

Scottish Borders Local Development Plan – Proposed Plan Representation

Para 10.52.8 Development and Safeguarding Proposals

We support the identification of site reference BLE2B, Main Street (1.4 hectares) for a development of 25 houses including affordable housing. We similarly support the area identified on the settlement map for development.

Whilst we are supportive of the allocation we do not support the requirement for a Planning Brief to be prepared by the Council. The aim of the Planning Brief is identified as *“providing appropriate structure planting along the south eastern boundary to provide enclosure to the site and on the northern boundary to protect existing residential amenity”*. These are issues best dealt with at detailed planning stage and are standard issues to be addressed. We do not believe that these issues are significant enough to impinge on the Councils limited resources to prepare and consult on a Planning Brief for the site.

Similarly, the Planning System operates to ensure that future development potential is not sterilized in current development proposals and the Policy Document “Designing Streets” will ensure that there are appropriate vehicular and pedestrian linkages to the wider settlement. Public Rights of Way would need to be amended following the normal procedures, and the southerly aspect of the site would be maximized in any development proposal.

We are not convinced that the proposed Planning Brief will add anything that would not be adequately controlled by other aspects of the Development Management process.