



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

I have studied the Proposed Local Development Plan and I would confirm that I very much welcome a number of initiatives promoted within the Vision, Aims and Special Strategy Section.

I am pleased to note the Council's commitment to addressing climate change (Section 3.8) which can be achieved quite readily in larger settlement areas. However this policy sets a particularly difficult challenge for many of the rural villages in the Borders which do not benefit from a supply of mains gas. The pursuit of low carbon buildings can often result in the provision of green fuel which can be more expensive to run than low energy fuel which may not be from a renewable source.

Unfortunately, this well intended policy proposal, inadvertently creates problems in addressing the effects of fuel poverty. This challenge has to be addressed with the Council's Planning and Building Control sections working together with the development industry to delivery viable low energy solutions.

I welcome the proposal that the high amenity business park at Cavalry Park in Peebles is protected from other uses (Section 3.32). I am, however concerned that the site is described as a high amenity business and industrial site as there are a number of Section 32 legal restrictions placed on the land use by Scottish Enterprise. My understanding is that clean, high tech, light industry is permissible however untidy, noise generating business and motor trade activity is prohibited by Scottish Enterprise.

Over the last 10 years I have built 23 business units at Cavalry Park which has created and preserved many jobs and during the process I have taken pride in providing a beautiful, tranquil landscape setting enjoyed by local business and the general public. It would be tragic if this peaceful environment was destroyed by the introduction of inappropriate industrial activity and I would urge you to expand on the wording of this policy sensitively to set out what is acceptable whilst safeguarding the interests of the local community and its businesses.

I note that there is an existing Industrial Park at South Parks in Peebles and perhaps it should be also safeguarded, with any employment interests of an industrial nature directed to this site.

Finally, I welcome Section 3.26 which highlights a possible requirement for a second bridge over the River Tweed and the need to address road improvements at Dirtpot and Neidpath Corner.

Yours faithfully,

Andrew S. Pearson
Managing Director