

Archived: 01 February 2021 14:32:27

From: [REDACTED]

Sent: Mon, 25 Jan 2021 16:43:03

To:

Subject: Proposed Scottish Borders Local Development Plan - Representation

Sensitivity: Normal

Attachments:

[REDACTED]

CAUTION: External Email

Dear Sir / Madam

Please find attached a representation regarding land within our ownership which we would like to be considered for entry within the local development plan. This representation has also been submitted through the online submission system.

Kind regards

[REDACTED]

[REDACTED]

Managing Director

Lawrie & Symington Ltd

Lanark Agricultural Centre

Muirglen

Hyndford Road

Lanark

ML11 9AX

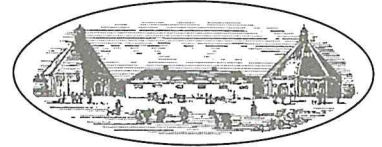
Tel: [REDACTED]

Mob - [REDACTED]

[REDACTED]

Web - www.lawrieandsymington.com

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

Scottish Borders Council
Forward Planning
Council Headquarters
Newton St Boswells
Melrose
TD6 0SA

25th January 2020

Dear Sirs

**PROPOSED LOCAL DEVELOPMENT PLAN
REPRESENTATION BY LAWRIE & SYMINGTON
SPEEB008 (Land West of Edderston Ridge, Peebles)**

We write with reference to the Council's Proposed Local Development Plan and confirm that land owned by Lawrie & Symington west of Edderston Ridge, Peebles is available for residential led mixed-use development, landscaping and associated infrastructure.

We have annexed a copy of the plan included within the Main Issue Report as a potential long term housing site – Lawrie & Symington would support this land (or part thereof) being included within the LDP either as a short term or longer term development site (as previously proposed).

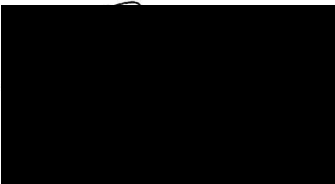
A key consideration for new development is the existing infrastructure surrounding any given site. It is worth noting that the land west of Edderston Ridge, Peebles has been future proofed in terms of services and drainage by the adjacent Persimmon development, together with two separate points of access in line with discussions with the Council at the time. The site whilst further works may be required therefore has some of the key elements of infrastructure in place.

We are aware that there are other sites within the Peebles area that have known significant constraints (such as flooding) and we believe that there is an opportunity for Lawrie & Symington to work together with Scottish Borders Council and the relevant stakeholders to bring forward a sustainable development proposal that could be phased to take account of, and support upgrades to local infrastructure and amenities accordingly.

The site is relatively free from physical constraint and is the subject of good developer interest. It could in turn therefore contribute to the delivery of housing in the plan period and assist the council in meeting its housing numbers.

We trust our land will be given serious consideration and would welcome the opportunity to discuss this further with the local authority.

Yours faithfully



Managing Director

Tel: [REDACTED]

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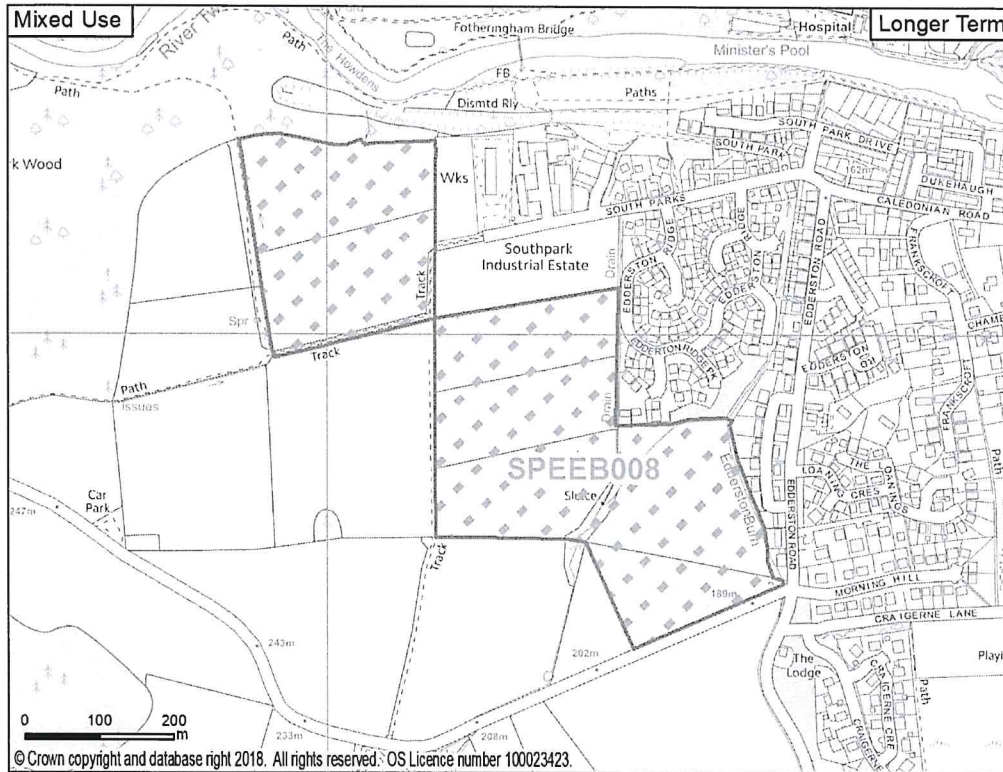
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PREFERRED OPTION: PEEBLES (Longer Term) TWEEDDALE LOCALITY



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	OPTION
SPEEB008	Land West of Ederston Ridge	Peebles	19.5	TBC	Preferred

Site Requirements

- Flood Risk Assessment required, to assess the risk from the Ederston Burn and tributaries which flow through and adjacent to the site
- Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development Additional water quality buffer strips may be recommended in addition
- Protect existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation to ensure no significant effect on River Tweed SAC/SSSI
- Archaeology investigation/mitigation required
- Any development must ensure it respects the existing built form and landscape design, to ensure appropriate wider integration, given the close proximity to the Upper Tweeddale National Scenic Area
- A masterplan to be prepared
- Landscaping/planting will be required to define the settlement expansion area
- The long term maintenance of landscaped areas must be addressed
- Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge
- Transport Assessment required for any development
- Any development must integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Ederston Ridge/Ederston Ridge Park and Ederston Road
- Drainage Impact Assessment and Water Impact Assessment required
- The site must accommodate an element of business land