

Local Development Plan Team  
Scottish Borders Council  
Newtown St Boswells  
Melrose  
TD6 0SA

Dear Sir / Madam

### **MAIN ISSUES REPORT – PROPOSED EMPLOYMENT LAND – NEWTOWN ST BOSWELLS**

We write on behalf of the landowner of the subject site, as shown attached, which we consider a strong opportunity for employment/business land within one of the Borders fastest growing settlements.

It is clear that the Council have pinpointed NSB as a settlement for growth. It has substantial new housing planned, the Council HQ and proposed extension to the Borders Railway mooted nearby. It is important that we pro-actively plan for new commerce around the town.

Given the active frontage to the A68 and interest shown by us at [REDACTED] it is considered that the subject site represents a strong opportunity for employment uses. Alternatively, the subject site could be seen as a form of Phase 1 that then leads to the currently allocated lands adjacent. The site is available for development for this use.

The subject site again would face onto the major urban expansion located on lands opposite and would, in time, naturally integrate into the new expanded NSB settlement.

The lands provide an opportunity to assist in bolstering the overall business case in extending the railway onto Hawick/Carlisle and economic development in general.

We support the ethos of the “Growing Our Economy” contained within the MIR. In Responding to **Question 3** we do consider that there are further opportunities for business and industrial land and consider the subject site to be one of them. It provides the active frontage required by many operators whilst at the same time allowing the growth into a longstanding allocated site in the current LDP.

[REDACTED] are a locally based established development company who would welcome the opportunity to develop this site for a range of employment uses.

Yours faithfully

[REDACTED]

