

Scottish Borders Local Development Plan  
Proposed Plan Representation

Galashiels – town profile section

- Asda made representations to the Main Issues Report recommending that the allocation of the Asda store site in Galashiels be changed. The adopted Local Plan allocates the site as a 'commercial redevelopment' opportunity, which has clearly now taken place.

It was therefore submitted at the MIR stage that the forthcoming LDP should recognise that the land redevelopment has now taken place and the land returned to 'white land' on the proposals map. As such Asda recognises and supports the Council decision to remove the allocation and to return the site to 'white land'.

- Asda supports the review of the town centre boundary within Galashiels on the basis that the proposed Town Centre boundary is appropriate and reflects the function and facilities of the centre.

Policy ED3 Town Centres and Shopping Development

- Paragraph 1.4 - Asda supports the mix of uses listed within this paragraph as being appropriate developments for the town centres. The recent draft SPP, which is due to be finalised in June 2014, advocates the widening out of the sequential approach to the location of retail and leisure developments to include "all uses which generate significant footfall, including retail and leisure uses and public buildings such as offices, libraries, and education and healthcare facilities." Given the likelihood of the new SPP being finalised during the preparation of this LDP, it is appropriate for this paragraph and the resulting policy ED3 to reflect this position.
- Policy ED3 – As set out above, it is recommended that this policy reflects the widening out of the requirements for the sequential approach to development locations to be applied for all uses which generate significant footfall. This can be easily achieved by amending the third paragraph of the policy to read as follows:

*"To protect town centres, town centre locations will be preferred to edge-of-centre locations for all uses which generate significant footfall. Edge of centre locations which, in turn, will be preferred to out-of-centre locations..."*