

From: [REDACTED]
Sent: 07 February 2019 14:38
To: [REDACTED] (Planning HQ) <[REDACTED]@scotborders.gov.uk>
Subject: FW: SPEEB008 - MIR:Consultation

Hi [REDACTED],

I meant to pass this onto you. It came in last November and I initially thought it only related to confirmation of land ownership.

However, they do make reference to having no objection to the land being included within the next LDP.

Therefore, I think it should be considered as a submission. It relates specifically to the housing site in Peebles (SPEEB008).

I will catch you on Monday to see what you think.

Thanks

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@lawrieandsymington.com](mailto:[REDACTED]@lawrieandsymington.com)]
Sent: 27 November 2018 12:30
To: [REDACTED] <[REDACTED]@scotborders.gov.uk>; [REDACTED] <[REDACTED]@lawrieandsymington.com>
Subject: SPEEB008 - MIR:Consultation

FAO [REDACTED]

Further to my telephone call, please find attached the map referred to for SPEEB008 the land under our ownership is outlined and hashed in red.

To confirm that we have no objection to the land being included in the next development plan.

Regards,

[REDACTED]

[REDACTED]

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PREFERRED OPTION: PEEBLES (Longer Term) TWEEDDALE LOCALITY



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	OPTION
SPEEB008	Land West of Edderston Ridge	Peebles	19.5	TBC	Preferred

Site Requirements

- Flood Risk Assessment required, to assess the risk from the Edderston Burn and tributaries which flow through and adjacent to the site
- Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development Additional water quality buffer strips may be recommended in addition
- Protect existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation to ensure no significant effect on River Tweed SAC/SSSI
- Archaeology investigation/mitigation required
- Any development must ensure it respects the existing built form and landscape design, to ensure appropriate wider integration, given the close proximity to the Upper Tweeddale National Scenic Area
- A masterplan to be prepared
- Landscaping/planting will be required to define the settlement expansion area
- The long term maintenance of landscaped areas must be addressed
- Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge
- Transport Assessment required for any development
- Any development must integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge/Edderston Ridge Park and Edderston Road
- Drainage Impact Assessment and Water Impact Assessment required
- The site must accommodate an element of business land