

**Johnston, Charles**

**From:** [Redacted]  
**Sent:** 19 December 2013 12:12  
**To:** localplan  
**Cc:** Graham, Philip  
**Subject:** Scottish Borders Local Development Plan - Consultation - Site Ref APEEB021  
**Attachments:** appendix 1 - call for sites jan 20112013-12-16-160052.pdf; Housing layout for MIR rep 1217 SK01.pdf; Representation on behalf of L&S Site APEEB021 Proposed Plan 191213.pdf

Dear Phillip

Further to our conversation, the online submission did not appear to be operating correctly. I have therefore attached representation and appendix attachments to support the case on behalf of Lawrie and Symington Ltd.

Please can you acknowledge receipt of this submission

Kind regards  
Neil

Neil Gray  
Associate Director | Planning

Colliers International  
39 George Street | Edinburgh EH2 2HN | United Kingdom  
[www.colliers.com/uk](http://www.colliers.com/uk)



We have chosen to donate the money we would usually spend on printing Christmas cards to Help for Heroes, a charity that helps those who have been wounded in Britain's current conflicts.

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

Confidentiality Notice: This communication and the information it contains: (a) is intended for the person(s) or Organisation(s) named above and for no other persons or organisations and, (b) may be confidential, legally privileged and protected by law. Unauthorised use, copying or disclosure of any of it may be unlawful. If you receive this communication in error, please notify us immediately, destroy any copies and delete it from your computer system.

Our Ref d0044361  
Your Ref

39 George Street  
Edinburgh EH2 2HN  
www.colliers.com/uk



19<sup>th</sup> December 2013

Plans and Research Team  
Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 0SA



Dear Sir / Madam

**PLANNING ETC (SCOTLAND) ACT 2006  
SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: PROPOSED PLAN CONSULTATION**

**LAND SOUTH OF SOUTH PARK ROAD, PEEBLES (SITE REF APEEB021)**

Colliers International acts on behalf of the landowner Lawrie and Symington Ltd (L&S). This representation is made in response to the current period of consultation by Scottish Borders Council into the Proposed Plan stage of preparing a new Scottish Borders Local Development Plan (LDP). The Council is seeking comments about its settled position, with regard to proposed development sites and applicable planning policies. This representation advances Lawrie and Symington's case in **support** of the identification of site APEEB021 in the Proposed Plan.

**Participation to Date**

L&S has been actively promoting the future development potential of land at Peebles since 2005. This has been through the Development Plan hierarchy comprising the approved SESPlan; and the Consolidated Scottish Borders Local Plan and its amendment.

L&S submitted a site bid document promoting the future development of land for up to fifty houses at Edderston Ridge, Peebles, in response to the Council's Call for Sites stage in January 2011. That land forms part of Lawrie and Symington's ownership in the south west of Peebles. In June 2012, Lawrie and Symington responded to the Council's Main Issues Report consultation for the Scottish Borders Local Development Plan supporting the Council's preference to identify land south of South Park, for housing development.

**Comments about the Proposed Plan**

The Proposed Plan again identifies land south of South Park Road Site reference APEEB021. The Council has indicated a preference of this site for housing, 50 units capacity. The Council has indicated a list of requirements in relation to the future development of the site. These matters are considered and addressed in this representation to demonstrate the site is effective and can be





delivered. It would provide a supply of future housing in Peebles to satisfy the proposed LDP development strategy and housing land requirement directed by the strategic development plan SESPlan. Previously submitted masterplan layout of site APEEB021 shows one potential option for a layout of the site, which demonstrates the scale, form and arrangement of the site.

L&S is in discussion with a leading housebuilder to take proposals forward. This demonstrates to the Council that the site is not being promoted on a purely speculative basis. It demonstrates the deliverability of the site which will be further discussed below. As the leading housebuilder has an established and successful relationship with the Council through delivery of sites elsewhere in the Borders, this is considered to offer confidence to the Council, and the landowners, that deliverability is a realistic prospect within the new Plan's lifetime.

Therefore, generally, L&S support and welcome the Council's option to identify land at South Parks under site reference APEEB021. However, as will be explained below in response to the Proposed Plan itself, further consideration should be taken by the Council in relation to suggested proposed modifications.

The Proposed Plan states:

***"Proposed Plan Paragraph 10.67.19  
Site Reference APEEB021***

*Site Requirements. It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site. A flood risk assessment is required to inform the site layout, design and potential mitigation. A watercourse buffer strip will be required. No built development should take place on the functional flood plain or over existing culverts. The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance. Provision of structure planting will be required. Evaluation and associated mitigation of archaeology and impact on River Tweed will be required. In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required."*

L&S **support** the identification of site APEEB021 for housing. The indicative capacity of 50 units is also supported for this 2.4Ha site.

However, L&S takes issue with some of the Council's requirements for development of the site, particularly:

- The requirement for a watercourse buffer strip and restriction of no development on the functional flood plain; and
- Provision of structure planting in the manner indicated on the Peebles Settlement Plan.

## **FLOOD RISK AND DRAINAGE**

In the Local Development Plan Background Paper produced to assist the Council in its assessment of site, the Technical Note: Strategic Flood Risk Assessment examines all sites for their suitability for development and what mitigation, if any, is required for sites which may have a flood risk.

It is noted at page 6 of the Technical Note, a list of "Existing Flood Prevention Schemes" includes the following;

<p><i>"Peebles – Southpark Area Flood Prevention Scheme 1987</i></p>	<p><i>Edderston Burn and surface run-off from fields</i></p>	<p><i>Peebles</i></p>	<p><i>0.436</i></p>	<p><i>The purpose of the scheme is to mitigate the flooding of Caledonian Road, Southpark Drive and Southpark West areas of Peebles by surface run-off from the fields to the south-west of Southpark and overflows from Edderston Burn. Construction of a diversion channel and weir on the Edderston Burn, a screen at Southpark Road connected by culvert to an outfall into the River Tweed, a protective embankment over the culvert and regarding of the existing open channel.</i></p>
--	--	-----------------------	---------------------	---

This information suggests a form of mitigation is already in place. Also, the Site APEEB021 is indicated in the Technical Note in a series of maps at the end of the document, showing clearly no flood risk affecting the development site.

In relation to the Strategic Environmental Assessment (SEA) of the Proposed Plan and Site Assessment, prepared by the Council, the Council's Technical Note (December 2013): SEA of Site Reference APEEB021 states the initial assessment "flood risk assessment not applicable" but refers to SEPA consultation response *"SEPA RESPONSE: Request a flood risk assessment and a buffer strip to be included as site requirements. As well as no built development should take place on the functional flood plain or over existing culverts."*

For South Parks, being land immediately south of South Park Industrial Estate, lying within the above Flood Prevention Scheme, it is considered the key matter in the case of flood risk here is the form and habit of the Edderston Burn. The matters relating to flood potential of the land in control of L&S (including the site APEEB021) was considered and reported to Scottish Borders Council by Fairhurst. Their flood risk analysis was included in earlier "Call for Sites" submission made to Scottish Borders Council dated January 2011. A copy of the relevant sections of the submission is enclosed with this representation (pages 21 and 22 of the Call for Sites submission). In that submission, in addressing the flood risk issue Fairhurst commented:

***"Flood Risk***

*Previous planning consultation exercise responses, including those of SEPA in relation to this site has highlighted a flood risk issue. This has been considered below:*

*The proposed development site at Edderston Road is shown to be outside the indicative flood risk area based on the SEPA flood map.*





*The proposed development site at Edderston Road is bound / intersected by 2 watercourses. These are the Edderston Burn that rises to the south west of the development site and the un-named tributary that rises to the south of the development site. The contributing area feeding both watercourses are 0.75km<sup>2</sup> (Edderston) and 0.5km<sup>2</sup> (un-named tributary) respectively. See Figure 86608/FRA01 catchment plan” (the plan is also attached to this submission).*

Fairhurst recommended a Surface Water Management Plan will be developed to determine the requirements of a surface water drainage design. **We would respectfully suggest this recommendation is agreed by the Council in its developer requirement list, modifying the Proposed Plan requirement for a Flood Risk Assessment and implementation of a water course buffer strip.**

It is also noted that the other Developer Requirement for Site APEEB021 relating to the above drainage matters concerns culverts. The Requirement stated here is *“The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance”*. L&S has **no objection** to this requirement. The culvert management can be enforced by any future planning permission legal obligation by the developer or land owner.

#### **LANDSCAPE BUFFER**

L&S **takes issue with** the developer requirement for site APEEB021 that requests a 'structural landscaping' as part of the development. The Peebles Settlement Plan illustrates how the requirement is shown to lie outside of the site APEEB021 site boundary. This appears to be an arbitrary shape and form based on no defined field or land boundary. There is also little evidence to support the Council's requirement for this landscaping at this location.

In the Council's Technical Note: SEA of Site Assessment (December 2013) for Site Reference APEEB021 indicates under 'Landscape Assessment' that it does not lie within any designated landscape area, but adjacent to an Area of Great Landscape Value (AGLV), and comments on features: *“Some trees on site though further landscape enhancement would be required including outwith site”* and capacity *“The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.”*

Furthermore in the 'Open Space' criteria assessment, the SEA Technical Report comments *“Visual relationship/integration with existing settlement: The enclosed and relatively contained character of these fields are strongly influenced by the adjacent settlement to which they are orientated, and by which they are partially contained.”*

At the Main Issues Report stage, the Council's report of response to the consultation states: *“the contributor disagrees with the extent of the landscaping identified within the Plan. The contributor also states that the site is deliverable. In response, the Council stated: “The site was fully assessed prior to the inclusion in the Main Issues Report (MIR) and in respect to the landscaping identified within the MIR, this is what is considered necessary to screen, enclose, and provide a setting for the site should the site come forward within the Proposed Local Development Plan”.*

L&S consider the means of screening, enclosure and provision of a setting for the site is spurious. The indicated structural planting does not appear to follow any defined field or other property boundary, nor does it offer any real long-term permanent boundary management as a result. There is no specific justification or reason offered by the Council, for the landscaping boundary as indicated. It is unclear whether the landscaping boundary should be delivered as part of a planning application for Site Reference APEEB021.

### **LONGER TERM EXPANSION**

The Proposed Plan identifies 2.4Ha of land in control of L&S for around 50 housing units (site Reference APEEB021).

Earlier representations to the Call for Sites and Main Issues Report, along with historical representations promoting a larger area of land in control of L&S were examined by a Scottish Government Reporter at the Consolidated Local Plan Examination in 2010.

Submissions were made on behalf of L&S, to the Main Issues Report stage. The Council has reported its views about the longer term potential expansion of Peebles in the south westerly direction, as follows:

*"SPEEB006 for Long term mixed use including housing and employment. The contributor's submission includes a Development Framework Plan. The contributor states that extensive new planting can be carried out to form the setting of the new development and that the site provides a distinct natural containment within the existing landscape; that the site could be accessed of Edderston Road and from South Parks; it would be an effective site; and that it compares favourably in relation to flood risk and physical location to the town when considering other sites identified within the town"*

*The Council stated that "a reduced site was considered by the Local Plan Amendment Reporter for housing, as well as for longer term development. The Reporter who did not support the allocation of the site as a result of roads issues stated within his conclusions:*

*"Traffic matters are also of concern and the difficulties of access via Caledonia Road and South Parks and the Tweed crossing are common to both sites" in reference to sites APEEB016 and site APEEB015 (both sites of which are part of site SPEEB006), the Examination Reporter then added: "I conclude that site APEEB016 should not be regarded as preferable to sites to the south-east of Peebles and should not be allocated for longer term development".*

The potential for longer term expansion of housing set within a defined structural landscape extending south and west towards Edderston Farm could be achieved in the longer term. This offers an alternative longer term expansion direction to that which is supported in the Consolidated Local Plan and this, the emerging replacement Local Development Plan. Within the Western Hub of the Scottish Borders.

We trust these above comments will be taken into account when assessing responses to the Proposed Plan consultation. If you wish any further information in relation to the indicative site layout, or wish to discuss the proposals in any way, then please contact me in the first instance.  
Yours Sincerely

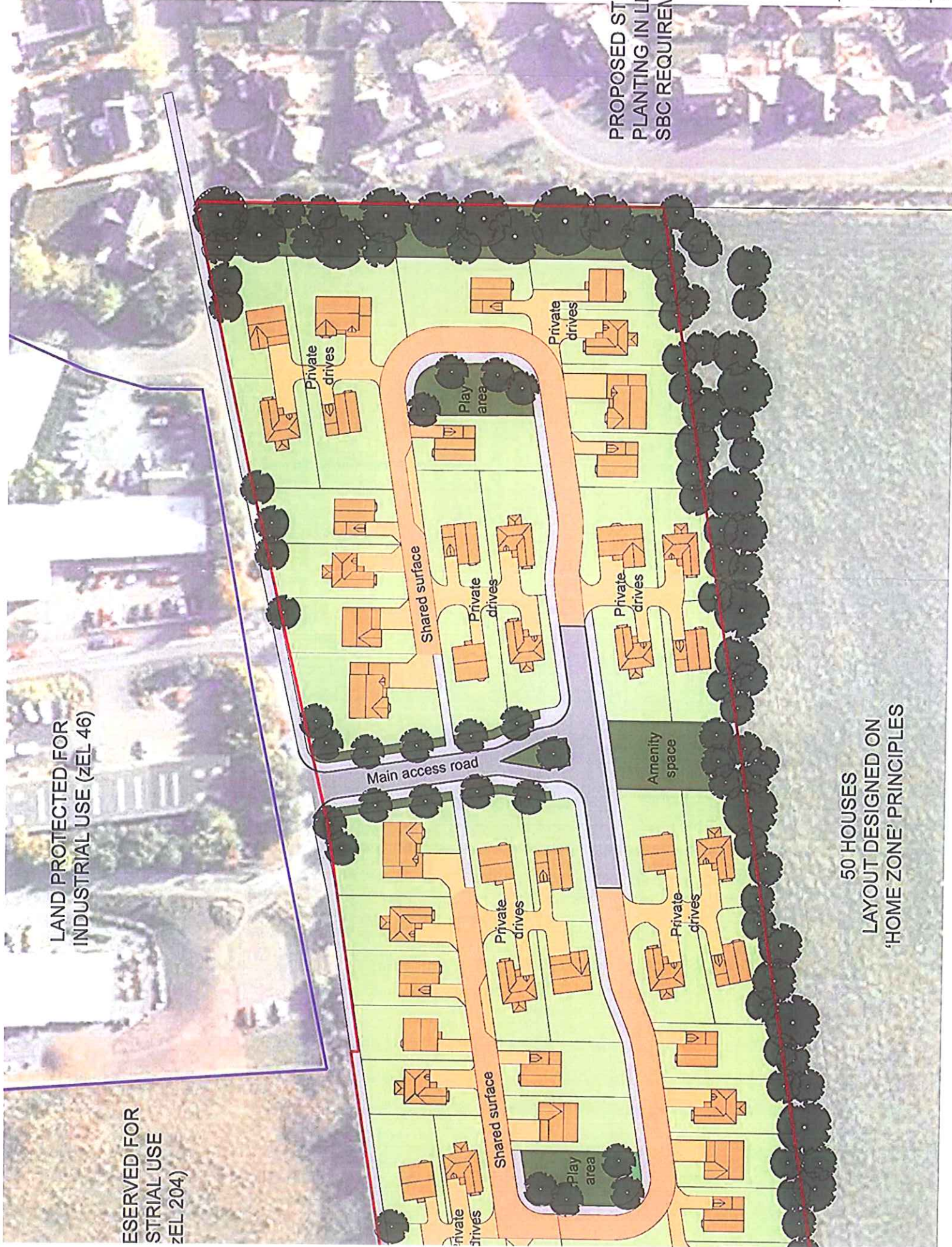


**Neil Gray MRTPI**  
**ASSOCIATE DIRECTOR**

Enc.  
Proposed Masterplan for Site APEEB021

cc. Lawrie and Symington





LAND PROTECTED FOR INDUSTRIAL USE (ZEL 46)

RESERVED FOR INDUSTRIAL USE (ZEL 204)

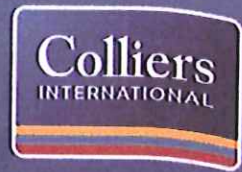
PROPOSED STRUCTURAL PLANTING IN LINE WITH SBC REQUIREMENTS

50 HOUSES  
LAYOUT DESIGNED ON 'HOME ZONE' PRINCIPLES

BG Architects  
5 Braehead Park  
Linnithgow  
West Lothian EH4

1217 (SK)0





---

# Lawrie and Symington Ltd

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN  
CALL FOR SITES: SITE BID RESPONSE  
28<sup>TH</sup> JANUARY 2011

---

PREPARED BY

COLLIERS INTERNATIONAL

PREPARED FOR

LAWRIE AND SYMINGTON LTD

### Flood Risk

Previous planning consultation exercise responses, including those of SEPA in relation to this site has highlighted a flood risk issue. This issue has been considered below.

The proposed development site at Edderston Road (Option A, Appendix 1) is shown to be outside the indicative flood risk area based on the SEPA flood map. The SEPA flood maps are however limited to catchments greater than 3km<sup>2</sup>.

The proposed development site at Edderston, Peebles is bound / intersected by 2 watercourses. These are the Edderston Burn that rises to the south west of the development site and the un-named tributary that rises to the south of the development site. The contributing area feeding both watercourses are 0.75km<sup>2</sup> (Edderston Burn) and 0.5km<sup>2</sup> (un-named tributary) respectively. See Figure 86608/FRA01 catchment plan (at Appendix 4).

The catchment areas are small and the SEPA Report 124 – “Small Catchment methodology” has been used to calculate the return period flood flows in the watercourses. The return period flood flows are summarised in Table 1:

Return period (yrs)	Peak Flood Flows (m <sup>3</sup> /s)	
	Edderston Burn	Un-named Tributary
5	0.36	0.25
10	0.46	0.32
25	0.59	0.41
50	0.71	0.50
100	0.86	0.60
200	1.04	0.73

Table 1: Calculated peak flood flows in watercourses

The channels are steep based on an average gradient across the site of 1 in 13. The flood rise is going to be limited based on steep gradients and the small contributing areas upstream. As part of the detail design of the development a check of the hydraulic capacity of the channels would be carried out and any proposed crossings would be sized to convey the 1 in 200 year flow with appropriate freeboard.

A sluice is located on the Edderston Burn which diverts water into an open drain that runs along the edge of Edderston Ridge. The open drain enters a culvert at South Park and into the River Tweed. The drain and the sluice forms the Edderston Burn Flood Prevention Scheme which diverts flood water away from the Edderston Burn to alleviate flood risk further down the watercourse. The scheme is believed to be designed to a 1 in 50 year standard.

#### *Increased Runoff*

Due to the changes in land use from the development there may be increased flood risk within and also downstream of the site as a result of the increased





surface water runoff. Given the historic flood risk downstream of the site on the Edderston Burn it is considered no increase in runoff rate entering the watercourse would be acceptable.

Uncontrolled drainage from the development will increase the rates and volumes of runoff and this has potential to increase flood risk. To prevent an unacceptable increase in flood risk a Surface Water Management Plan (SWMP) will be developed to determine the requirements of the surface water drainage design.

Through the implementation of Strategic Surface Water Systems, comprising of Sustainable Drainage Systems (SuDs) the rate of runoff can be controlled to ensure that runoff is not increased. SuDs can also provide additional environmental benefits to the development in terms of treating runoff, and protecting the water quality downstream, providing amenity and habitat benefits within the development.

On the basis of the above, it is concluded that the proposals contained in this site bid address a number of the constraints and opportunities identified above and demonstrate at this early stage how the proposals provide a realistic response to the issues.

#### Landscape fit

The L&S proposal in this submission, is directed to the south eastern-most part of the area in the landscape study, as it is not constrained in landscape terms and would offer further landscape enhancement and design concept would resonate with the advice contained in the consultant's conclusions of this part – including provision of SUDS, access and structure planting.

#### Design Principles

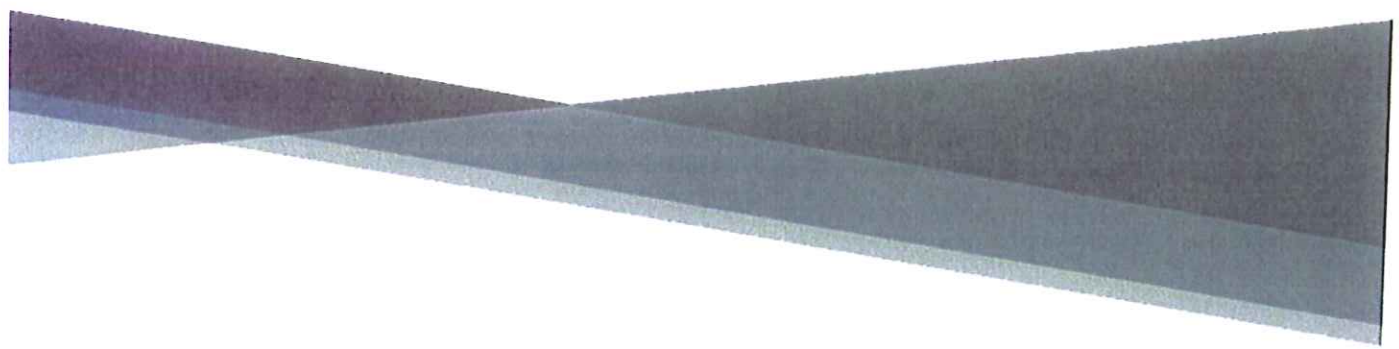
The approach described earlier in the text in relation to the design guidance available from SBC (particularly Placemaking and Design (Jan 2010)) will be adopted throughout.

The basic principles are that the housing (a mix of 1, 1½ and 2 storey) will be in clusters which will be orientated generally South and West and will create spaces of a human scale with the emphasis on pedestrian priorities (See details in Appendix 3). This will be achieved through a very clear vehicular/ pedestrian circulation hierarchy and use of central parking areas with pedestrian walkways to the individual houses. This is intended to minimise vehicular surfaces. It is intended that there will be a mix of housing types and densities to reflect the character of many areas of Peebles and an appropriate affordable housing percentage will be included. The intention is to use energy efficient materials and methods and adopt environmentally sound design principles. The choice of materials will be appropriate to the local area.

Pedestrian links to other housing in the development and to the Town Centre amenities and employment areas are key to the proposals, as are use of hard and








# APPENDIX 4: FLOOD RISK MAPPING





**Legend**

-  Option A / B
-  Option C (additional area)
-  catchment
-  Edderston Burn
-  Un-named Tributary

Client:

Drawn: DH  
 Date: 25/01/2011  
 Drawing: 36505/FRA01

43 George St.  
 Edinburgh  
 EH2 2HT

This Plan is based on Ordnance Survey data. It is not a substitute for a site visit. The information is provided as a guide only. The user of this plan is advised to check the accuracy of the information. The user of this plan is advised to check the accuracy of the information. The user of this plan is advised to check the accuracy of the information.

