

Rivendell,  
10 Malestroit Court,  
Jedburgh  
TD8 6EH

5 February, 2014

Brian Frater  
Head of Regulatory Services  
Plans and Research Team  
Council HQ  
Newtown St. Boswells  
TD6 0SA

Dear Sir


**SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN: PROPOSED PLAN  
SITE CODE: RJEDB002**

I refer to your letter of 2 December 2013 in connection with the above where I was notified of the plan to allocate the identified site RJEDB002 adjacent to my home for Redevelopment.

As noted in your letter, I was offered the opportunity to make representation on this proposal. I would take this opportunity to comment as I believe this allocation could be enlarged to make a more meaningful area. The current allocation formed part of a planning application 07/00380/OUT for residential development but this was withdrawn, I believe, due to the lack of flood risk assessment not having been carried out. This however is the aspiration of the owner, David palmer of Gilbert Developments. However, more recently an application was submitted by the adjacent land owner, John Laidlaw & Sons Ltd, with reference 10/01555/PPP, for residential use. Laidlaw's are a building construction company, who have other premises at Bankend in Jedburgh and are currently investigating a relocation from their premises near to the former Riverside Mill. They are seeking to obtain planning permission for their site off Old Bongate, adjacent to the allocation RJEDB002 for residential use.

This site RJEDB002 was previously a mill and approval was given to allow demolition. The residents of Malestroit Court are in favour of having this site and the Laidlaw's yard redeveloped for residential use as the current and former use as employment land is not now appropriate in this location. The access road to the site does not meet modern standards for industrial or commercial vehicular use as it is only 3.7m wide and has no footpath. Therefore the only suitable use is for residential with an accepted shared surface or with a new footpath to be constructed. As the current access to this site is shared with a building firm it is not practical or sensible to assume residential development of RJEDB002 would be a safe option unless this site is developed also. The access road is also owned by Laidlaw's so it would not be possible to develop this site without their agreement as no upgrade would be possible to the road or at the point of access.

I therefore contend that it is impractical to allocate the site on its own without increasing it to include the adjacent site. I attach a plan indicating what I believe should be the full extent of the allocation. This allocation should also be amended to residential development, not redevelopment; which implies other options, due to access issues for uses other than residential.

  
Alister McDonald  
Encl.

# Riverside mill, Jedburgh - RJEDB002



## NOTES

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