

**Johnston, Charles**

**From:** Justin Lamb [REDACTED]  
**Sent:** 03 March 2014 15:32  
**To:** localplan  
**Cc:** Gordon Renwick [REDACTED]; Justin Lamb; Susan Laidlaw  
**Subject:** SBC Proposed Local Development Plan - Representation regarding Land to the North of Horsbrugh Bridge, Cardrona  
**Attachments:** SBC Proposed Plan\_ Horsbrugh North\_Final.pdf

To Whom it may Concern

I refer to the deadline of 5pm today for consultation regarding the Proposed Local Development Plan and have pleasure in enclosing the attached Representation relative to Land to the North of Horsbrugh Bridge at Cardrona on behalf of Renwick Country Properties.

If you require any additional information regarding this Representation or wish to discuss any aspect in greater detail, please do not hesitate to contact me.

Kind Regards

Justin



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**Representation to Scottish Borders Proposed Local  
Development Plan**

**In respect of North of Horsbrugh Bridge, Cardrona  
(Site Reference – MCARD006)**

Prepared by Justin Lamb Associates

on behalf of

Renwick Country Properties

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**Appendix 3 – Letter from Quattro Consult**

# 1. Introduction

## Site Location and Description

This submission has been prepared in response to the Scottish Borders Proposed Local Development Plan which was published for public consultation in December 2013.

Justin Lamb Associates have been instructed by Renwick Country Properties to prepare a representation in support of Land to North of Horsbrugh Bridge, Cardrona (Ref: MCARD006) and its inclusion within the Scottish Borders Council Proposed Local Development Plan for a mixed use development including 25 residential units.

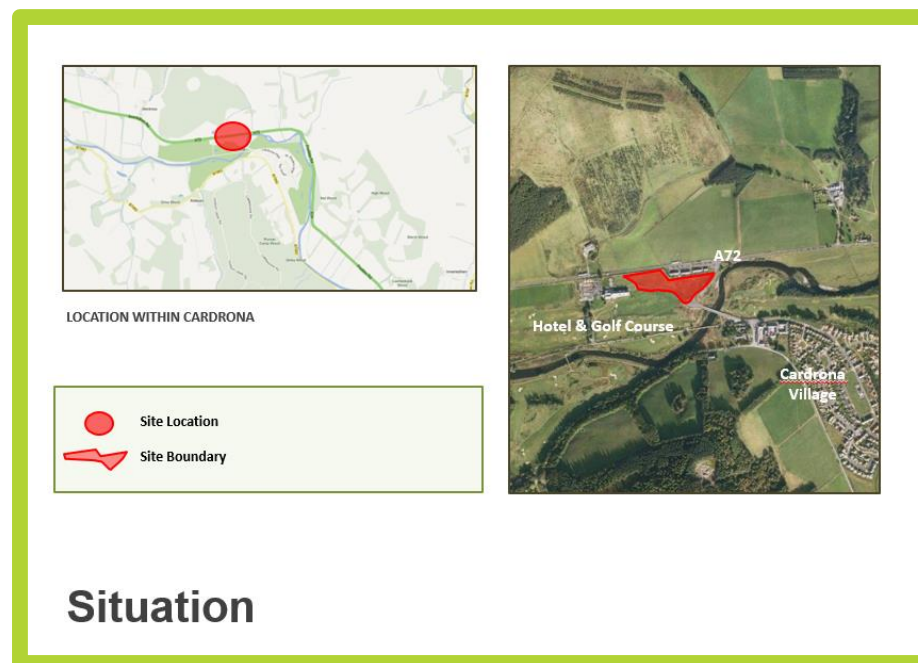
The site extends to some 1.9 hectares and is bounded by the A72 / Horsbrugh Cottages to the north, MacDonald Cardrona Hotel Complex to the west, Cardrona Village access road to the east and golf course/ Hotel access road to the south. It lies within the existing settlement boundary indicated in the current adopted Local Plan.

For ease of reference the site is referred to in two parts:

1. Employment / Commercial use on the east part (Planning Consent for Garden Centre, Nursery and Craft Units) and;
2. Housing use on the west part of the site.

The land to the east can be described as falling gently to the south and east towards the Village access road and River Tweed. The site is not in agricultural use and is currently vacant land.

The land to the west is elevated around 2m above the east part of the site and has a rough grassland appearance. The site is not in agricultural use.



## Land North of Horsbrugh Bridge, Cardrona

## 2. Planning Context

### Scottish Borders Proposed Local Development Plan

Scottish Borders Council are currently working towards producing a Local Development Plan (LDP) to replace their existing adopted Local Plan. Having previously consulted upon the Main Issues Report in Spring/Summer 2012 Scottish Borders Council have now published their Proposed Local Development Plan and this is currently subject to a 12 week period of Public Consultation ending on 3<sup>rd</sup> March 2014.

In order to define the planning status the site is explained (as noted above) as the east part and west part of the site.

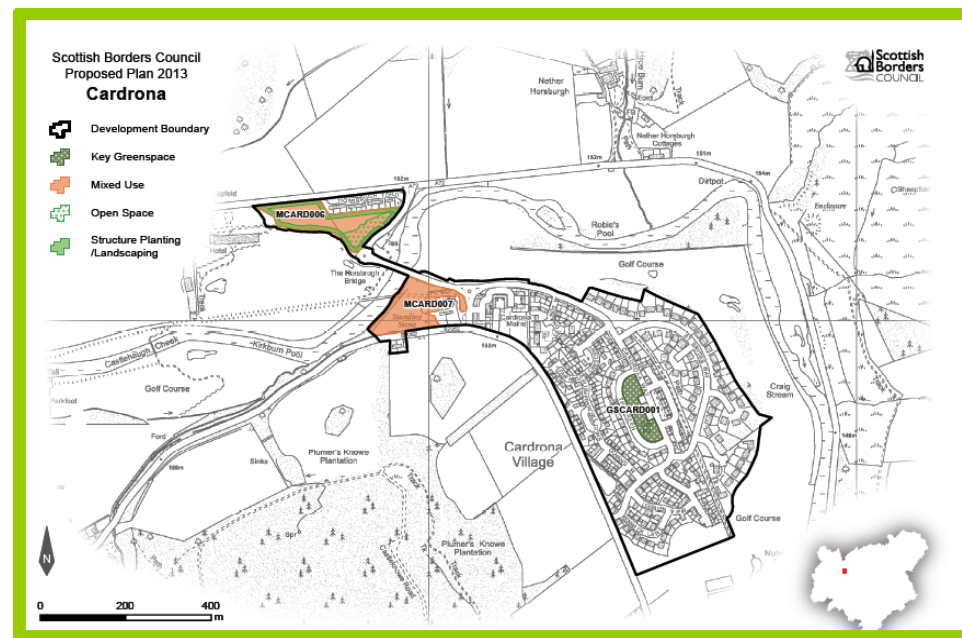
#### East Part of Land North of Horsbrugh Bridge

The east part of the site benefits from two Detailed Planning Consents, namely:

- 04/02215/FUL – Planning Consent for the erection of a garden centre and nursery with associated parking and landscaping;
- 05/00546/FUL – Planning Consent for the erection of four craft units

Both Planning Consents have commenced development and will not time expire. A copy of the Consents is incorporated as Appendix 1 and 2.

The site North of Horsbrugh Bridge is identified in its entirety in the Proposed Local Development Plan as being within the settlement boundary for 25 residential units with associated employment and commercial uses.



## 3. Site Appraisal / Development Proposal

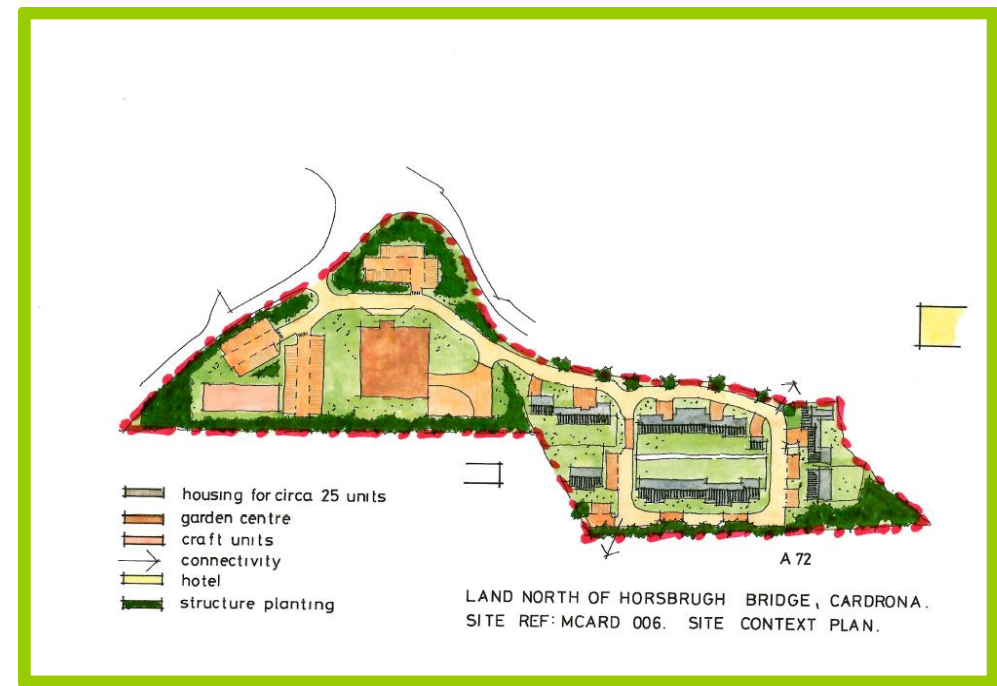
In incorporating the site within the Proposed Plan the Council has set out the Site Requirements outlined opposite.

All of these matters can be addressed as follows:

- Planning Brief (in form of Supplementary Guidance)**  
 Renwick Country Properties supports the opportunity to agree a Planning Brief with Scottish Borders Council for the North of Horsbrugh Bridge and has been in discussion with Council Officials in this regard.
- The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development**  
 The east part of the site has Detailed Planning Consent for a Garden Centre, Nursery and four Craft Units providing suitable commercial and employment opportunities. Ongoing discussions with both the Development Management and Local Plan Teams at SBC have recognised that the development on the eastern portion of the site has commenced and, as such, a single application will not be necessary for both elements of development.
- Flood Risk Assessment will be required to inform the development of the site**  
 A Flood Risk Assessment has not been required in terms of the Planning Consents granted to date for the east part of the site.

Quattro Consult Limited, Engineers has considered the proposed housing area on the west part of the site and confirms that the site would not flood in a 1 in 200 year event, and that a drainage and flood assessment would accompany any planning application. A copy of the letter from Quattro Consult Limited is shown attached in Appendix 3.

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCARD006	North of Horsbrugh Bridge	1.9	25
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site</li> <li>The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development</li> <li>A Flood Risk Assessment will be required to inform the development of the site</li> <li>Provision of structure planting will be required to enhance, enclose and shelter the site</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation/Sites of Special Scientific Interest</li> <li>In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			





## Site Appraisal / Development Proposal cont.

- **Provision of Structure Planting will be required to enhance, enclose and shelter the site**

The design of the site shall take account of structure planting to ensure that the site enhances the character at this important arrival point to Cardrona.

An indicative site concept plan has been prepared as shown on the previous page. This plan provides for a strong landscape buffer to both the west and eastern boundaries of the eastern (employment) site. Additionally, the housing site to the west will front the A72 with a single sided terrace to respect the adjacent terraced units at Horsbrugh Ford. The main access road from the A72 to Cardrona (Cardrona Way) from which access is taken to serve the Horsbrugh North sites already benefits from an approved landscape buffer although this is currently subject to negotiation with the Council for improvement and enhancement.

Detailed structural landscape plans would be prepared to accompany the Planning Application for the eastern site.

Additional landscaping will be provided to the A72 boundary with a structured group of trees between the site and the Hotel edge to the west.

- **Mitigation Measures are required to prevent any impact on the River Tweed Special Areas of Conservation / Sites of Special Scientific Interest**

The Surface Water Management treatment will be agreed with SEPA and handled in accordance with best practice in order that any flow from the development would be treated appropriately prior to discharge into the River Tweed Special Areas of Conservation and Site of Special Scientific Interest.

- **In advance of the development being occupied, connection of the waste water (foul) drainage to the public sewer will be required**

The development proposed at Horsbrugh North would connect in the foul drainage system which presently runs along the south of the site and serves the Macdonald Cardrona Hotel.

A Drainage Impact Assessment shall be progressed together with liaison with Scottish Water to ensure adequate capacity can be provided.

We believe that the Site Requirements highlighted in the Proposed Plan have been fully addressed for part of the site through the existing Detailed Planning Consents and that there are no known issues that would restrict development on the balance of the land which is also located within the settlement boundary.

### Development Proposal

A site capacity layout has been prepared by Yeoman McAllister taking account of the above matters to demonstrate that the land north of Horsbrugh Bridge is capable of accommodating 25 residential dwellings and Garden Centre / Craft units or other employment use. The layout on the east of the site is flexible and can accommodate other employment uses or site layout needs to mitigate any site or design opportunities / constraints.

The Architect and landowner has held a number of meetings with Planning and Highways and the principles of development have been agreed and accord with proposed Local Development Plan allocation.

The Site Concept Plan referred to earlier in this submission relates to a housing element on the western portion of the site to the approved employment / commercial use on the eastern part of the site and the existing terraced properties to the north. The proposal has been designed and developed to address the following matters:

- Designing Streets: Mixed Tenure Housing
- Highways: Road layout – a loop road system approach with traffic calming narrowings ensuring provision for swept path analysis for service vehicles.

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## 4. Conclusion

The land North of Horsbrugh Bridge, Cardrona should be allocated mixed use site in Scottish Borders Local Development Plan for the following reasons:


- North of Horsbrugh Bridge is a logical extension to Cardrona Village and will consolidate the entrance to Cardrona Village with additional structure planting, improving the visual impact from the A72 and extending the opportunities for employment / commercial uses in the local area.
- An indicative Concept Plan / Layout Plan for the mixed use proposals at Horsbrugh North has been prepared to demonstrate the sites ability to accommodate 25 residential dwelling plus the garden centre and craft units which will provide the mixed use element.
- The 'Site Requirements' highlighted in the Proposed Local Development Plan have been or can be addressed through the Detailed Design process.
- The site is deliverable from a planning and technical perspective and can contribute to the effective housing land supply and provide additional employment opportunities.

Renwick Country Properties fully support the allocation of the mixed use site at the Land to North of Horsbrugh Bridge in Cardrona for 25 residential units and employment/commercial uses and is keen to engage with the Council in early course to agree a Planning Brief for the entire site.



# Appendix 1

04/02215/FUL – Planning Consent for the erection of a garden centre and nursery with associated parking and landscaping; and


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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

**Application for Planning Permission** **Reference : 04/02215/FUL**

**To : Renwick Country Properties Ltd per Yeoman McAllister Architects 64 Coltbridge Avenue Edinburgh EH12 6AH**

With reference to your application validated on **12th November 2004** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of garden centre and nursery school with associated parking and landscaping**


**at : Land South Of Horsbrugh Ford Cottages Cardrona Peebles Scottish Borders**

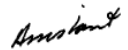
The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 **subject to the following condition:-**


that the development to which this permission relates must be begun within five years from the date of this consent.

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated

Dated 25th April 2005  
Economic Development and Environmental Planning  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA

Signed   
Head of Development Control




**Scottish Borders**  
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**Application reference : 04/02215/FUL**

**SCHEDULE OF CONDITIONS**

- 1 The means of water supply and of both surface water and foul drainage to be submitted for the approval of the Planning Authority.  
Reason: To ensure that the site is adequately serviced
- 2 A detailed tree/shrub planting scheme to be submitted before the development commences for approval by the Planning Authority, the planting to be carried out concurrently with the development or during the next planting season thereto and to be maintained thereafter.  
Reason: To maintain and enhance the visual amenities of the area.
- 3 The details of all boundary walls and/or fences to be submitted to and approved by the Planning Authority before the development is commenced.  
Reason: To safeguard the visual amenity of the area.
- 4 The external materials to be agreed by the Planning Authority before the development is commenced.  
Reason: To safeguard the visual amenity of the area.
- 5 The vehicular access to the site, the car parking area and the servicing area to be completed to the specification of the Planning Authority before the development becomes operational.  
Reason: In the interests of road safety.

**FOR THE INFORMATION OF THE APPLICANT**


N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Tranco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD  
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA  
East of Scotland Water (Borders Division), West Grove, Waverley Road, Melrose, TD6 9SJ  
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND  
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA  
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL  
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH  
THUS, Susiephone Department, 4<sup>th</sup> Floor, 75 Waterloo Street, Glasgow, G2 7BD  
Susiephone System – 0800 800 333

# Appendix 2

05/00546/FUL – Planning Consent for the erection of 4 craft units



*Planning and  
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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission Reference : 05/00546/FUL

To : **Renwick Country Properties Ltd per Yeoman McAllister Architects 64 Coltbridge Avenue Edinburgh EH12 6AH**

With reference to your application validated on **22nd March 2005** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : **Erection of four craft units**


at : **Land South Of Horsbrugh Ford Cottages Cardrona Peebles Scottish Borders**


The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 **subject to the following condition:-**


that the development to which this permission relates must be begun within five years from the date of this consent.

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated

Dated 25th April 2005  
Economic Development and Environmental Planning  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA

Signed   
Head of Development Control





*Planning and  
Economic Development*

Application reference : 05/00546/FUL

**SCHEDULE OF CONDITIONS**

- 1 The means of water supply and of both surface water and foul drainage to be submitted for the approval of the Planning Authority.  
Reason: To ensure that the site is adequately serviced.
- 2 A detailed tree/shrub planting scheme to be submitted before the development commences for approval by the Planning Authority, the planting to be carried out concurrently with the development or during the next planting season thereto and to be maintained thereafter.  
Reason: To maintain and enhance the visual amenities of the area.
- 3 The details of all boundary walls and/or fences to be submitted to and approved by the Planning Authority before the development is commenced.  
Reason: To safeguard the visual amenity of the area.
- 4 The external materials to be agreed by the Planning Authority before the development is commenced.  
Reason: To safeguard the visual amenity of the area.
- 5 The vehicular access to the site, the car parking area and the servicing area to be completed to the specification of the Planning Authority before the development becomes operational.  
Reason: In the interests of road safety.

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Transco, Susiephone Department, 95 Kibimie Street, Glasgow, G5 8JD  
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THUS, Susiephone Department, 4<sup>th</sup> Floor, 75 Waterloo Street, Glasgow, G2 7BD  
Susiephone System – 0800 800 333

## Appendix 3

