

## Response ID ANON-VDDE-RA3A-A

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

Submitted on **2021-01-25 11:30:03**

### About you

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

Group / organisation

### Group / organisation

#### Group / organisation

#### Group / organisation:

Historic Environment Scotland

#### Name:

[REDACTED]

#### Email address:

[REDACTED]

#### Contact telephone number :

[REDACTED]

## Proposed Local Development Plan Menu

### Where would you like to go?

Submit your response to the consultation (Exit)

## Comment on Sites in Settlements F to H

### Which Site are you commenting on?

#### Settlements F to H:

Galashiels: AGALA029: Netherbarns: Housing

#### What are your comments regarding this site?:

AGALA029: Netherbarns – HES representation

#### Context

Very shortly before the close of the Proposed Plan consultation, we became aware that an additional 'summary map' of proposed site AGALA029: Netherbarns has been added to the online Proposed Plan consultation materials. We were not directly informed by Scottish Borders Council of this additional consultation document. The summary map shows the site boundary, proposed additional planting locations, housing development areas and internal access route layout.

Whilst we have accepted the principle of development of up to 45 units on this site, we continue to consider that, as we stated in our response to the Main Issues Report consultation, any development should 'be subject to the robust application of the site requirements and development of a site masterplan. We would expect the masterplanning process to consider how various factors including building scale, location within the landscape, layout, materials, character, number and type of housing units can mitigate potential effects, and to provide a framework for detailed proposals which comply with local and national historic environment policy. Our views on a masterplan, and any application for this site, will be dependent on the level to which potential effects have been mitigated. We would expect HES to have early involvement and consultation in the masterplanning process.'

#### Our position

Future discussions on the masterplanning of the site, which will be vital to ensuring that potential significant negative effects on the historic environment are effectively mitigated, should not be constrained by inclusion within the adopted Plan of any additional detail which has not been subject to early and effective consultation. We would expect such a consultation to include the opportunity for us to make a site visit to Abbotsford House to assess potential impacts on the Category A listed house and the Inventory Designed Landscape.

Due to the late publication of the summary map, and lack of notification to stakeholders, there has been insufficient opportunity for consultees, including HES, to fully consider and take an informed view on the layout proposed in the summary map. In view of this, we consider that the summary map should not form part of the adopted Plan, however in the event that the site is allocated in the adopted Plan, we would welcome the opportunity to comment on the summary map as part of the subsequent masterplanning process.

#### Change required

The AGALA029: Netherbarns summary map should not form part of the adopted Plan. If you decide to include the summary map within the Plan, we wish this

response to be submitted to the Reporter as an unresolved representation to be considered through the Examination.

**What would you like to do now?**

Proposed Local Development Plan Menu (includes Exit option)