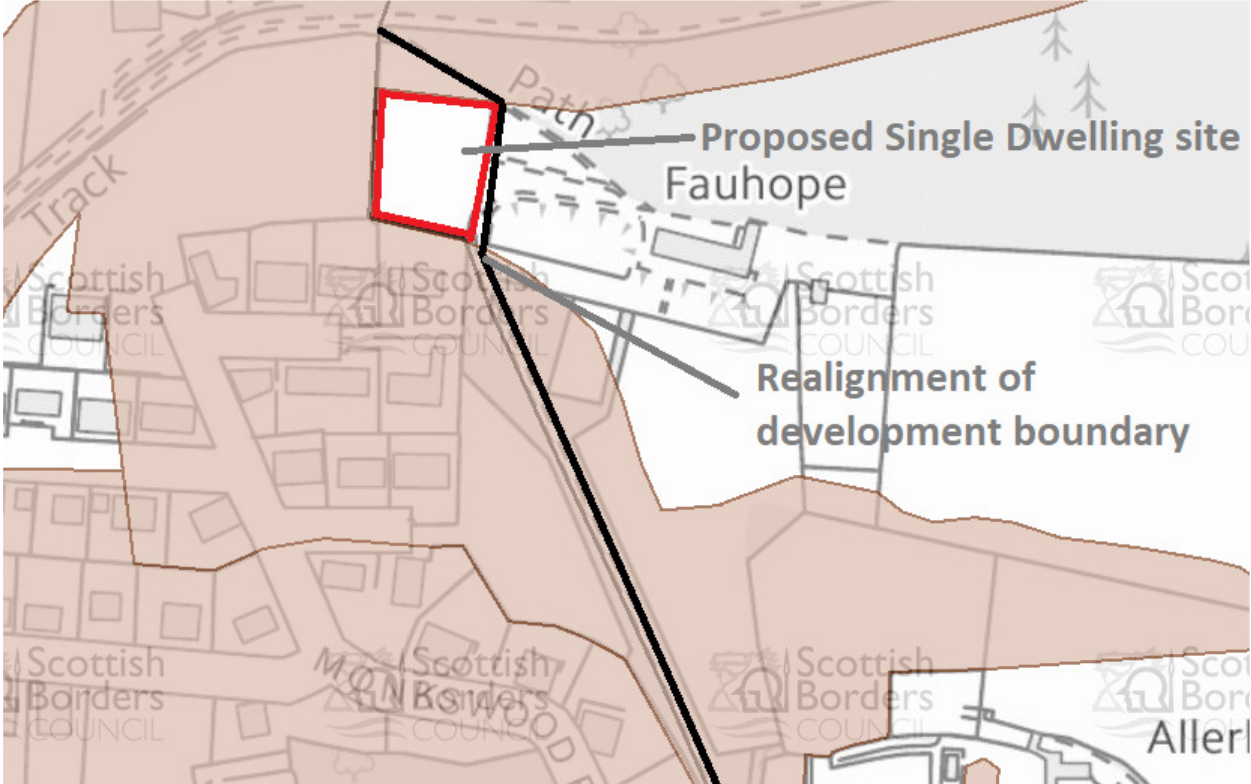
SBC Maps showing existing Gattonside Development Boundary in relation to [REDACTED]



SBC Maps showing existing Gattonside Development and TPO Boundary in relation to [REDACTED]

Gattonside has adequate zoned housing land at St Aidans, but it is doubtful that this will ever be developed in the short to medium term, given the current expectations on value and restrictions of the site. Whilst the Fauhope proposal would only generate one dwelling and is a modest offering towards the allocated housing for development within the local plan. It is easily developable with a degree of certainty in the short term, whilst having minimal impact on its surrounds.

The proposed amendment to the development boundary would provide a more linear, permanent development boundary, aided by the existing TPO to the north, west and south of the site.



SBC Maps showing existing TPO and proposed development boundary amendment for Gattonside alongside the proposed site.

Following Site Assessment of the Main Issue Report proposal the following constraints were highlighted by SBC Planning Officers and their consultees, specific to this site proposal –

- Site is located within MOD safeguarded area;
- Moderate biodiversity risk, given the broad leaved woodland;
- Potential for bat roosts, badger and breeding birds;
- Compensatory planting would be required for the loss of any trees;
- Located within the CAT policy area;
- Site is located within the National Scenic Area, 'Eildon and Leaderfoot'; and
- Site must allow links from houses to the south and west of the site, to the path network on the east of the site.

Of the above noted, we do not find any to be significant and contend that this site is easily developable. We would also disagree with the assertion that the local plan should only deal with sites of 5 or more dwellings. Given the rural nature of this area and the relevance of the development boundary, this is not correct.

The site’s location within an MOD safeguarded area is not relevant to the proposal, given its location, the surrounds and the proposal made.

We find that the biodiversity assessment is accurate and that as the ecology officer notes, mitigation can be provided for any habitat loss, which would be minor.

The site is located within the CAT policy area which is why we are proposing an amendment to the development boundary.

The site is located within a National Scenic Area, but this is not necessarily a constraint on development.

Both SNH & the Access Officer raise points on access and privatisation, neither of which are accurate or correct. There is no reason that this site - if allocated- must allow links from the houses to the south and west of the site. The site, if developed, would be private garden ground for a new dwelling, the surrounding garden grounds of [REDACTED] [REDACTED] would remain as the private garden grounds for [REDACTED] [REDACTED]. Neither of these private dwellings would require to provide access over their private garden ground to third parties or access to surrounding properties. There is no path network to the east of the site. There is adequate provision of paths and walks surrounding the Monkwood and Gattonside. In addition, the Freedom to Roam over agricultural land etc is in the vicinity. This right does not extend to private garden ground.

SEPA note -

*“The site is on the edge of the sewered catchment and hence must connect to the public foul sewer.”*

This is **not** correct. Local Plan Policy IS9 allows for Private Foul Treatment works in settlements, in exceptional circumstances, where it can be shown that there will be no negative impacts to public health or the environment and there is not a proliferation of individual Treatment Plants.

The incorporation of a single sewage treatment plant within the site would be achievable whilst ensuring all of the above and is the simplest, most sustainable solution.

Development management raise concerns over the trees onsite. The picture at the front of the report and below, show a large portion of the site centre, there is only one semi-mature lime tree and two peripheral sycamore trees (Not Shown) which would be lost were the site to be built on. Further immature fruit trees could be transplanted elsewhere, without biodiversity loss.

The majority of the trees on this site are located around the periphery and will not be affected by any development. The overall impact on the trees on this site would be minor and compensatory tree planting would off-set any loss.

Overall assessment appears to question the development boundary amendment proposal. The contention is that the development boundary is already defined by mature trees and its alteration would break into existing garden ground. There are some mature trees on the existing development boundary and an amendment to the development boundary would break into existing garden ground. That said, the existing development boundary does not have significant tree numbers to delineate a permanent boundary, nor is there any linear definition. The proposed amendment would extend beyond a few mature trees but would end up following a more permanent boundary aligned with the TPO boundary, where a larger planting population exists.



Existing development boundary trees.



Proposed development boundary amendment showing proposed eastern boundary with significant dense mature tree planting. Proposed boundary amendment in north, south and west aligns with the existing TPO boundary.