

Marsh, Michael

From: Tim Ferguson [REDACTED]
Sent: 03 March 2014 12:39
To: localplan
Cc: Connolly, Trish
Subject: Scottish Borders Proposed LDP - Murray & Burrell Ltd
Attachments: 030314 FP-Murray & Burrell Ltd -Proposed LDP.docx

To whom it may concern

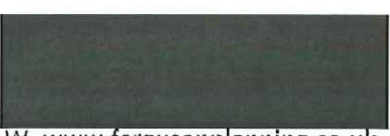
Please find enclosed a representation to the proposed LDP on behalf of our client Murray & Burrell Ltd. The submission relates to their landholdings across the Scottish Borders.

I would be grateful if you can confirm receipt of this submission and should you have any related queries then please do not hesitate to contact me.

Regards

Tim

Tim Ferguson
Director



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3 March 2014

Delivered by Email

Our Ref. MB2

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

Dear Sir/Madam

**MURRAY & BURRELL LTD: REPRESENTATIONS TO THE SCOTTISH BORDERS
LOCAL DEVELOPMENT PLAN**

We write on behalf of our client Murray and Burrell Ltd (M&B) and in response to the Scottish Borders Local Development Plan Proposed Plan (Proposed Plan).

Murray & Burrell Ltd is a 4th generation local family building contractors, who have been building in the Scottish Borders since 1928. The company would like to take this opportunity to make representations in respect of the following sites which fall within their ownership.

- Site 1: Buckholm Corner, Galashiels
- Site 2: North Ryehaugh, Galashiels
- Site 3: Grange/Craigpark, Galashiels
- Site 4: Old Burns Mill / Botany Mill , Galashiels
- Site 5: Damhead, King Street, Galashiels
- Site 6: Netherdale, Galashiels
- Site 7: 'Old Riffle Range', Caddonhaugh, Clovenfords
- Site 8: Muselie Drive, Lilliesleaf

Site 1: Buckholm Corner, Galashiels

The subject site is owned by M&B and allocated under site reference 'EGL17B-Buckholm Corner'. It also forms part of the 'Buckholm Corner Supplementary Planning Guidance' together with adjoining land for approximately 250 dwellings.

The proposed plan outlines the presumption in favour of 60 dwellings on the subject site. The economic downturn has had a considerable impact on housing development in the Scottish Borders over the last five years, however, there is now a growing confidence coming back into the housing market with the hope the site will be developed within the lifetime of the proposed local plan.

Recommendation

M&B support the continued allocation of site EGL17B for the development of 60 residential dwellings.

It also supports the continued allocation of the adjoining 'Buckholm North' site which would be accessed via the 'Buckholm Corner' site.

Site 2: North Ryehaugh, Galashiels

The subject site is owned by M&B and allocated under site reference 'EGL200 - North Ryehaugh'. It is allocated within the LDP for 20 dwellings.

Recommendation

M&B support the continued allocation of site EGL200 for the development of 20 residential dwellings.

It also supports the continued allocation of the adjoining 'Ryehaugh' site for a further 10 dwellings which has shared access with the subject site.

Site 3: Grange/Craigpark, Galashiels

The subject site is owned by M&B and allocated under site reference 'EGL20B - Grange'. It is allocated within the LDP for 13 dwellings and currently subject to a 'live' planning application.

Recommendation

M&B support the continued allocation of site EGL20B for the development of 13 residential dwellings.

Site 4: Old Burns Mill / Botany Mill, Roxburgh Street, Galashiels

M&B own two prominent sites on Roxburgh Street the first being the site known locally as the 'Old Burns Mill'. The former Mill was demolished some time ago and since then the site has remained vacant with a flatted residential development considered the most valid redevelopment prospect.

To the east of the 'Old Burns Mill' is the substantial 'Botany Mill' site which also falls within the ownership of M&B. The building is listed and lends itself to a tasteful residential conversion together with associated outbuildings.

Both the 'Old Burns Mill' and 'Botany Mill' fall within an area zoned for Redevelopment and allocated as: 'ZRO6-Roxburgh Street'. Further land within this zoning falls outwith the ownership of M&B. Refer to **Attachment 1** site plan.

Recommendation

M&B support the continued allocation of site zR06 as a 'Redevelopment' site but that various parts be more clearly defined. We would also seek that the site be cross referenced within Table 5 of 'Appendix 2-Meeting the Housing Land Requirement'.

The individual elements under M&B ownership would be as follows:

'Old Burns Mill': Redevelopment for flatted residential development of approximately 20 units with potential ancillary retail on ground floor (eg. corner shop/pharmacy)

'Botany Mill': Redevelopment of existing Mill Building and outbuildings for approximately 25 residential units.

Site 5: Damhead, King Street, Galashiels

M&B own a relatively small piece of land on King Street opposite the entrance to the Aldi supermarket. The site is currently not zoned for any particular use other than 'white land' within the settlement boundary of Galashiels. Refer to **Attachment 2** site plan. Discussions with SBC roads department have confirmed suitable access arrangements for up to four/five houses.

Recommendation

That the site denoted as 'King Street, Galashiels' in Attachment 1 be allocated for the development of 5 residential dwellings and be added to Table 5 of 'Appendix 2-Meeting the Housing Land Requirement'

It is recognised that matters such as flood risk would require to be addressed as part of any future planning application.

Site 6: Netherdale, Galashiels

M&B own a large proportion of the Netherdale Industrial Estate and which is zoned under zEL40 'Business and Industrial Safeguarding'. There are a total of 11 plots or sites within the area controlled by M&B. Of these 5 have been vacant for a considerable period of time. The ex-Jewson site, which neighbours the Borders College, is a large vacant site extending to 0.4 hectares (1 acre) and which has been cleared ready for development.

Recommendation

While there is a general acceptance to the continuation of business and industrial uses at Netherdale M&B would welcome support within the LDP that uses falling within the neighbouring zED2 'Education' could be considered also acceptable on the area of land denoted within Attachment 3. This may include: further educational facilities, Halls of Residence, related or community leisure facilities.

Site 7: 'Old Riffle Range' Caddonhaugh, Clovenfords

M&B own land known locally as 'The Old Riffle Range' and which is zoned under EC2 for the development of 6 residential dwellings.

Recommendation

M&B support the continued allocation of site EC2 for the development of 6 residential dwellings. Panning permission was received during 2013 with development of the first dwelling due to start on site within the very near future.

Site 8: Muselie Drive, Lilliesleaf

M&B own land accessed off Main Street within the village of Lilliesleaf. The site has been denoted as 'EL16B Muselie Drive' and for the development of 7 residential dwellings.

Recommendation

M&B support the continued allocation of site EL16B for the development of 7 residential dwellings.

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.

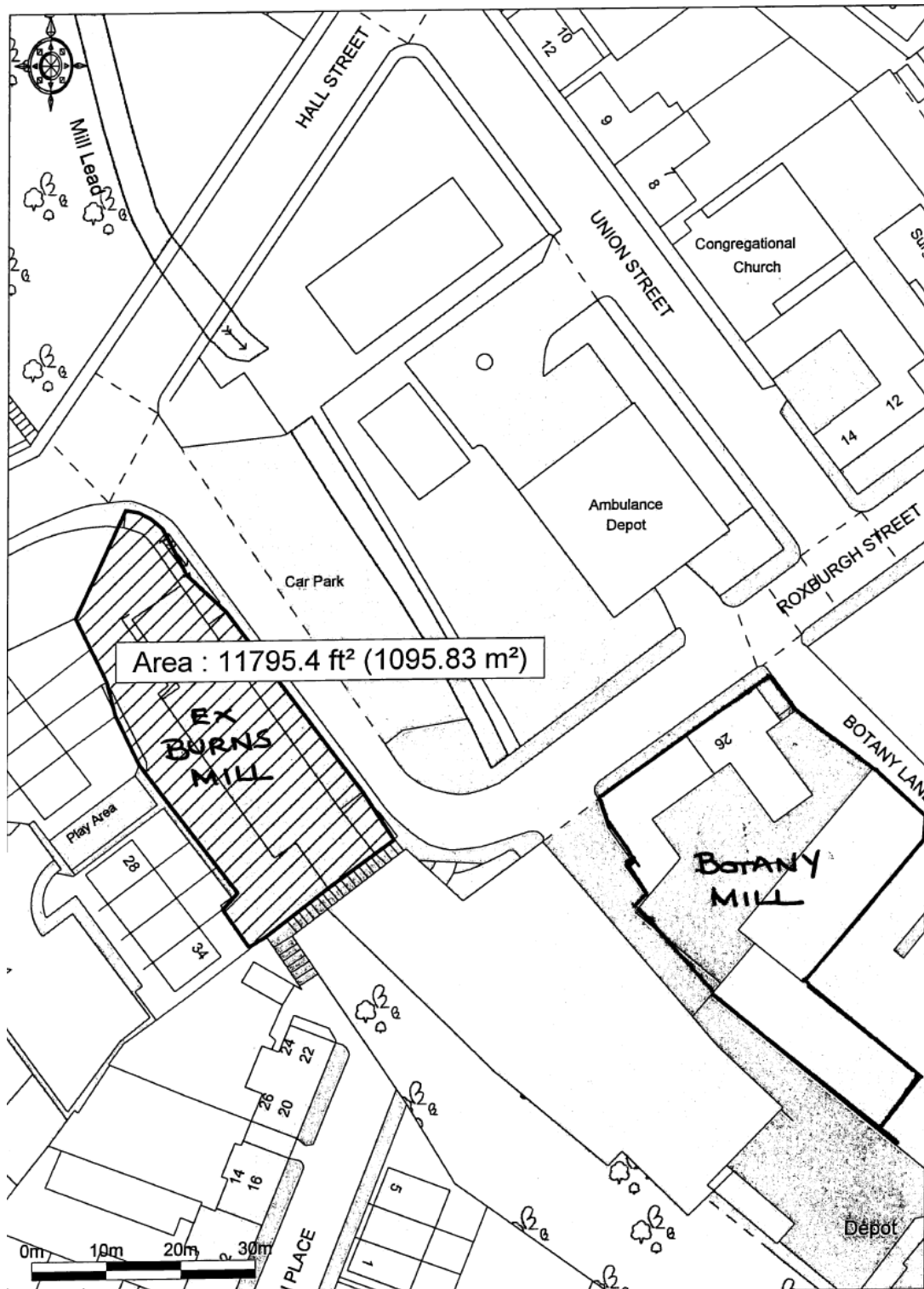
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Enc.

Attachment 1: King Street, Galashiels

Attachment 2: Netherdale, Galashiels

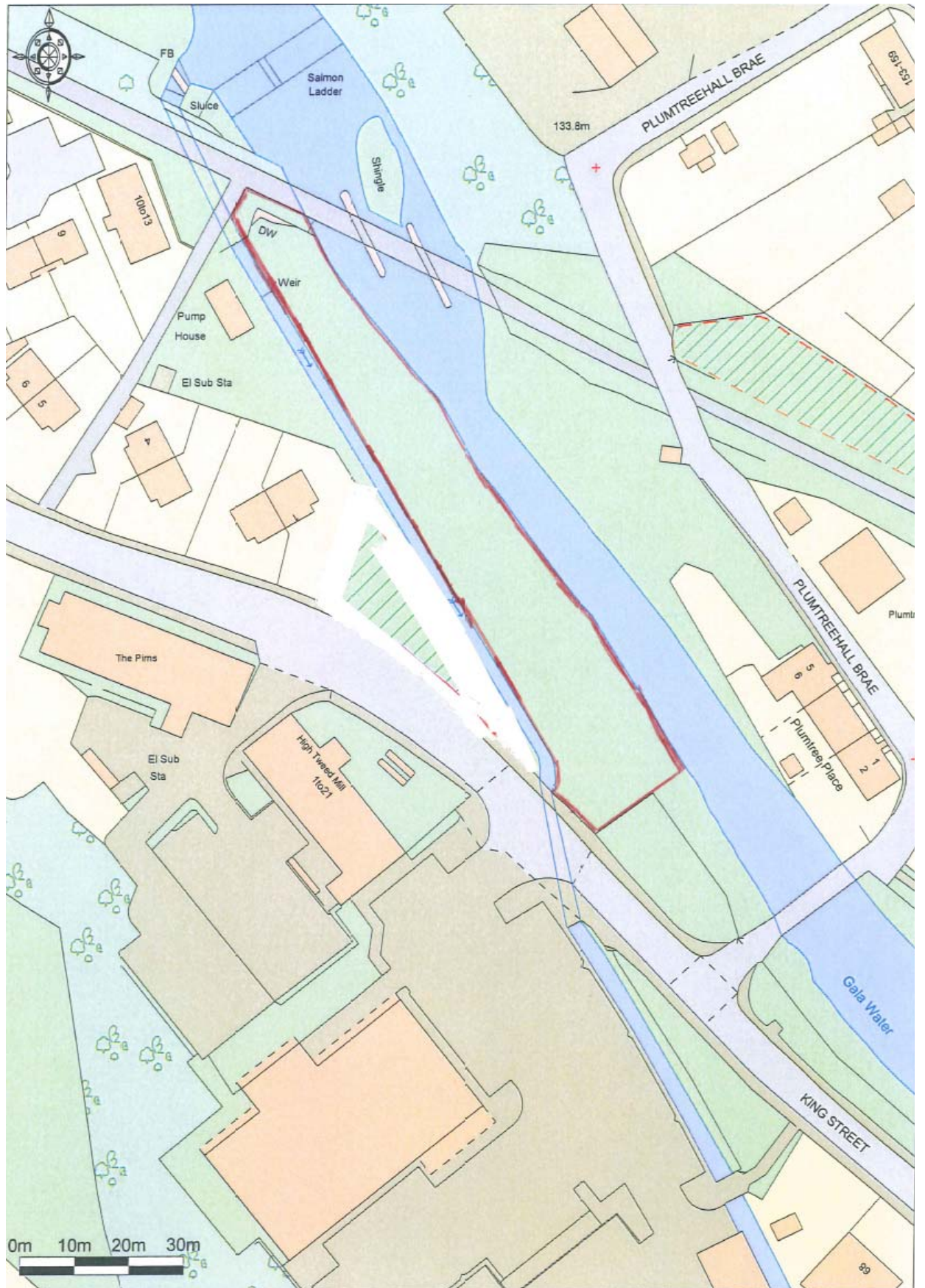
Attachment 1: Old Burns Mill & Botany Mill, Roxburgh Street, Galashiels



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Attachment 2: Damhead, King Street, Galashiels



Attachment 3: Netherdale, Galashiels



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