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Tweed Horizons Centre
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2nd March 2014

Delivered by Email

Our Ref. JH2

Forward Planning Team
Planning Department
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose TD6 0SA

Dear Sir/Madam

MR JIM HEWIT: REPRESENTATIONS TO THE SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN, PROPOSED PLAN

We write on behalf of our client Mr Jim Hewit and in response to the Scottish Borders Local Development Plan Proposed Plan (Proposed Plan).

Our client would like to take this opportunity to make representations in respect of the following sites.

Site 1: Duns Road, Coldstream

Site 2: Wildcat Gate South, Jedburgh

Site 3: Hawthorn Road, Galashiels

Site 1: Duns Road, Coldstream

The subject site is owned by our client and allocated as a 'Redevelopment' site under reference 'zR017-Duns Road' within the proposed plan. It is shown as extending to some 0.8 hectares with indicative capacity as being 'N/A'. No further information is provided on what type of redevelopment would be acceptable.

Recommendation

We support the continued allocation of site zR017 for redevelopment but that more informative is provided in relation to the acceptability of a 'Mixed-use' development. Primarily for residential (inc. possible care home) development of up to 34 dwellings and/or modest Class 1 Retail given its proximity to Coldstream High Street.

Site 2: Wildcat Gate South, Jedburgh

The subject site is currently allocated under site reference 'AJEDB005 - Wildcat Gate South'. It extends to some 2 hectares, accessed from Oxnam Road and is allocated within the LDP for 20 residential dwellings. The site is also subject to Planning Brief prepared by the Council.

Recommendation

We support the continued allocation of site AJEDB005 for the development of 20 residential dwellings.

Site 3: Hawthorn Road, Galashiels

The subject site relates to a irregular shaped plot of land extending to approximately 3 hectares. It is located directly to the north of the executive housing development known locally as Coopersknowe and within a wider area accepted as one of the main residential expansion areas in Galashiels. Further long established housing is located along Hawthorn Road to the west which the proposal would intend sharing its access with.

The subject site is currently not allocated for any particular use within the proposed plan. Part of the site falls within the Galashiels development boundary with part just outwith. It is recognised that due consideration would be required of matters such as existing and future landscaping in and around the site.

The site represents a logical position for a modest amount of new houses and a natural expansion to those existing residential areas adjoining the site. A defensible boundary would naturally run along the north of the site from the existing dwellings to the west.

The proposal is to develop 6 luxury residential villas and as part of the development it would be proposed that a significant proportion of land to the south west would be reserved for community allotments. The massing of the proposed houses would be softened by appropriate landscaping along the site's northern boundary and again will be a natural continuation from the screening further west.

The housing would promote renewable energy techniques where possible and connect to the proposed renewable energy developments within very close proximity to the site.

An indicative layout plan can be found within **Attachment 1** for a greater appreciation of the proposal.

Recommendation

That the land shown within Appendix 1 be allocated for 6 residential dwellings and community allotments. This would include a modest extension to the settlement boundary but would be no further north than the existing boundary further west.

Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Tim Ferguson on 01835 822 716.

FERGUSON PLANNING

Enc. Attachment 1: Site Plan

- 1) Six new luxury villas by district heating. Powered by solar energy.
- 2) Form new allotments
- 3) Link road into existing site
- 4) District heating link into existing Langlee site
- 5) Pump house link into New Earth's Solutions District Heating Plant

