

Archived: 27 January 2021 11:25:18

From: [REDACTED]

Sent: Mon, 25 Jan 2021 10:42:37 +0000ARC

To:

Cc: [REDACTED]

Subject: Proposed Local Plan Representations

Sensitivity: Normal

Attachments:
[REDACTED]

CAUTION: External Email

Dear Sir/ Madam,

I hope you are well.

Please find attached representations for land at Hawkslee Farm, Newtown St Boswells in response to the Local Development Plan 2 Consultations.

If you have any questions with regards to the attached, please do not hesitate to get in touch.

Best wishes,
Lucy

Lucy Moroney
Senior Planner

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25th 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

Mr. John Martin, [REDACTED]

Land South of Tween Horizons (Ref: BNEWT001)

Dear Sir/ Madam,

Introduction

We write on behalf of [REDACTED] and in relation to the above land allocation. This representation relates to this site south of Tween Horizons within Newtown St Boswells and is accompanied by a location plan (as shown in the Appendix below). We wish to support the continuation of the allocation for Business and Industrial use however we wish to seek an amendment to a mixed-use allocation to give the flexibility of the Client's business aspirations and the enabling funding required to realise the end proposal.

The concept is to come forward with small high quality start up units in a farm steading style but to realise this wider farm diversification opportunities are being sought. Primarily to enable complimentary leisure and tourism uses (Class 11) with associated accommodation (Sui Generis).

It is envisaged that the site has a potential to accommodate a number of uses including a wedding venue and holiday lodges in addition to accommodation for small start-up businesses supporting the local economy that can assist in enhancing the diversity of mixed-use space within the next local development plan period.

Site Details

The site is located to the east of the A68 which adjoins the western boundary of the site. It extends to approximately 13.9ha in size and is agricultural land at Hawkslee Farm. The site is within the existing and proposed settlement boundary and is therefore close to existing infrastructure and utilities. Only one site has been allocated for mixed-use development within Newtown St Boswells which is yet to benefit from planning (ref: MNEWT001). The site represents an opportunity to provide start up accommodation for



business uses whilst having a complementary tourist and leisure use on site within the next LDP. The site is accessed off the A68 to the south west which is within the owners control.

Opportunity

The site represents a logical location for mixed use development within Newtown St Boswells to meet the growing demand of business and tourist accommodation within the Scottish Borders. We note the site has been allocated for Business and Industrial use within the existing and proposed local plan however an application is yet to come forward. We consider allocating the site for a wider range of use classes enabling a mixed-use development would be widely beneficial for the diversification of the farm, wider community and tourists visiting the area. The wider mix of uses on the site will increase the viability of proposals, facilitating the site to come forward for development within the plan period.

The Dryburgh Conservation Area partially extends onto the site. It is envisaged to incorporate a steading design approach, ensuring careful consideration within the design and layout making sure there is no significant harm on the settling of the conservation area. Existing and new boundary treatment would be put in place as part of proposals coming forward. Newtown St Boswells is considered to be a desirable place for business accommodation due to its proximity to the surrounding towns and connectivity to Edinburgh. It is important that the land allocations are made in sustainable and sought after locations.

The site is on the edge of the urban settlement and positioned within the settlement boundary, therefore is in close proximity to existing infrastructure and utilities. The site will not have a major impact on the local road network and is highly accessible from the A68 towards Melrose, Galashiels, Jedburgh and Edinburgh. The site allocation BNEWT001 notes an upgraded access will be required in order to facilitate the development which can be considered at application stage. It is also important to note the site is within walking distance of the co-op shop, garden center, primary school and residential area, along with local bus stops for onwards travel via public transport.

Local Development Plan 2, Proposed Plan, Land South of Tween Horizons (Ref: BNEWT001)

The proposed LDP2 has the subject site allocated for business and industrial use and is set out within the extract below. The section to follow will then go onto provide related context and put forward recommendations for a modification to the allocation.



BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BNEWT001	Tweed Horizons Expansion	13.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic high amenity business and industrial site as defined in Policy ED1 • Woodland and hedges are required to screen from the A68 and to minimise visual impact from surrounding areas • Hedges and tree line required to reinforce and improve existing hedgerow along the southern part of the site to screen the site • A woodland buffer is required to screen the existing farm from the development if the farm continues to be used for agricultural use. Details at planning application stage needs to consider overshadowing of the farm • Management scheme for any planting is required • Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 in conjunction with the Newtown expansion to the west of the A68 • Careful consideration is required relating to design, location and scale due to the proximity to Dryburgh Conservation Area, Dryburgh Abbey, Tweed Horizons and its landscaped setting • Woodland screening to be maintained and enhanced to minimise impact on Dryburgh Abbey and the area to the east • Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration • Provide a master plan to identify and respond to the landscape sensitivities of the site and the wider National Scenic Area • It should be noted that this site extends into the Dryburgh Conservation Area, refer to Dryburgh Settlement Map. 			

Proposed Recommendations and Modifications

Recommendation:
We support the continuation of the allocation for Business and Industrial use at the subject site within Newtown however we would kindly suggest the re-allocation of the lands for mixed use purposes and that the site description be amended to the provision of a mixed-use development for the purposed of tourism and leisure use (Class 11) along with business use (Class 4).
Proposed Modification:
<ul style="list-style-type: none"> • The site is considered acceptable for a mixed of uses including, tourism and leisure use and business use subject to complying to all other related policies.

Conclusion

We believe that the site should be allocated for mixed use development to support small

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business units whilst allowing complementary leisure and tourism use within a desirable location for both tourists and employment land. The site is deliverable in full within the Local Plan lifespan. There is a market demand for small business units and wedding and conference venues in Newtown St Boswells and due to the unconstrained nature of the subject site, it is an attractive prospect for the rural diversification of Hawkslee Farm.

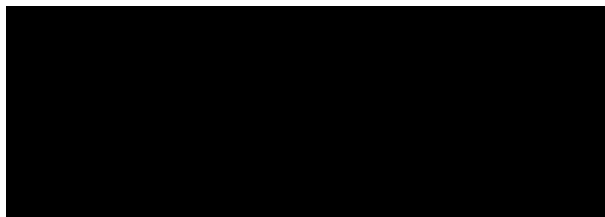
The site is located within a sustainable location, within walking distance to the local shops, residential area and proximity to the A68 making it easily accessible for both local residents and tourist visiting the area. The site is also next to current built form and thus easy access to utilities and existing infrastructure. It is considered the site represents a logical location for mixed use development creating a viable proposal to come forward.

We stress the importance of allocating business and tourism accommodation in the Scottish Borders where there is a strong demand. Due to its strategic location, there is an increasing demand to work in Newtown St Boswells, along with being a convenient and picturesque location for a wedding venue and conference center, thus we kindly request that the sites allocation is extended to accommodate a mixed of uses.

We would kindly suggest the re-allocation of the lands for mixed use purposes and that the site description be amended to the provision of a mixed-use development for the purposed of tourism and leisure use (Class 11/ Sui Generis) along with business use (Class 4).

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

Yours Sincerely



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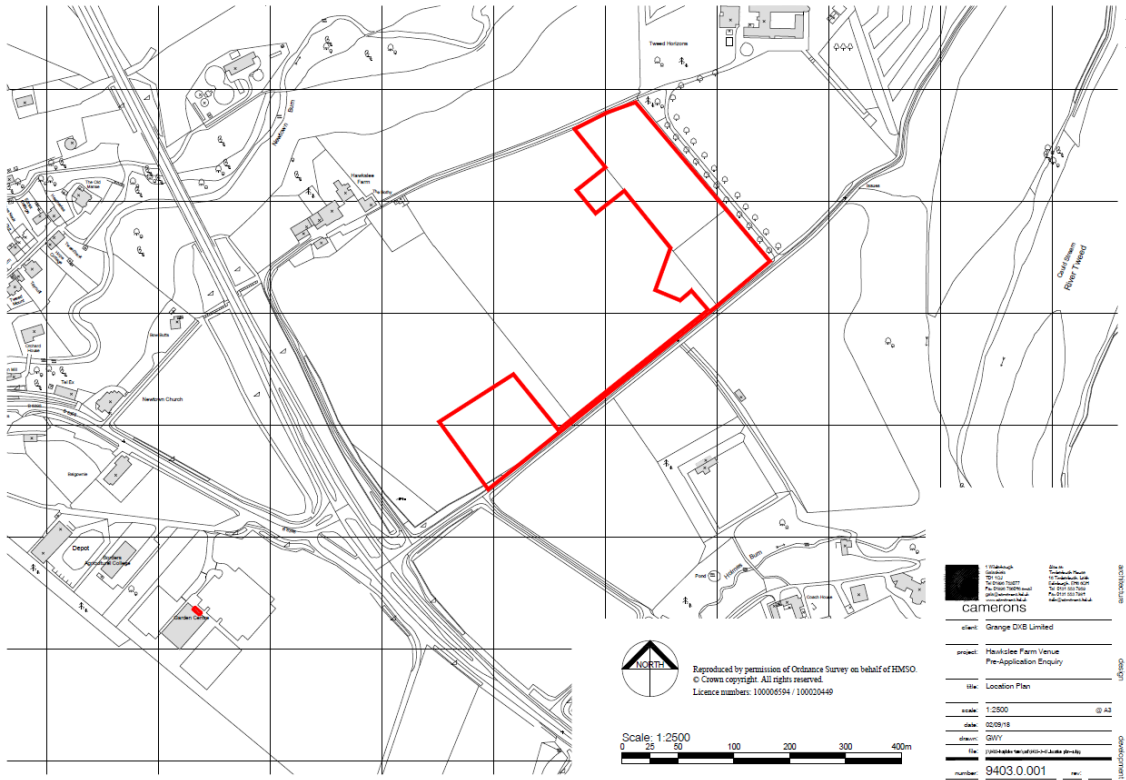
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Company Registration Number: 614302 (Registered in Scotland)

Appendix 1: Site Location Plan



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