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3 of 3

[REDACTED]

Hill, Laura (Planning HQ)

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**From:** Graham, Philip  
**Sent:** 26 February 2014 09:25  
**To:** Hill, Laura (Planning HQ); Johnston, Charles  
**Subject:** FW: Proposal for the Loal PLaN of Westruther  
**Attachments:** Proposal for the Local Plan of Westruther.pdf

I have acknowledged receipt.

Cheers

Philip Graham

Planning Officer  
Forward Planning  
Environment and Infrastructure

E-mail: [REDACTED]

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Are you ready for Winter?

**From:** Dave Burgon [REDACTED]  
**Sent:** 26 February 2014 09:23  
**To:** Graham, Philip  
**Subject:** Proposal for the Loal PLaN of Westruther

Dear Mr Graham,

Please find attached our representation for the Local Development Plan. We would be grateful if you would lodge this representation prior to the 3rd March 2014.

Please confirm receipt of the submission of our representation and confirm if you require any further information to validate the representation.

Many Thanks

Regards

Dave Burgon ACIAT  
**Dave Burgon**  
**Richard Amos Ltd**  
**2 Golden Square**  
**Duns**  
**Berwickshire**  
**TD11 3AW**

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## **Proposal for the Local Plan of Westruther.**

The purpose of this document is to propose 3No areas, which in our opinion, should be included within the Local Plan for the village of Westruther. These proposals are in the best interests of the village by providing a mixture of low cost affordable housing and employment opportunities, which will help sustain the village.

### **Proposal 1 (Housing):**

The area hatched in Red indicates an area of land that was included within the Local Plan previously but has since been omitted. This site has a number of non-domestic buildings on it at present and the village would benefit from this prominent area being developed. An existing domestic access to the North would form an established boundary to this section of land. The majority of infrastructure and services are in place or nearby presently and therefore this site would be relatively inexpensive to develop into a single dwelling.





### **Proposal 2 (Affordable Housing):**

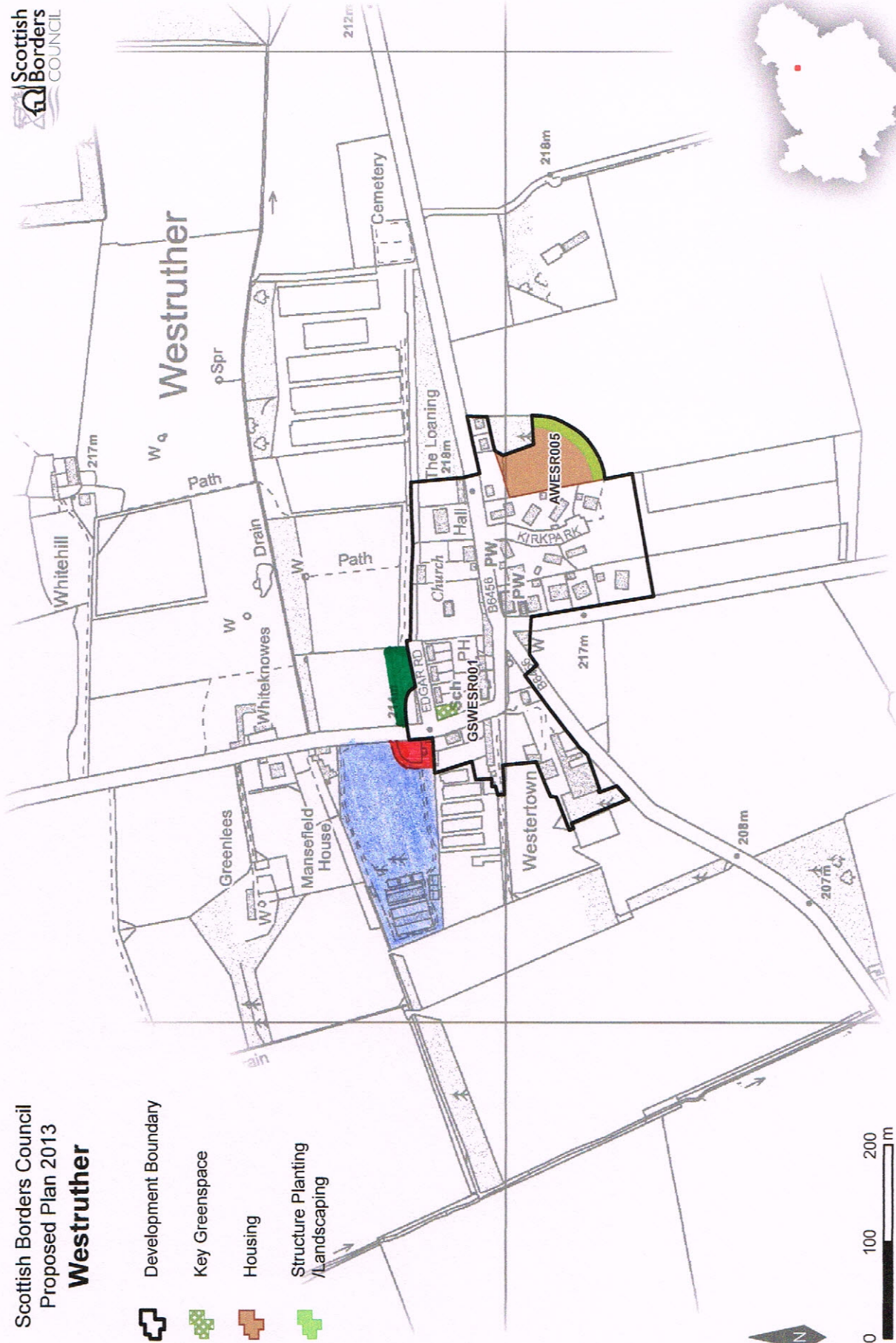
The area outlined in Green indicates an area of land, which we propose to be included within the Local Plan for Affordable Housing. This area land is currently used as a paddock and abuts an existing stone bothy to the West, which is within the Development Boundary. The stone bothy, which is in a state of disrepair, is currently used as a hatchery for game birds and can be considered an eye sore to the village. The land on which the stone bothy sits would be used in conjunction with the land within our proposal to form a strip of land to accommodate low cost affordable housing aimed at first time buyers or social housing. The site has the potential to be developed in a manner to mirror the current properties on Edgar Road to provide much needed affordable housing for the village of Westruther. The site would be relative inexpensive to develop as access is provided via Edgar Road and the required services are accommodated nearby. The village as a whole would benefit from the development of this site as it gives an opportunity for Westruther born residents to get their foot on the property ladder whilst also staying within the village. The development of the site and removal of the stone bothy would improve visibility when accessing the C86 (Flass Road) from Edgar Road whilst additional public parking / passing places could be incorporated into any design.

### **Proposal 3 (Mixed Use):**

The area outlined in blue indicated an area of land, which we propose should be included within the Local Plan for Mixed Use (Housing and Employment). Currently, the West area of this land houses non-domestic (Game bird rearing) buildings that no longer meet the requirements of the business that is operated here. By allowing a degree of employment opportunity in this location it gives the possibility for locals to re-locate or start up a business in Westruther. This will increase in potential for jobs to be created within a rural setting which is still feeling the effects of the recession. The separate (non-domestic and domestic) access to the site would be within the 30mph limits and can be constructed to provide good visibility splays to the North and South on the C86 (Flass Road).

Scottish Borders Council  
Proposed Plan 2013  
**Westruther**

-  Development Boundary
-  Key Greenspace
-  Housing
-  Structure Planting /Landscaping



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