



21<sup>st</sup> January 2021

Proposed Local Plan Consultation,  
Forward Planning Team,  
Scottish Borders Council,  
Newtown St Boswells,  
Melrose,  
TD6 0SA

**Response to Local Development Plan 2 (Period 2021-2026)- Proposed Plan Consultation**

**Roxburghe Estates- Heiton Village (Heiton Mains- RHE2B and Ladyrig- RHE3B)**

Dear Sir/ Madam,

**Introduction**

We write on behalf of Roxburghe Estates and in relation to the above consultation. This representation relates to this site at Heiton Village and is accompanied by a location plan (as shown in Appendix 1). We wish to support the continued allocations at Heiton Mains and Ladyrig for 35 dwellings within the current and proposed Local Development Plan.

In support of the allocations, our analysis of housing demand can be found in Appendix 2 which identifies there is a high demand for housing within the Scottish Borders. Delivering new housing on-site can help to service that existing demand while maintaining the character of the surrounding area.

The subject site represents an opportunity for residential development within a desirable sustainable location, within walking distance of the local services and amenities.

**Site Details**

The two sites together are approximately 2 hectares and are situated east of Main Street in Heiton Village. Together they have an indicative capacity for 35 dwellings. Planning permission was previously granted for the sites but this has since lapsed. However, this gives confidence on the principal or acceptance of residential uses on this land.

It is considered the site represents a logical extension to the settlement boundary and location for residential development.

**Local Development Plan 2, Proposed Plan**

The proposed LDP2 has the subject site allocated for residential development and as set out within the extract below. The section to follow will then go on to provide related





context and put forward recommendations for a limited modification to the allocation.

## HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHE2B	Heiton Mains	0.9	15
Site Requirements			
<ul style="list-style-type: none"> <li>The main vehicular access to the site will be directly from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the eastern boundary to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> <li>The main vehicular access to the site should be from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the southern and eastern boundaries to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			

## Opportunity

The sites represent a natural and appropriate extension to the settlement. It is next to existing residential properties and is therefore in close proximity to existing infrastructure and utilities. The main vehicular access to the site will be from the A698 with respect for the urban form of the village. Structure landscaping will be planted to the eastern boundaries of the sites to reinforce the settlement edge and contain the site. There are no potential constraints associated with the site and no contamination issues. The site is not at a risk of flooding. The site will not have a major impact on the local road network and is easily accessible to Kelso.

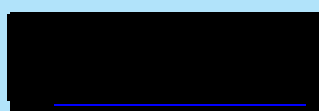
There is considerable constrained sites within the current and proposed LDP that requires to be addressed to ensure housing shortfalls do not materialize. Our housing audit analysis in appendix 2 provides the associated evidence. It is thus that sites like this and to which the council themselves deemed acceptable in their previous alternative site allocation comes forward.

The subject site is currently subject to offer by a developer and it is hoped to come forward for a mix of affordable and mainstream housing in the near future.

## Conclusion

We believe that the sites allocations should be continued within the Local Development Plan 2021-2026. There is a market demand for housing within Heiton and due to the unconstrained nature of the site, it is an attractive prospect to the developer.

The site is located within a sustainable location, within walking distance to the services



# F E R G U S O N P L A N N I N G

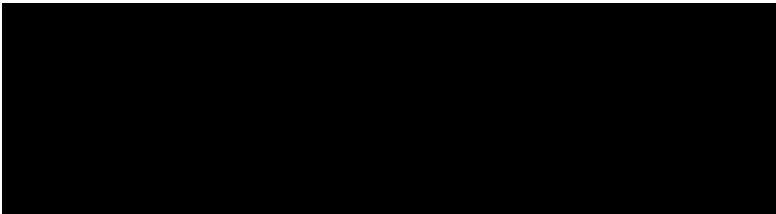


and facilities. The site is also next to current built form and thus easy access to utilities and existing infrastructure. It is considered the site represents a logical extension to the existing settlement boundary and will help meet housing demand within the Scottish Borders.

We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Due to its strategic location, there is a strong demand to live in Heiton and thus we kindly request that the site be allocated.

If you have any queries regarding the enclosed documents, please do not hesitate to contact myself [REDACTED]

Yours Sincerely



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## Location Plan



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