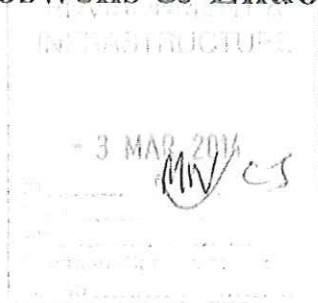


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# Newtown St Boswells & Eildon Community Council

Mr M Wanless  
Scottish Borders  
Council  
Newtown St Boswells  
Melrose  
TD6 0SA



Fairfield  
Newtown St Boswells  
Melrose  
TD6 0RT

28<sup>th</sup> February 2014

Dear Mr Wanless,

## SBC Local Development Plan (LDP) March 2014

Please see the following comments on the Local Development Plan for Newtown St Boswells and Eildon .

The Community Council view the plan for large scale growth as shown in the LDP out of place and inappropriate for a village the size of Newtown St Boswells.

However following the findings of the Public Inquiry the Community Council feels that it has little option but to accept the situation and act in a positive way to do what it can to gain improvement for the village. As originally promised by SBC the village views the proposals as a community development plan not simply a house development plan and to this end the new residents will be fully integrated with the existing residents covered by a single Community Council. We also confirm that it would be unacceptable for the south and west developments to take place without a new village centre of a size and design appropriate to the planned increased population.

It is disappointing that the many requests for full participation and real engagement in drawing up the plans for the future of our village has not happen and this is recorded many times in our previous correspondence to SBC planning department.

Whilst we welcome the Development Framework, mentioned in LDP, as a high level document the lack of discussion on important issues gives the village concern about the level of funding that will be available for community improvements including the new village centre. At this stage we have no idea what community items are included in the developer contribution negotiations. We understand that the level of funding will only come to light after the Planning Application and legal agreements are settled, funds available set in concrete and then community discussions take place, not with SBC, but with the landowner/developers who are likely to resist any thing that may increase project costs.

As previously mentioned the main interest and focus for local people is the development of the Auction Mart site to enable a new regenerated village centre. However the Community Council would also like to see development of site RO23 (Langlands Mill) and for the LDP to include improvements to the old Cooks Van Hire site, when vacated, and consideration be given to relocation of Serviceline Garage to a more appropriate place in the village providing adequate 'off road' vehicle parking space.

The LDP states that the Newtown St Boswells Health Centre 'may require upgrade or development'. Following comments from villagers and Health Centre employees it is felt by the Community Council that this should read that the Health Centre 'does require upgrade or development'.

The LDP includes affordable housing which would be welcome but equally it should be remembered that the village has already a large proportion of this type of housing (in region of 80% ) and the new housing developments will present an opportunity for a more balanced overall village house design. The village does have a small amount of Sheltered housing but it is requested that the LDP includes more of this type of housing within a close walking distance to the village centre area.

Lastly, there is concern about road access to the ENT15B ( Sergeants Park Phase 2) site. The concern is that this development will considerably increase the numbers of cars using the existing Sergeants Park Road and the Sprouston Road leading down to the main road through the village. These feeder roads are narrow and Sprouston Road has cars parked permanently on the road side due to lack of garages and it is also on the School run. The provision of a new road connecting the top of Sergeants Park to the Bowden road through the planned west development would resolve this concern and it is requested that it should be in place before the ENT15B housing development is completed.

Yours sincerely,



Roger French  
Secretary,  
Newtown & Eildon Community Council