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Tower Room  
Tweed Horizons Centre  
Newtown St Boswells  
Melrose  
TD6 0SG



1st March 2014  
Delivered by Email

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

Dear Sir/Madam

REPRESENTATION TO THE SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN,  
PROPOSED PLAN (MARCH 2014)

JOHN SWAN & SON PLC  
NEWTOWN ST BOSWELLS (NSB) AUCTION MART AND BORDERS RURAL CENTRE

We write on behalf of our client John Swan and Son Plc in response to the Scottish Borders Local Development Plan Proposed Plan (Proposed Plan).

Outlined below is the background to the site and representations to the Proposed Plan, which we respectfully request be taken into consideration in advance of Examination of the Proposed Local Development Plan (LDP).

#### The Site

The land which falls within John Swan & Son Plc ownership is seen as being in two parts:

#### Existing Auction Mart

The first relates to the existing Auction Mart and extends to some 9.6 hectares. It sits centrally within the town with the Scottish Borders Council Headquarters to the west and the A68 trunkroad to the east. A site plan can be found within **Appendix 1**.

The site is currently used as a livestock market together with associated holding pens, offices and car parking. Large parts of the site are considered to be underutilised even on market day.

#### Borders Rural Centre

The second relates to the proposed 'Borders Rural Centre' which extends to some 10.5 hectares and located on the other side of A68 trunk road. Accessibility between the two sites is available via two passageways running to the north and south under the A68. A site plan can be found within **Appendix 2**. The site is currently used as agricultural land with the proposed 'Borders Rural Centre' its intended future use.

## **Planning History**

The most recent history related to the two sites was the submission and acceptance of two mixed-use masterplan sites back in 2007. The key details are outlined further below:

### **Auction Mart (Planning Reference: 07/00547/OUT)**

#### ***Proposal: Mixed use development including residential, retail and medical healthcare facility***

As the description suggests the proposal for the Auction Mart site is for the existing facility to be relocated to the proposed 'Borders Rural Centre' and for it to be redevelopment for a mix of uses including:

- Up to 220 low to high density residential dwellings
- Healthcare facility
- Supermarket
- Village Green
- Associated landscaping and infrastructure

During the processing of the application the supermarket aspect was deleted from the proposal but Class 1 use is still considered acceptable on this site.

Outline planning permission was 'minded to grant' subject to associated planning conditions and Section 75 legal agreement on 10th December 2007.

A Planning Brief was prepared for the Auction Mart around the same time as the outline planning application was submitted (March 2007) and which largely reflects that within the current 'minded to grant' permission.

The Planning Brief recognises the central location of the site and the many regeneration benefits a mixed-use redevelopment would bring to Newtown St Boswells. The following uses are noted as being acceptable:

- Class 1: Shops
- Class 2: Financial & Professional Services
- Class 3: Food & Drink
- Class 4: Business
- Class 9: Houses
- Class 10: Non-residential institutions
- Sui-Generis: Medical Healthcare Facility

### **Borders Rural Centre (Planning Reference: 06/02506/OUT)**

#### ***Proposal: Erection of mixed use rural centre comprising livestock auction mart, tourist visitor centre, business space, retailing and restaurant facilities***

As the description suggests the proposal is for the creation of a new Auction Mart together with tourist, business, restaurant facilities and food and country (non-food) retailing. The redevelopment mix is further outlined below:

- Auction Mart Building and Pens
- Offices
- Tourist Information Centre
- Offices
- Retailing (circa. 3,600 sq.m.)

- Site Manager's Dwelling
- Associated landscaping and infrastructure

Outline planning permission was 'minded to grant' subject to associated planning conditions and Section 75 legal agreement on 10th December 2007.

## **Proposed Plan**

### **Site Assessment Report (2013)**

John Swan & Son Plc sites appear to not have been included in the Council's Site Assessment (December 2013) which requires some clarity. It maybe as a result of the already accepted uses for the site as outlined within the Auction Mart Planning Brief and the 'Minded to Grant' position on the two sites but this nonetheless requires to be confirmed.

### **Settlement Profile**

The settlement profile for Newtown St Boswells recognises its importance in the delivery of public sector services but also its central location which can take advantage of key infrastructure links such as the A68 and the new Borders Railway.

It also notes mixed use opportunities which will encourage regeneration of the village centre and that this is largely supported by the local community.

The existing Auction Mart is identified as a 'Mixed Use' development opportunity (MNEWT001) and where there has been an approved Planning Brief carried out. However, there are two points that we believe should be amended:

1. The site area should be noted as 9.6 Hectares not 8.9 Hectares.
2. The indicative site capacity as noted within the 'minded to grant permission' is for the development of up to 220 dwellings not 180 dwellings as noted in the proposed plan.

What is perhaps of more concern, however, is the lack of allocation to reflect the 'minded to grant' permission related to the Borders Rural Centre as outlined within Appendix 2. We are unaware of why this has been omitted given the Council have minded to grant the mixed use development and beyond this have indicated other proposals like that of the proposed Tweed Horizons Expansion to the south of the subject site.

Taking the above into account we seek that the following modification be undertaken prior to the Scottish Borders LDP examination. It relates primarily to the settlement profile but will require relevant cross reference to other parts of the LDP. For example, included within 'Appendix 2: Table 5: New Sites Allocated in the Local Development Plan'.

**Proposed Modification:**

***Newtown St Boswells Settlement Profile - Mixed Use***

Include the following amendment and addition to the 'Mixed Use' table:

**Mixed Use**

Site Reference	Site Name	Site Size (ha)	Indicative Site Capacity
MNEWT001	Auction Mart	9.6	220
MNEWT002	Borders Rural Centre	10.5	1

- Refer to approved Auction Mart Planning Brief
- Auction Mart acceptable uses:
  - Class 1: Shops
  - Class 2: Financial & Professional Services
  - Class 3: Food & Drink
  - Class 4: Business
  - Class 9: Houses
  - Class 10: Non-residential institutions
  - Sui-Generis: Medical Healthcare Facility
- Borders Rural Centre acceptable uses:
  - Auction Mart Building and Pens
  - Offices
  - Tourist Information Centre
  - Offices
  - Retailing (circa. 3,600 sq.m.)
  - Site Manager's Dwelling
  - Associated landscaping and infrastructure

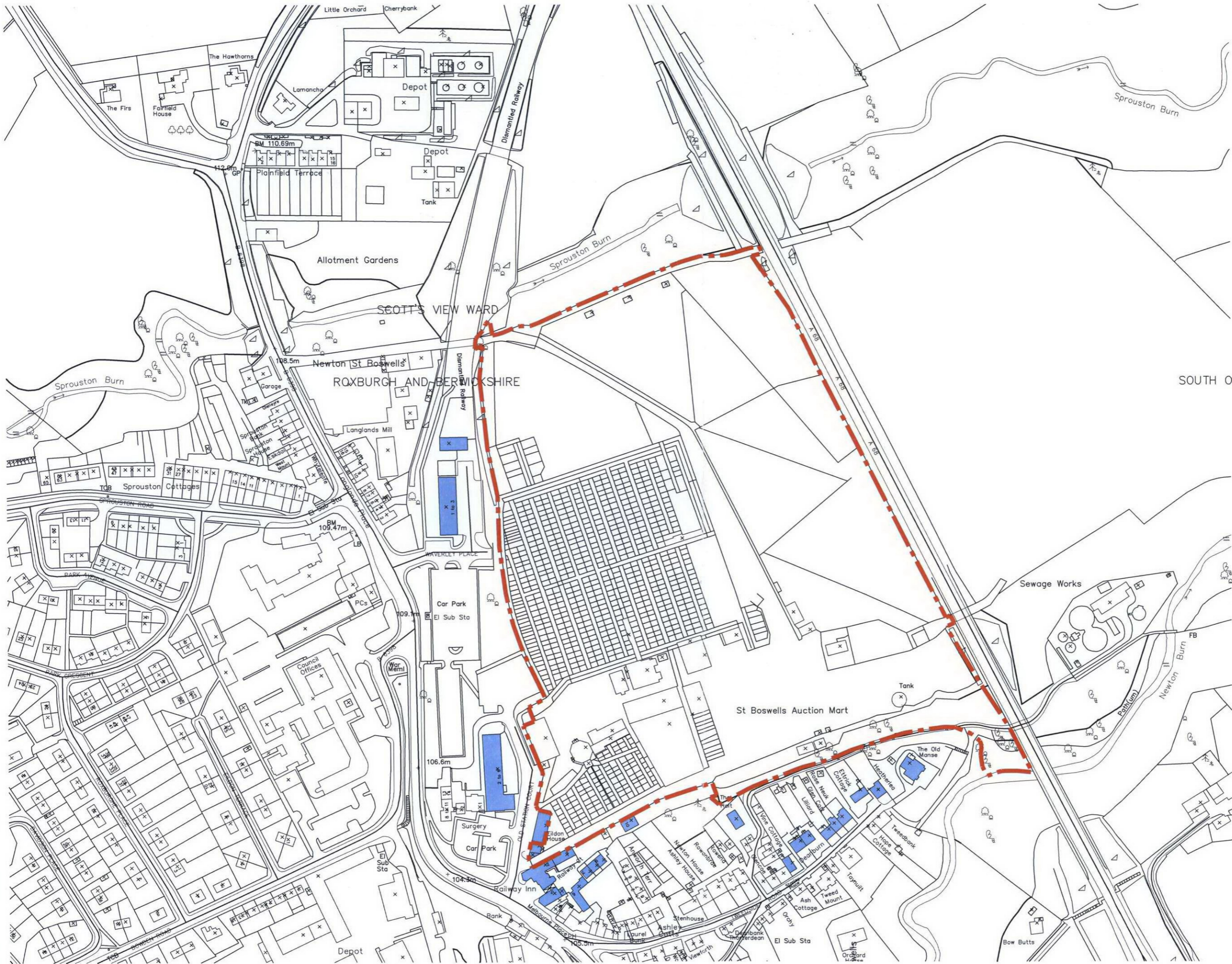
***Newtown St Boswells Settlement Map***

Update the Development Boundary in the Settlement Map to include John Swan Ltd Borders Rural Centre site (as indicated at **Appendix 2**) and allocated as above.

We trust that these comments will be duly considered by the Council as part of the Local Development Plan process. Should you require any further information, or 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. Appendix 1** - Auction Mart Site Plan  
**Appendix 2** - Borders Rural Centre Plan



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IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING, CONTACT SMITH SCOTT MULLAN ASSOCIATES

REVISIONS

**LEGEND**

- NEIGHBOUR NOTIFICATION
- APPLICATION SITE



CLIENT  
RYDEN (FOR J. SWAN & SONS)

PROJECT  
AUCTION MART  
NEWTOWN ST BOSWELLS

DRAWING TITLE  
LOCATION PLAN AND  
NEIGHBOUR NOTIFICATION

SCALE	DATE
1:2500 @ A3	05.03.07
CAD FILE	DRAWN BY
0521-location plan	LB

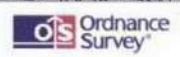
PLANNING	STATUS
0521/L04	DWG NO

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John Swan Ltd  
Auction Mart and Rural Centre  
Outline Planning Application, December 2006  
SITE LOCATION PLAN



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*This map was created with Promap*