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ROWAN COURT CAVALRY PARK PEEBLES EH45 9BU



ASP/LAH
28th February 2014

Director of Environment & Infrastructure
SCOTTISH BORDERS COUNCIL
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

Dear Sirs,

**SCOTTISH BORDERS COUNCIL : PROPOSED LOCAL DEVELOPMENT PLAN
SETTLEMENT PROFILE - PEEBLES**

I note the allocation of potential residential development sites in Peebles and would record our disappointment that land at Tintah, Edderston Road, Peebles has been overlooked.

The site remains available for inclusion as stated in our attached letter of 12th June 2012 in the event that alternative or additional sites are required to deliver new housing in Peebles.

Yours faithfully,



Andrew S. Pearson
Managing Director



Our ref: ASP/ELD

12th June 2012

Director of Environment & Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
TD6 0SA

For the attention of Trish Connelly

Dear Sirs,

**SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN
MAIN ISSUES REPORT
LAND AT TANTAH, EDDERSTON ROAD, PEEBLES**

I would like to identify the above site as a potential site for residential development on a small scale.

In view of the relatively low level of new home starts and completions in the Peebles area as a consequence of the effects of the Credit Crunch which commenced in 2008 and its likely continuation for several years, we would be grateful if the Council could consider allocating the above site which extends to approximately 2.0 acres for residential development to augment the sites already allocated in the Local Plan and Main Issues Report.

The site is accessible from a lane which can be widened if necessary by utilising a strip of grass in my garden between the boundary fence and a beech hedge.


Water, power and BT infrastructure is already located on site and drainage and gas can be picked up at the end of the lane.

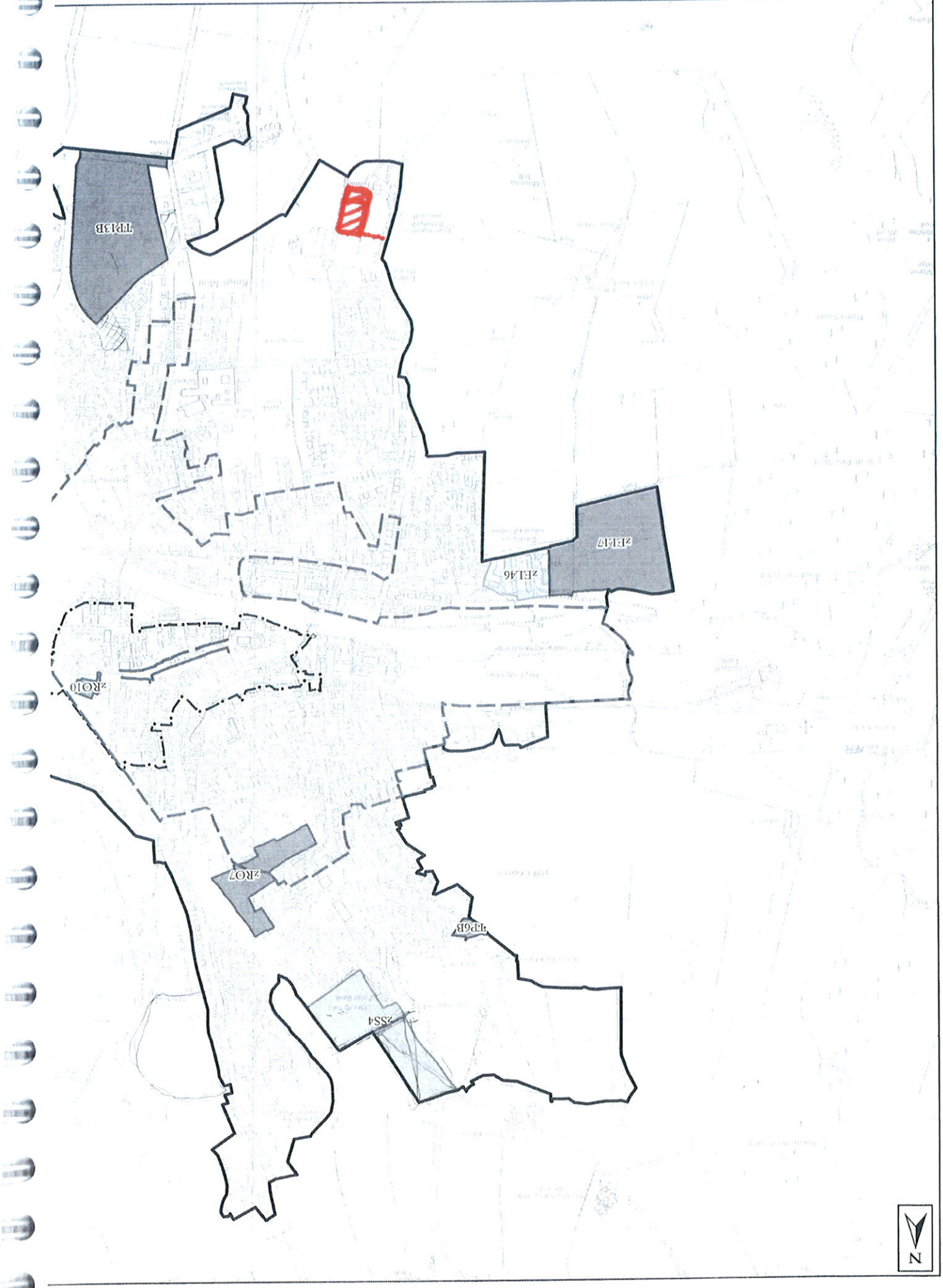
In terms of landscaping, a copse of 100 trees, a beech hedge and row of chestnut trees have been planted and maintained since 2002 which will lessen the visual impact which any new housing would impose on any existing residences nearby.

Tweed Homes is a local based housebuilding company which does not hold a significant land bank so this site could be commenced promptly and become an effective supply of housing land.

I trust the foregoing opportunity is of some interest to Scottish Borders Council when considering its review of the Local Plan and Main Issues Report

Yours faithfully


Andrew S Pearson
Managing Director



↑
EDDORSTON
ROAD



CLUSTER OF 6 CORNIFLORUM
↑
SYCAMORE TREE
↑
SPECIMEN OAKS IN AVENUE OF GREEN ONTO CARMINE HILL
↑

GAS

AVENUE OF 15 CRESTNUT TREES UP TO 20 FEET HIGH. BEEN HELD IN RIMS ALONG LINE OF TREES.

POWER 148T

CORSE OF 100 TREES

WATER MAIN