

Response ID ANON-VDDE-RPPA-P

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2021-01-21 13:05:29

About you

Are you responding as an: individual, group / organisation, agent?

Agent

Agent

Agent details:

Business / company:

[REDACTED]

Name:

Colin Smith

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

Client details:

Name:

[REDACTED]

Email address:

Contact telephone number:

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Policies

Which Policy are you commenting on?

Policy:

Policy ED1 Protection of Business and Industrial Land

What are your comments regarding this Policy?:

Policy ED1 – Protection of Business and Industrial Land

Moorbrook Textiles object to the identification of 0.1ha of the March Street Mill site (MPEEB007) as a High Amenity Business Site. The allocation is overly prescriptive and not necessary given that the site requirements require a mix of uses to be provided on the site, including employment use. The current plan is not prescriptive and it is important to note that the previous application for Planning Permission in Principle, in the absence of the now proposed prescriptive approach, identified the two locations which were deemed satisfactory and are indeed now reflected in the Proposed LDP. A similarly flexible approach should be maintained.

In the context of the policy narrative at 1.2, which acknowledges the potential for ancillary uses to be supported where they would support the business or industrial allocation and enhance the development as an employment location, it is further noted that the principal allocation for the site is as a mixed use development where employment space is sought as part of the mix of uses but with the main use for the site being c70 residential dwellings.

The site requirements as set out the settlement profile are sufficient to secure, as the current LDP did, an element of employment use with the mixed use proposals for the site as an when it comes forward.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)

Comment on Sites in Settlements P to Z

Which Site are you commenting on?

Sites P-Z:

Peebles: MPEEB007: March Street Mills: Mixed Use

What are your comments regarding this Site? :

March Street Mill (MPEEB007)

Moorbrook Textiles support the continued identification of the site under their ownership at March Street Mill (MPEEB007) for mixed use development in the Proposed Scottish Borders Local Development Plan as identified on the Settlement Profile in Volume 2 of the Proposed LDP, and can confirm that the site is available for development in line with the 'Site Requirements' set out, subject to the comments below. With reference to the table which sets out 'Site Requirements' they would comment as follows:

- The indicative site capacity of 70 dwellings is supported.
- The mix of suitable uses listed is supported, albeit it is noted that it is not exhaustive.
- The identification of the site of the Boiler House and the Gate House specifically for employment use is objected to on the basis that it is too prescriptive in the context of what is a highly complex development site, future proposals for which may take a different approach to the provision of employment space and identify alternative locations to accommodate the required provision. The current plan is not prescriptive and it is important to note that the previous application for Planning Permission in Principle, in the absence of the now proposed prescriptive approach, identified the two locations which were deemed satisfactory at the site in the context of that particular proposal and are now indeed reflected in the Proposed LDP. A similarly flexible approach should be maintained, which may well give rise to a similar solution coming forward but would also not unduly inhibit an alternative approach being explored. The reference to policy ED1 should also be deleted. The third last bullet point should be amended to read "The site must provide a mix of uses including housing, employment, and potentially commercial and community use."
- The second last bullet point should include a note to the effect that the allotments are under private ownership by Moorbrook Textiles.
- An additional bullet point should be included which notes the suitability of the site to benefit from reduced car parking. This would be consistent with Policy IS4 – Transport Development and Infrastructure, the narrative to which states "Transport policies seek to promote the most sustainable means of travel, giving priority to walking and cycling for local journeys, and to public transport in preference to travel by car, where feasible. As well as being a positive move to tackle climate change, this approach benefits local environmental quality, personal health and mobility and helps those without access to a car.", Policy IS7 – Parking Provision and Standards, which states that "Relaxation of technical standards may be considered where appropriate due to the nature and location of the development, dependent on levels of non-car accessibility, and/or if positive amenity gains can be demonstrated that do not compromise road safety", and the Parking Standards section of Appendix 3 which states that "Parking provision levels may be exceeded or reduced dependant on: the location, the availability of public car parking in the vicinity, non-car accessibility levels, physical constraints, and impacts on the wider road network." The development site is well located with respect to access to a wide range of local facilities by walking and cycling and benefits from close proximity to longer distance bus services including to Galashiels and Edinburgh. A reduced level of car parking will enable a higher quality environment to be created including the public realm, it would also facilitate reduced impact on air quality and reduce the carbon footprint of any future development. The site location and accessibility by sustainable modes facilitates a reduced reliance on the private car, the opportunity should therefore be taken to embed this in the site requirements. Walking and cycling connectivity in the area will be enhanced through the development of the site and the provision of connections through it which currently do not exist. A specific level should not be identified so as to allow flexibility for any future design review process, but the requirement for a reduced level of car parking based on the specific merits of the site should be noted. Full or enhanced cycle parking should be provided, including parking for all types of cycle including cargo bikes.

With respect to the delineation of the site in the Settlement Profile, consistent with the comments set out above, the identification of the site of the Boiler House and the Gate House specifically for employment use should be removed to allow flexibility in the consideration of how and where best to accommodate the required employment use as and when new proposals for the site are being taken forward.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)