

Scottish Borders Council
Main Issues Report Public Consultation 2018-2019



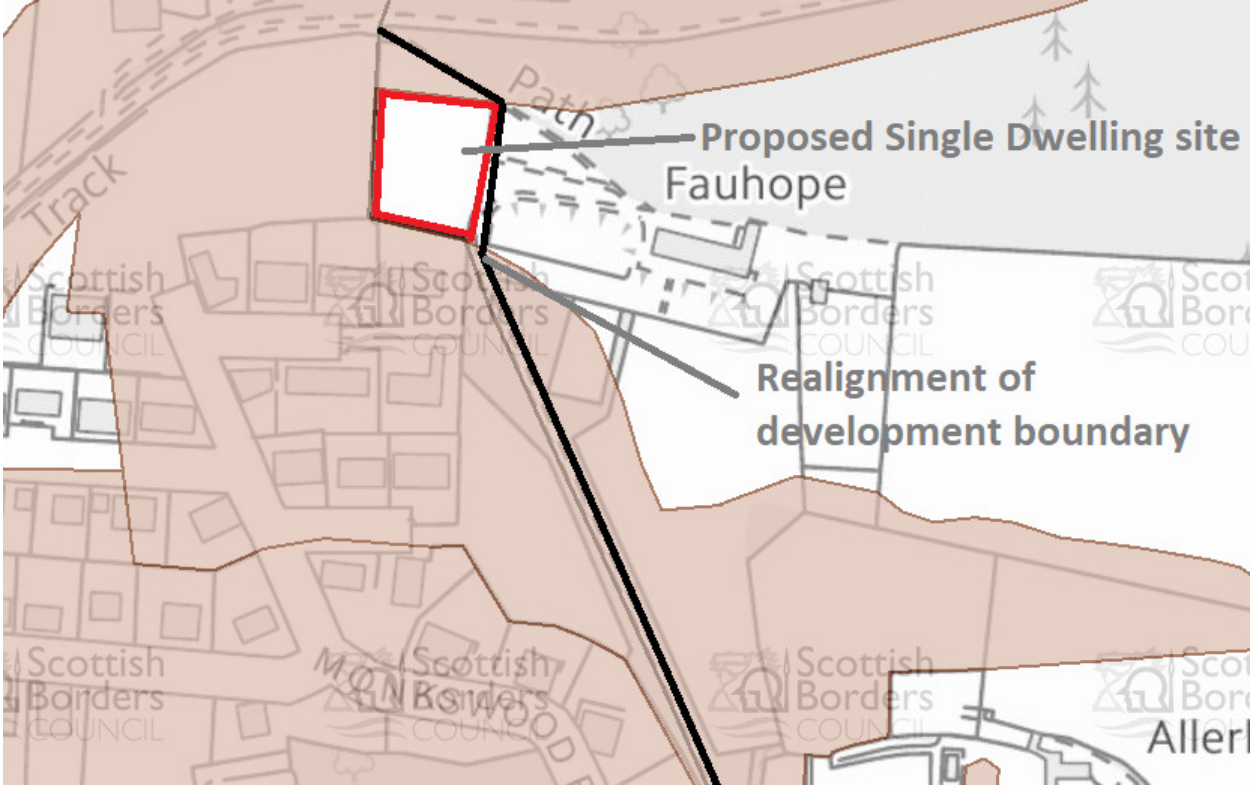
Looking south from the proposed site towards the Eildons

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Following the Scottish Borders Council public consultation on the Main Issues Report for the Local Development Plan 2, I am writing to object that the site outlined in red below is not currently within the proposed Gattonside Development boundary on behalf of my client [REDACTED]. The existing development boundary follows the west side of the existing Fauhope driveway running roughly north to south, before returning west and then north around the north west most section of Fauhope House's Garden boundary.

The land adjacent to the proposed site -marked brown on the plan below- is under a Tree Preservation Order. The proposed site has a few small fruit trees remaining on it centrally and has some larger hardwoods around the boundary edge as can be seen in the photo above. The centre of the site would lend itself to the development of a single dwelling without impacting on any of the mature trees or the surrounding environment.



SBC Maps showing TPO and development boundary for Gattonside

[REDACTED] The proposed site -whilst separate and classed as countryside around town- would probably be of unique new-build design but would still assimilate with the Monkwood development to its south and west because of the layout relationship and its position to the west of the existing Fauhope House driveway. Whilst the proposed site would be accessed from the driveway serving Fauhope House, the connectivity and grouping of the proposed site with the existing Monkwood site would not be lost because of this. It is the driveway that forms the separation of any future or existing development or building group. Land previously within the garden bounds of Fauhope (west of the driveway) has now been

developed and is part of the Monkswood site and whilst it is accessed from the Monkswood site, I see no reason why the proposed site could not be adopted on the same principle given the relationship of the site. This potentially would require the existing development boundary to be moved to the east side of the Fauhope driveway so that access is taken from within the development boundary. Moving the development boundary to the east side of the driveway does not risk further development other than that proposed above.

The proposed site can be served by mains electricity and water. A foul connection would be made to a private treatment plant. Rainwater would be dealt with via soakaway. A renewable energy source would be used to provide heat for the dwelling.

Gattonside has adequate zoned land at St Aidans but it is not clear whether this will be developed in the short term. Zoned land which isn't developed in the short to medium term does not achieve the Scottish Government or Scottish Borders Council targets for new housing. The proposed site above is deliverable, small scale and has minimum impact on its surrounds and should be supported.