

Response ID ANON-VDDE-RA1V-W

Submitted to **Proposed Scottish Borders Local Development Plan**
Submitted on **2021-01-25 17:03:26**

About you

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

Group / organisation

Group / organisation

Group / organisation

Group / organisation:
Kelso Community Council

Name:
[REDACTED]

Email address:
[REDACTED]

Contact telephone number :
[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

Do you wish to submit supporting information?

Submissions:
KCC LDP Response.odt was uploaded

Where would you like to go now?

Submit your response to the consultation (Exit)

Kelso Community Council response to Scottish Borders Council Proposed Local Development Plan

Railway:

With regard to paragraph 2.15 on page 14 of the draft plan we do not feel that the final sentence, “These options will be considered by the Council including the reinstatement of the former railway line from St Boswells to Berwickshire via Kelso” gives sufficient weight to the need to have the railway reinstated.

Again on page 156 paragraph 1.4 we would like some direct reference to be added. A suggestion would be, in the longer term the Council wish to consider the potential reinstatement of the former railway lines such as that from St Boswells to Berwickshire and Berwick-Upon-Tweed via Kelso

Kelso is a vibrant town with many independent shops, accommodation providers and hospitality venues, a permanent and a temporary race course, Floors Castle and the Borders Events Centre and is heavily dependent on tourists and other visitors. Unlike almost all other Borders towns it is not on a trunk road and the roads are poor. This alone would argue strongly for the early reinstatement of the railway.

In addition, railway travel has been increasing and is projected to continue to do so as decarbonisation initiatives move forward. Having the line in operation again would considerably reduce the use of other means of transport, both for tourists and, particularly, for mass attendance events, such as those held at Kelso Race Course, Floors Castle and the Borders Events Centre.

We also feel that these improvements to connectivity are essential in achieving the objectives of the Borderlands Growth Deal.

As well as the line itself land needs to be identified for a station with parking and good links to the town centre. This would require the town service being altered to take into account of the station.

Finally, having connectivity to the East Coast Main Line as well as West Coast Line, would be hugely beneficial for the whole of the Borders so both lines should be considered at the same time. It is our view that the reinstatement of the line is an urgent priority with the aim of this being done within the time frame of the LDP.

Housing:

It is clear that there will be a significant increase in housing in Kelso both in the short term and long term. Most of these sites are on the outskirts of town so we would be interested in how they would link to the town centre and if there would be a bus connection.

A recent hot topic has been children's play parks and green spaces. What will be the council's requirements on developers and who will be responsible to maintenance?

Parking:

An issue in Kelso for many years has been a lack of town centre parking. There has been no additional parking since the early 1980s and the town has grown significantly since then with further development identified. It is vital that the council identify a space within walking distance of the town centre that can be developed for public parking.

Kelso is very fortunate in that our town centre is very much a thriving space that attracts many visitors and it's imperative we keep attracting visitors. For that we need improved signage to get people to the town and once they're here adequate signage to get them to the nearest car park.

As there are plans to expand our industrial land and the town looking to attract more visitors including bus tours it would be of benefit to have a space where lorries and buses could park up. The Old Foundry site would fit this suggestion given that there is potential that this site may be polluted from previous use. This would free up parking in the town centre car parks that coaches currently use and also take the load of the roads within the industrial estates.

Caravan Park:

We have always supported the idea of having a touring caravan site within Kelso and a few years ago made informal enquiries to local landowners. Unfortunately at that time there wasn't much interest shown. Perhaps now a few years later and with support from the council through their Economic Development Policy (ED8) there may be some new interest, especially after the coronavirus pandemic which made many people change their opinion of holidaying within the UK.

Utilities:

Our waste water treatment works have been insufficient for a number of years now with waste now being transferred into tankers and taken away for treatment at another site out of town. It would appear to local residents that the frequency of these tankers has increased and that will only increase further with more development.

The council need to find out from Scottish Water what their plans are going forward whether that's to expand the site, create another site or to continue to increase the frequency of tankers coming and going. If it's the latter improvements need to be made to reduce the impact on nearby residents and a suitable route in and out of the town need to be agreed.

Policy IS9 on Waste Water Treatment Standards and Sustainable Urban Drainage states quite clearly that the Council should be negotiating with Scottish Water and SEPA to provide proper sewage capacity. "Development will be refused if: b) it will overload existing infrastructure or it is impractical for the developer to provide for new infrastructure. "

Within the plans for new development sites there is no evidence to address this issue.