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Date: 18 December 2018
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Dear Charles

**Local Development - Call for Sites – Main Issues Report (MIR) - Public Consultation
Site Representation – ADUNS027 – Land North of Preston Road, Duns**

Further to your initial site assessment I noticed that you have chosen to exclude this particular site from the Main Issues Report. I write in order to address the points raised in your site assessment conclusion.

- Development in the Scottish Borders is quite often on agricultural land due to the fact it is the predominant land use of the area. A number of other sites proposed for housing within the local plan are also on agricultural land. It is therefore felt that this is not a significant constraint.
- Surface water run off could quite easily be dealt with during the construction phase by installing adequate drainage to deal with such an issue. It is therefore felt that this is not a significant constraint.
- As demonstrated, in the additional information provided by myself on behalf of my client submitted with the site representation in August 2017, that the site is not visible from Duns Castle, nor is Duns Castle visible from the site.
- My client and I quite appreciate that the site is located in an area with potential historic interest and therefore we are quite comfortable that archaeological investigations should be placed as a condition upon any potential development.
- With regard to the design landscape, we do not accept that development of this site would have a detrimental visual impact. It would simply provide symmetry to the existing development on the opposite side of Preston Road, therefore not elongating the town any further than it already does at present.
- During the design process measures could be taken in order to work with the existing gradient of the site by perhaps reducing the exiting level or restricting the height of the properties constructed. This should therefore not be a limiting constraint for this site's inclusion in the local plan at this stage.
- There is already a number of housing allocations within the Duns area which have existed for a significant period of time and have not yet been developed. The site in question would only increase this by a further 2% therefore having little or no impact on the capacity of Duns. Also due to its scale and interest from a developer, it is more likely to be developed than any of these other sites already allocated within Duns. Perhaps it's maybe worth considering removing or reassessing some of these existing allocations in order to make way for sites which will get developed such as this.

I would encourage you to reconsider this sites status within the main issue report and would be happy to provide further information to help you reassess, therefore please do not hesitate to contact me.

Yours sincerely

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