

**Johnston, Charles**

---

**From:** Newton, Robert (GVA) [REDACTED]  
**Sent:** 03 March 2014 16:38  
**To:** localplan  
**Subject:** Representations to Scottish Borders Proposed LDP  
**Attachments:** Borders LDP PP representation by Wilton Mills Ltd.pdf

Dear Sir/Madam,

On behalf of our client, Wilton Mills Ltd, please find attached written representations to the Scottish Borders Council Proposed Local Development Plan for your consideration.

Confirmation of safe receipt would be appreciated in the short term.

Regards

**Rob Newton**, Director, GVA James Barr Planning Development & Regeneration

Direct Dial: 0131 469 6019 - Email: [REDACTED]

Web: [www.gva.co.uk](http://www.gva.co.uk) - [REDACTED]

**GVA**

**GVA James Barr**

GVA James Barr House, 127 Fourman Bridge, Edinburgh EH3 9QG

[www.gva.co.uk](http://www.gva.co.uk) | [info@gva.co.uk](mailto:info@gva.co.uk) | [+44 \(0\)131 469 6019](tel:+441314696019)

GVA James Barr is a trading name of GVA Grimley Limited registered in England and Wales under company number 6382509. Registered Office, 3 Brindleyplace, Birmingham B1 2JB. This email is intended for the addressee who may rely upon any opinions or advice contained in this email only in where written terms of engagement have been agreed. No other recipient may disclose or rely on the contents which is unauthorised. Attached files are checked by us with virus detection software before transmission though you should carry out your own checks before opening any attachment. GVA Grimley Limited accepts no liability for any loss or damage which may be caused by software viruses.



# Report

GVA James Barr  
Quayside House  
127 Fountainbridge  
EDINBURGH  
EH3 9QG

## **Representations to Scottish Borders Proposed Local Development Plan Former Wilton Mills, Commercial Road, Hawick** For Wilton Mills Ltd February 2014

# CONTENTS

- 1. INTRODUCTION ..... 3
- 2. THE SITE & HERITAGE CONTEXT ..... 4
- 3. PLANNING POLICY CONTEXT ..... 9
- 4. REPRESENTATIONS..... 12

# 1. Introduction

- 1.1 These representations have been prepared on behalf of Wilton Mills Ltd who control the former Wilton Mills complex at Commercial Road, Hawick.
- 1.2 They seek changes to the Local Development Plan Proposed Plan (hereafter referred to as the proposed plan) that will create a development planning policy framework considered necessary to help deliver a viable regeneration solution for the site.
- 1.3 The remainder of this representation is set out as follows:
- [Section 2: The site and heritage context](#)
  - [Section 3: Current development plan policy](#)
  - [Section 4: Representations](#)

## 2. The site & heritage context

- 2.1 The site is currently occupied by the former Wilton Mills complex of buildings, all of which have been vacant for some time. Most of these buildings are category B listed and are located within a conservation area. They have now fallen into a state of disrepair, as the landowner has sought to find a viable regeneration solution for the entire site.
- 2.2 A site plan (below), listed building plan and photograph of the site taken from Laidlaw Terrace (to the north east) are all shown below.





Listed buildings on site in red/cross hatch: all category B listed

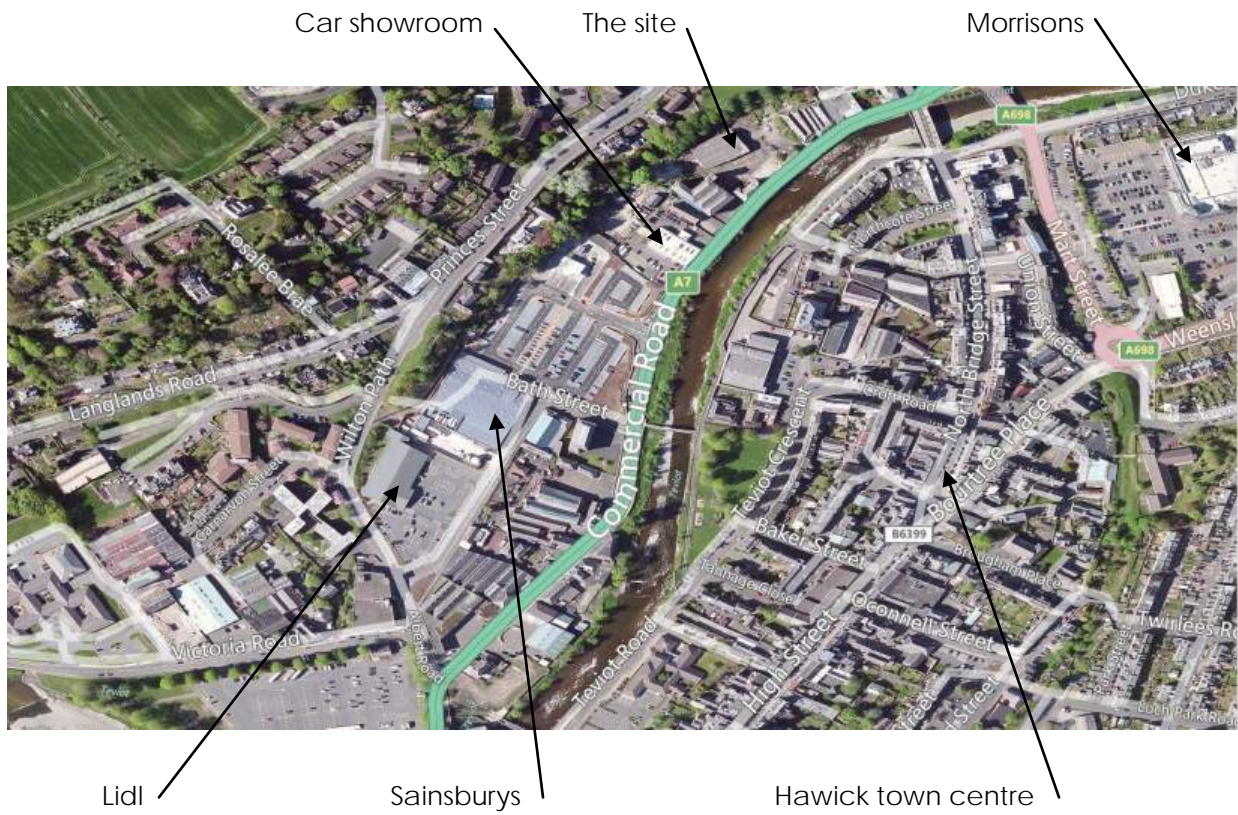




The site fronting Commercial Road, taken from Laidlaw Terrace to the north east

- 2.3 As well as the challenges posed by listed buildings on site, a number of culverts and mill-lades also run throughout the site presenting further barriers to finding a viable regeneration solution.
- 2.4 The site forms part of a much wider area of land and buildings along Commercial Road, which was known for its collection of mills and warehouses along the River Teviot.
- 2.5 Selective redevelopment of the Commercial Road area has already come forward, mostly for commercial uses. This includes a new Sainsbury's foodstore and Lidl supermarket, both located to the south west of the site. Other commercial uses include bulky goods retail (associated with the existing warehouse buildings) and a car showroom, immediately to the south west of the site. Other historic buildings remain vacant and awaiting regeneration.
- 2.6 Commercial Road is separated from Hawick town centre by the River Teviot, notwithstanding, there are a number of crossing points offering strong links for pedestrians between the two areas. In particular, a historic bridge (Dovemount Place) over the River Teviot affords the site strong pedestrian links to the town centre, including

Morrisons in particular; this is shown on the second image below, with the north east corner of the site in the background.





The site (north east corner) taken from town centre boundary at North Bridge Street



### 3. Planning policy context

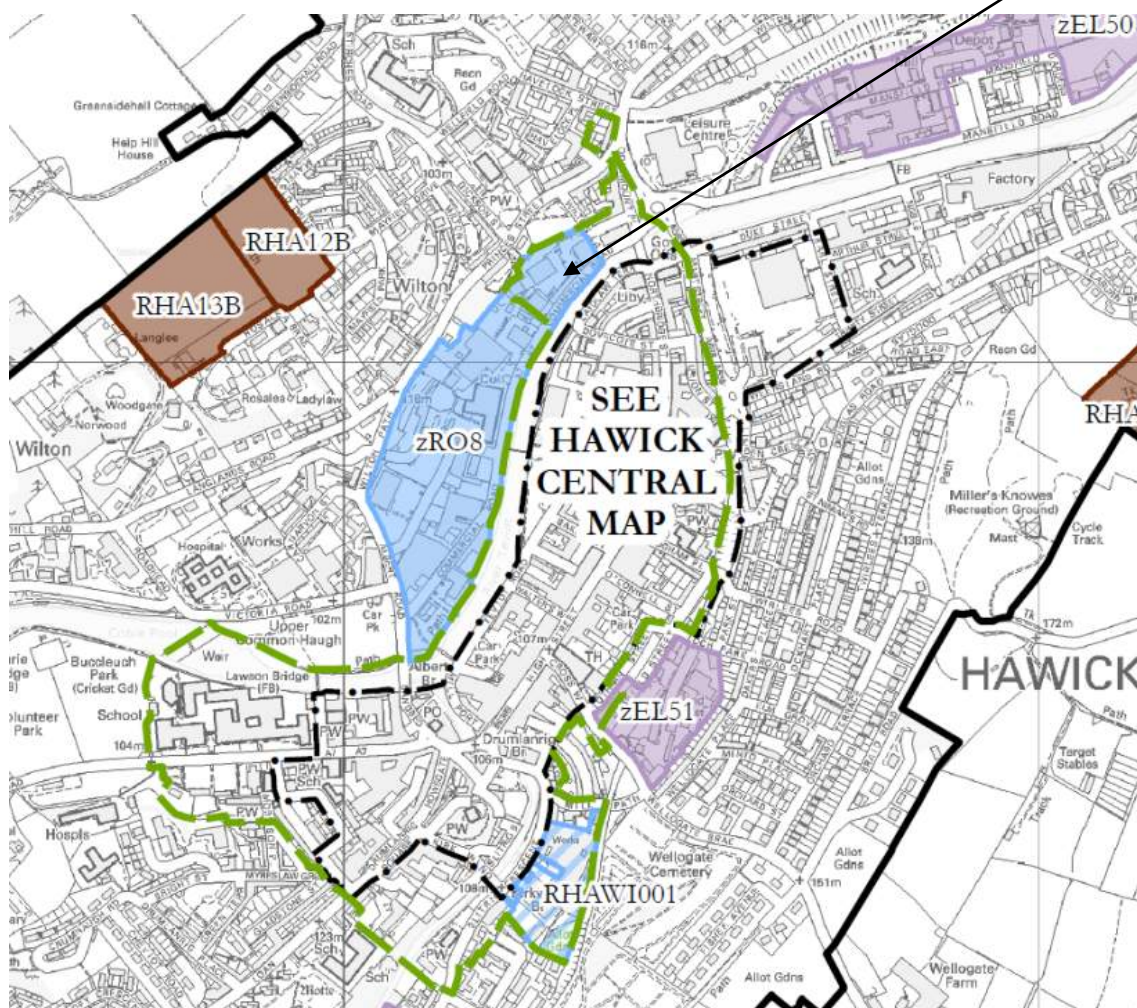
#### Scottish Borders Local Plan

3.1 With regard to site specific policy, the site forms part of a much wider redevelopment opportunity known as **Commercial Road ref zRO8** and extending to 7.9 hectares. An extract from the Hawick settlement plan is reproduced below identifying the Commercial Road opportunity (shaded blue), with the site in the north eastern corner. It also forms part of the Hawick conservation area, as shown by the dashed green line. Hawick’s town centre boundary is defined by the dashed black line.

3.2 **Policy H3-Land Use Allocations**, states that sites (including this) proposed for redevelopment, may be developed for housing, employment or retailing, subject to the sequential test. It continues that they can also be developed for a single use.

Consolidated Borders Local Plan settlement plan: Hawick

the site

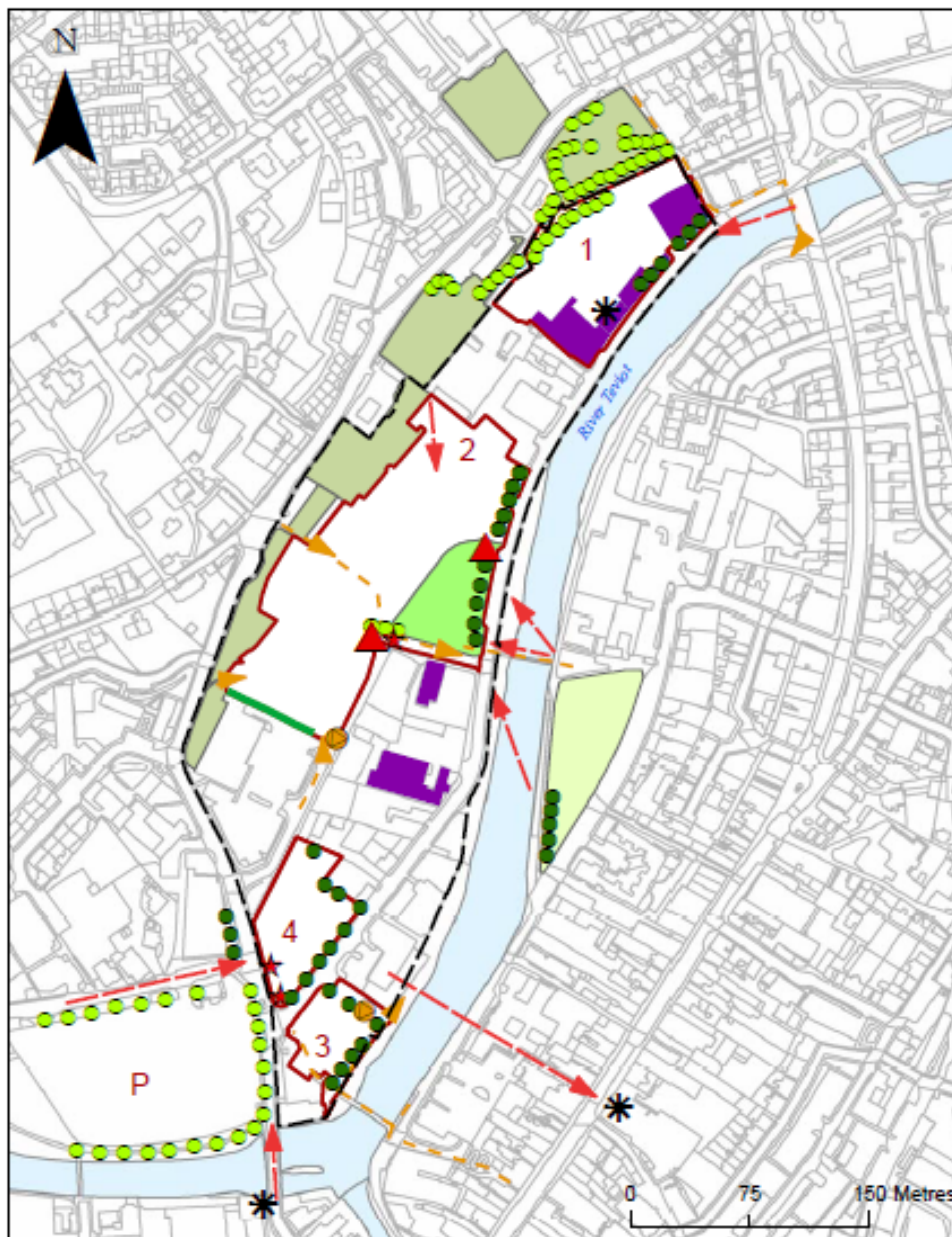


- 
- 3.3 Policy H3 continues that the development of land use allocation sites will be in accordance with any Council approved planning brief. In this case, **the approved planning brief** for the **Commercial Road** redevelopment allocation (zRO8: see above) was adopted by Scottish Borders Council in February 2009.
- 3.4 The development vision for all sites along Commercial Road is reproduced below. It identifies the listed buildings at the site and a landmark, presumably the clock tower. It also identifies a key view from Dovemount Place, across the River Teviot and beyond to the site.
- 3.5 Wilton Mills is identified as Redevelopment Site 1 and noted as most likely to be developed for residential use. It further notes how redevelopment requires high attention to detail and design to redevelop the existing listed buildings and to enhance the town centre conservation area, continuing that existing features can be reused. The development vision also shows existing pedestrian links between the site and Hawick town centre, over the River Teviot.
- 3.6 Part redevelopment of Site 2 has since been redeveloped by Sainsburys. Like the site, much else of zRO8 remains undeveloped.



**Fig. 2 - Development Vision - Redevelopment Sites 1 - 4**

For illustrative purposes only



IST ID: 121020 © Crown copyright. All rights reserved. Scottish Borders Council Licence 100023423, 2008.

**Key - Existing Features**

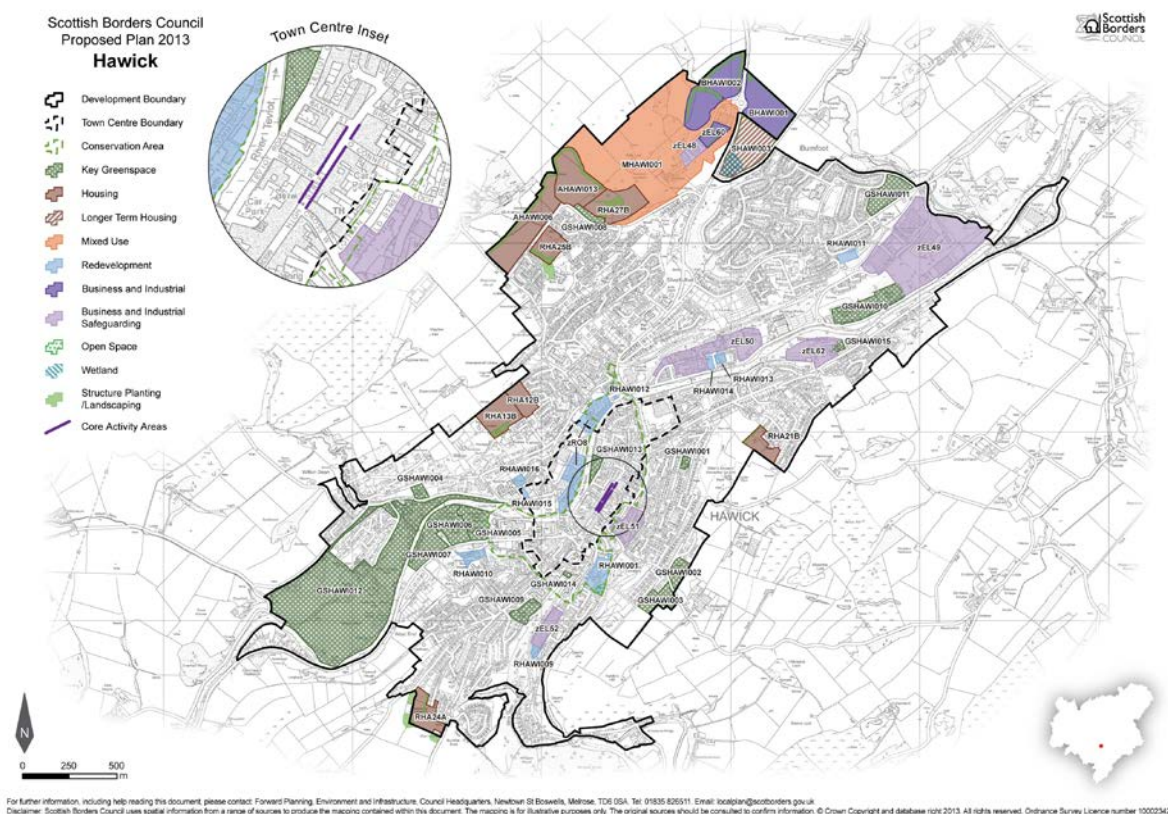
- zRO8 Site
- Listed Building within zRO8
- Open Space
- Wood/Scrub
- Hedge
- ✱ Landmark
- Key View
- - - Footpath

- ▲ Vehicular Gateway
- Tree
- Key - Proposed Features**
- Development Opportunity
- Potential Open Space
- Potential Vehicular Access
- Proposed Tree
- ★ Landmark/Key Site

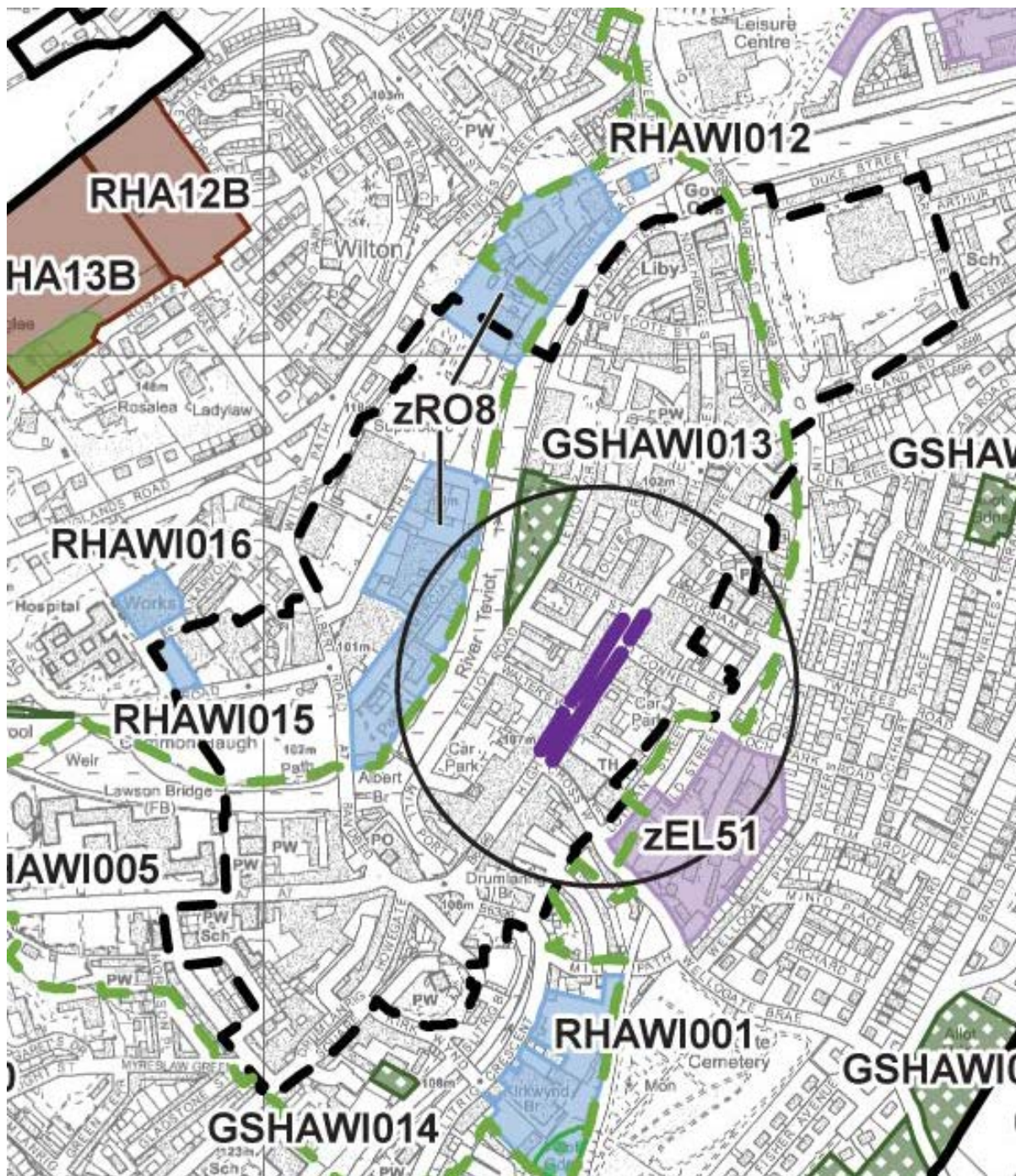
## 4. Representations

### Scottish Borders Local Development Plan Proposed Plan

- 4.1 The **Settlement Profile** for **Hawick**, under 'placemaking considerations', notes how redevelopment of Commercial Road has come forward. This has not included the subject site and most likely refers to the Sainsburys supermarket in the first instance.
- 4.2 In recognition of new retail units having been developed on the north side of the River Teviot, the town centre boundary has been extended accordingly.
- 4.3 The site continues to be identified as part of redevelopment site zRO8 and simply refers to the approved planning brief, which we have already covered in earlier sections. Part of zRO8 (being the subject site) remains out with the town centre boundary, whilst part of it (to the south of Sainsburys) is now within the proposed amended town centre boundary. The proposals map is reproduced below, including a close-up of the town centre.







## Representations

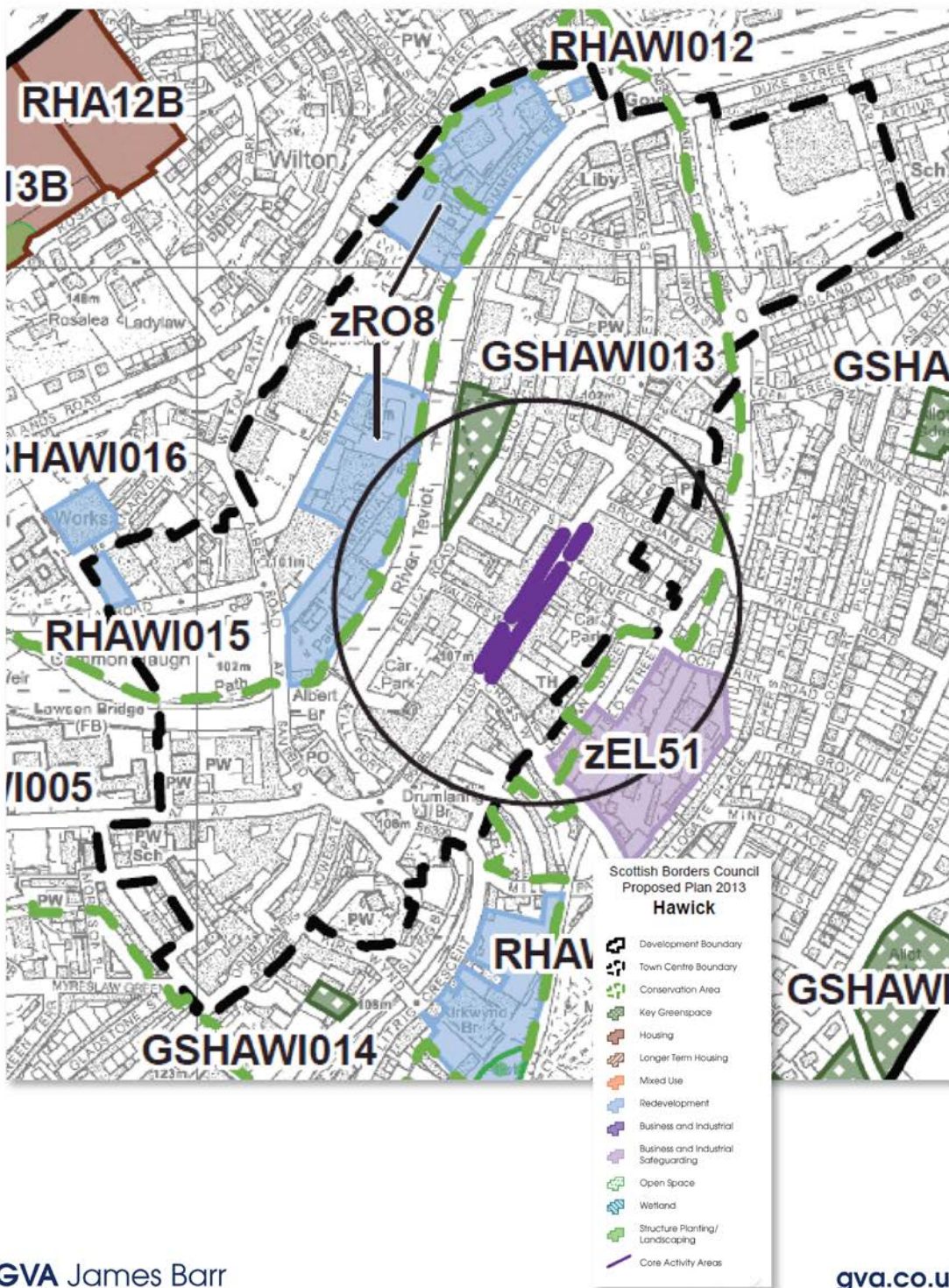
4.4 Representations are made for inclusion of the site within the Hawick town centre boundary, for the following key reasons:

- It would help find a viable regeneration solution, by widening the range of land uses that would be supported in principle.

- 
- The local context set out in section 2 demonstrates how the site could genuinely function as part of the town centre.
  - The site is already very well connected to the town centre (both as existing and as proposed for change). A pedestrian only footbridge links the site with the northern parts of the town centre, affording ease of access with existing town centre uses, notably Morrisons.
  - The quality of public realm already in place between the site and current town centre boundary (around North Bridge Street) is such that inclusion of the site within the town centre would offer a natural extension.
  - Extensions to town centre boundaries should not necessarily be confined to reactive changes only. The Hawick settlement profile states that it has been extended in recognition of new retail development along Commercial Road. In this case, we feel that an extension can be justified (to include the site) in anticipation of, and to encourage new land uses that could make a positive contribution to the vitality and viability of Hawick town centre. Scottish Planning Policy encourages this approach.
  - Part of development site zRO8 now finds itself within the extended town centre boundary and in our view, there is nothing material to distinguish this land from the subject site. The subject site benefits from the same edge of town centre status and strong existing pedestrian links to the rest of the town centre. There doesn't appear to be any planning justification, that we can find, for making this distinction, particularly when the entire development site allocation is covered by the same Council approved Supplementary Planning Guidance (Commercial Road, Hawick – 2009).
  - The site is included within the Hawick conservation area. The condition of certain buildings on site is arguably having a negative impact on the character and appearance of the conservation area. Inclusion of the site within the town centre would increase the ability to deliver viable regeneration of the site and with it, the potential to make a positive contribution to the conservation area. This should be encouraged.
- 4.5 In summary, the site offers a logical extension to Hawick's town centre boundary for the key reasons outlined above. A suggested amended town centre boundary to reflect this is shown below.



Scottish Borders Local Development Plan • Proposed Plan  
Suggested alteration to Hawick 'town centre boundary'



GVA James Barr

[gva.co.uk](http://gva.co.uk)

- 4.6 We would be pleased to discuss the nature of these representations with Council officers in due course and would invite you to contact Rob Newton at GVA James Barr on [REDACTED] accordingly.