



The Royal Burgh of Selkirk and District Community Council

Scottish Borders Proposed Local Development Plan CONSULTATIVE DRAFT AMENDMENT : 2013

Response from Royal Burgh of Selkirk and District Community Council.

This response relates particularly to issues which impinge directly upon the Community Council area.

In general, the Community Council notes and agrees that the LDP seeks to meet the requirements of the SESplan and acknowledges the challenges which face the Scottish Borders through the changing demographics of our area.

The Community Council is reassured to note that the proposals endorse the need for a future Selkirk By-pass to improve connectivity and that inclusion of a potential rail extension south could provide both regional and national benefits. These elements of a future central spatial strategy now need to be established as strategic policies with their alignments investigated and confirmed. This will then facilitate suitable planning policies to help achieve the longer term aims of the Development Plan.

Comments directly related to the text of the 2 Volumes are as follows:

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Volume 1:	Policies	Community Council Comments
PMD1	Sustainability also re traffic	Principles noted and agreed with the following comments; b). air quality: SBC should be mindful of the pollution caused by emissions especially from traffic and where constraints such as Selkirk town centre where the A7 alignment causes hgvs to manoeuvre with difficulty through 2 right angled bends. d). Similarly the built heritage is put at risk by vibration and axle weight l. the mechanisms whereby community involvement may be achieved should be explained
PMD2	quality standards	noted and agreed the CC encourages SBC to continue setting a good example for achieving good design proactively, especially by the preparation of design briefs and detailed supporting guidance
PMD3	land use allocations	Selkirk CC requests that the line of a future by-pass be investigated and agreed, in order that appropriate land allocations may be made – for the future benefit of Selkirk and the Borders region
PMD4	Development Outwith Development Boundaries	noted
PMD5	Infill Development	noted and agreed, but with the comment that SBC should act proactively where an environmentally sensitive location suffers blight by a derelict site – either through direct discussion with an owner or by intervention via use of its CPO powers
ED1	Protection of Business and Industrial Land	The inclusion of sites at Selkirk Riverside is noted and agreed. However, SBC should also consider the economic and development opportunities available for Selkirk and the Borders by defining and including additional strategic sites when the line of a Selkirk By-pass is established and protected. (see also comments re Policy HD4)
ED2	Employment Uses Outwith Business and Industrial land	noted and agreed
ED3	Town Centres and Shopping Development	noted and agreed. Also suggest that town centre diversity be encouraged by initiatives such as Pop-up shops as temporary use for otherwise vacant premises

ED4	Core Activity Areas in Town Centres	noted and agreed
ED5	Regeneration	<p>noted and agreed but request that other Selkirk sites be included on the Policy Map and associated table, viz;</p> <ul style="list-style-type: none"> • central area sites outwith the defined CARS initiative area, for example former Burgh School site at Chapel Street, former Co-op buildings • redundant / vacant mill buildings at Riverside (including the current SCOT proposals) • vacant/ derelict sites such as the former St Mary's Church and nearby Baptist Church <p>all of which require a planning lead and encouragement to enable such sites to again contribute positively to the local community and environment</p>
ED6	Digital Connectivity	noted. Selkirk currently awaits the proposed upgrading of digital provision.
ED7	Business, Tourism and Leisure Development in the Countryside	Agreed in principle but must point out that the local road network is often inadequate and unable to support an increase in traffic volume or type, without consequent substantial loss of environmental quality (hedgerows, walls, trees). A recent development proposal at Whitmuir may be example.
ED8	Caravan and Camping Sites	<p>Noted and agreed in general.</p> <p>However flood protection proposals, for example such as those in the Victoria Park area, Selkirk, should also be considered in this context, whereby all benefits can be maximized - including environmental and other opportunities to improve facilities.</p>
ED9	Renewable Energy Development	Noted and agreed in general. Wind energy guidance is welcomed but other forms of renewable energy is encouraged - although only in appropriate locations where any proposal will not impact adversely on the quality of the local environment.
ED10	Protection of Prime Quality Agricultural land and Carbon Rich Soils	Noted and agreed.
ED11	Safeguarding of Mineral deposits	noted.
ED12	Mineral and Coal Extraction	noted.
HD1	Affordable and Special	Noted and agreed

	Needs Housing	
HD2	Housing in the Countryside	Agreed – but the policy can be undermined by the SBC Appeals Group when it chooses to overturn a refusal made (for good reason) by the Council’s Planning Committee and endorsed by the Scottish Government’s Reporter
HD3	Protection of Residential Amenity	Noted and agreed
HD4	Further Housing Land Safeguarding	Noted and agreed but please note that the identification of an approved line for a Selkirk By-pass would have the planning benefit of enabling future housing development to be safeguarded (and please co-relate with comments re Policy ED1)
HD5	Care and Retirement Homes	noted
EP1	International Nature Conservation Sites and Protected Species	Noted and agreed
EP2	National Nature Conservation and Protected Species	Noted and agreed
EP3	Local Biodiversity	Noted and agreed
EP4	National Scenic Areas	Noted and agreed
EP5	Special Landscape Areas	Noted and agreed
EP6	Countryside Around Towns	Although Selkirk is outwith the Galashiels/Melrose River Tweed corridor, it should be appreciated that Selkirk has a special local environment with Selkirk Hill and the Haining Estate providing an environmental asset which should be retained and protected.
EP7	Listed Buildings	This is noted and agreed in principle, but a further aspect is not covered in the proposals, viz; in circumstances where all else fails and a listed building or building in a conservation area has to be unavoidably demolished, then appropriate architectural or historical features as identified by Historic Scotland or the SBC Conservation Officer - such as stone or ironwork, timbers etc - should be retained for inclusion within any future redevelopment or regeneration project. This comment also applies to Policy EP9

EP8	Archaeology	Noted and agreed
EP9	Conservation Areas	Noted and agreed, but please note comments re Policy EP7 – which suggests that , in the event of any demolitions, the retention of architectural features are to be encouraged/ stipulated through consultation with professional bodies/ the local community
EP10	Gardens and Designed Landscapes	Noted and agreed
EP11	Protection of Greenspace	Noted and agreed
EP12	Green Networks	Noted and agreed in principle with the following comment,viz; ref para 1.8 – protection of former railway lines for alternative uses: this conflicts with LDP policy regarding longer term SBC aims to extend the Waverley line south through the Borders to Carlisle (ref comments re Policy EP13)
EP13	Trees, Woodlands and Hedgerows	Noted and agreed – but there is a potential conflict to be recognised where development proposals likely to generate increased traffic will require associated road widening etc which, in turn, would result in the loss of the intrinsic local natural character of the area (stone dykes, hedgerows and trees). This policy should recognise and safeguard against this potential problem.
EP14	Coastline	Noted and agreed
EP15	Development Affecting the Water Environment	Noted and agreed
EP16	Air Quality	Noted and agreed, but the CC also notes the issues related air quality being adversely affected by slow moving hgv 's through congested town centres
IS1	Public Infrastructure and Local Service Provision	noted
IS2	Developer Contributions	noted
IS3	Developer Contributions Related to the Borders Railway	noted
IS4	Transport Development and Infrastructure	noted with further comment re: <ul style="list-style-type: none"> • apparent conflict between safeguarding the railway line southwards and the aim to convert disused lines to footpaths (para 1.3)

		<ul style="list-style-type: none"> • also, ref earlier comments re certain developments having inadequate road infrastructure without road widening which results in a loss of intrinsic character and damage to the local environment (ref comments re Policy EP13)
IS5	Protection of Access Routes	Noted and agreed
IS6	Road Adoption Standards	Noted but SBC must avoid inconsistency where a new residential development may be required to have roads and parking provided to adoptable standards – but this may then lead to pressure on existing roads which do not meet these same standards of width/ sight lines/footpath provision or street lighting. Examples in the Selkirk area include at Bridgeland Road, Goslawdales and Fairfield Drive.
IS7	Parking Provision and Standards	Town centre policy concerns and proposals are endorsed - but also note comments above (IS6) re inconsistency of standards
IS8	Flooding	Noted and agreed
IS9	Waste Water Treatment and Sustainable Urban Drainage	Noted and agreed
IS10	Waste Management Facilities	Noted, but this proposal seems at odds with recent SBC policy to cease garden refuse collections. Not everyone in the local community is able to compost or take their green waste to a collection centre and it could be argued this latest policy is in fact encouraging the risk of litter/ air pollution/ traffic (vehicle) generation.
IS11	Hazardous Developments	Noted
IS12	Developments Within Exclusion Zones	Noted
IS13	Contaminated Land	Noted
IS14	Crematorium Provision	Noted
IS15	Radio Telecommunications	Noted
IS16	Advertisements	Noted and agreed, but suggest a controlled Policy which would promote local tourism,

		<p>eg;</p> <ul style="list-style-type: none"> • suitable laybys be identified (outwith a major route such as a trunk road) able to safely contain discrete information boards and signage to inform visitors and advertise the potential of the Scottish Borders.
IS17	Education Safeguarding	Noted
Volume 2 Policies		SETTLEMENT PROFILE: SELKIRK
Place Making Considerations	<p>second para, first sentence:</p> <p>third para, fourth sentence:</p> <p>fourth para, second/last sentence:</p> <p>seventh para, first sentence:</p> <p>eighth (last) para,:</p>	<p>CC Comments</p> <p>add “... monuments and statues <i>which mark the cultural and historic associations</i> around the town.”</p> <p>second para, second sentence: add “... woollen mills <i>and growth of the textile trade.</i>”</p> <p>add “... important <i>as they</i> form the character <i>of the town.</i>” add “... difficulties for traffic movement and parking, <i>especially as the A7 trunk road negotiates two 90 degree bends.</i>”</p> <p><i><u>suggest that the text includes comment that Interim Policies are likely to be required to fully realise the potential investment represented by the Flood Protection Proposals especially in the Riverside corridor where improvements to the overall amenity will have a positive impact on tourism</u></i></p> <p><i><u>add Selkirk Hill and the Haining Estate to the identified key green spaces</u></i></p>
Infrastructure		seventh para,:

Considerations		<u><i>Yarrow Terrace - add comment regarding the issues related to the retaining wall 'issue' at the Glen Hotel and the current temporary one-way system.</i></u>
Development and Safeguarding Proposals		
Housing	site reference	comments
	ESE2 (Kerrs Land)	"The design and layout of the development should recognise the sensitivity of the Special Landscape Area ... <u><i>add "and the house types should acknowledge the existing contours, for example by split level design to reduce the environmental impact."</i></u>
	ESE10B (Linglie Road)	The site requirements should acknowledge that <u><i>"This is a gateway site and the layout and built form should reflect this as an entrance approach into the town from the west, along the A707."</i></u>
	ASELK006 (Philiphaugh Steading)	The site requirements should acknowledge that <u><i>"... any proposals should be in keeping with the flood protection proposals."</i></u>
	ASELK021 (Philiphaugh North)	agreed
Business and Industrial		
	zEL11 (Riverside 2)	add that <u><i>" This site has an important riverside aspect."</i></u>
	zEL15 (Riverside 6)	agreed
	BSELK002 (Riverside 5)	add that <u><i>" This site has an important riverside aspect."</i></u>
	BSELK003	The production of a Planning Brief for this site is welcome, but it should also note that

	(Riverside 8)	the site requirements should include that <i><u>"This site not only has an important riverside aspect but the design of any future redevelopment must be sympathetic to its proximity to the Swimming Pool and Victoria Park – important tourism and leisure resources in the town."</u></i>
Business and Industrial safeguarding		
	BSELK001 (Riverside 7)	The site description should also note that <i><u>" ... The Riverside Area contains significant business and tourist related facilities. Therefore any development of this site which borders the main route (Dunsdale Road) leading from the A7 to the Victoria Park must have an appropriately designed frontage."</u></i>
Redevelopment		
	zRO200 (Philiphaugh Mill)	add another bullet point <i><u>" Site layout and design should be of a high standard to enhance the amenity of the area and safeguard environmental quality."</u></i>
	RSELK001 (Forest Mill)	agreed
	RSELK002 St Marys Church)	<i>QUERY WHETHER THERE IS AN EXTANT PLANNING CONSENT? – the CC was advised this had lapsed. Currently the site is an eyesore and a brief for the improvement of the site as an environmental asset is urged.</i>
	RSELK003 (Land at Kilncroft/Mill Street)	agreed
	RSELK004 (Souter Court)	add another bullet point <i><u>"development layout and design should reflect the historic associations of this site"</u></i>
Key		

Greenspace		
	GSSELK001	
	GSSELK002	
	GSSELK003	
	GSSELK004	
	GSSELK005	
	GSSELK006 Scott Crescent Recreation Ground/ PRINGLE PARK	Include <i>"The Pringle Park"</i> in this description. Add that <i>"A coherent strategy plan to identify the future of this area (largely part of the town's Common Good) is urgently required. This will avoid piecemeal development which could prejudice the overall public enjoyment and leisure uses of this key resource."</i>
	GSSELK007	
	GSSELK008	
	GSSELK009	
	GSSELK0010	
	***** SELKIRK HILL	Add <i>"Selkirk Hill is an integral part of the green network and the town's recreational resource."</i>

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 The Royal Burgh of Selkirk and District Community Council

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