

Johnston, Charles

From: Justin Lamb [REDACTED]
Sent: 03 March 2014 15:31
To: localplan
Cc: Gordon Renwick ([REDACTED]); Justin Lamb; Susan Laidlaw
Subject: SBC Proposed Local Development Plan - Land to South of the B7062, Cardrona
Attachments: Site to South of B7062_Final.pdf

To Whom it may Concern

I refer to the deadline of 5pm today for consultation regarding the Proposed Local Development Plan and have pleasure in enclosing the attached Representation relative to paragraph 10.11.7 of the Settlement Profile for Cardrona which states:

In view of the recent development of the village, as well as the constraints and sensitivity of the setting of Cardrona, it has not been possible to identify an area for longer term expansion

The attached representation identifies and supports a further potential longer term site at Cardrona which lies directly to the South of the B7062 adjacent to the existing village core.

I trust that the attached Representation is self-explanatory, however, if you require any additional information regarding the attachment or wish to discuss any aspect in greater detail, please do not hesitate to contact me.

Kind Regards

Justin



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**Representation to Scottish Borders Proposed Local
Development Plan**

Land South of the B7062, Cardrona

Prepared by Justin Lamb Associates

on behalf of

The Renwick Family

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1. Introduction

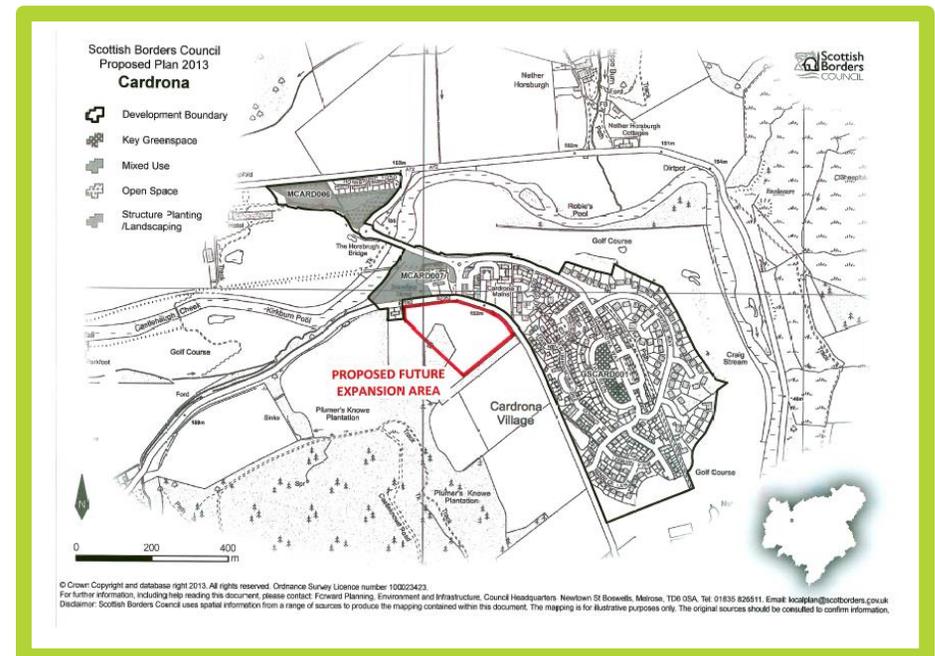
Site Location and Description

This submission has been prepared in response to the Scottish Borders Proposed Local Development Plan which was published for public consultation in December 2013.

Justin Lamb Associates have been instructed by the Renwick Family to prepare a representation in support of land to the South of the B7062 at Cardrona and its inclusion within the Scottish Borders Council Proposed Local Development Plan as a longer term mixed use development including approximately 25 residential units.

The site extends to circa 9 acres and is bounded to the north and east by the B7062 and existing housing, to the west by 2 existing residential dwellings and to the south by existing farmland and a treebelt.

The land can be described as part of the lower valley slopes immediately adjoining the valley floor where the historic core of Cardrona Village is located.



Land to the South of B7062, Cardrona

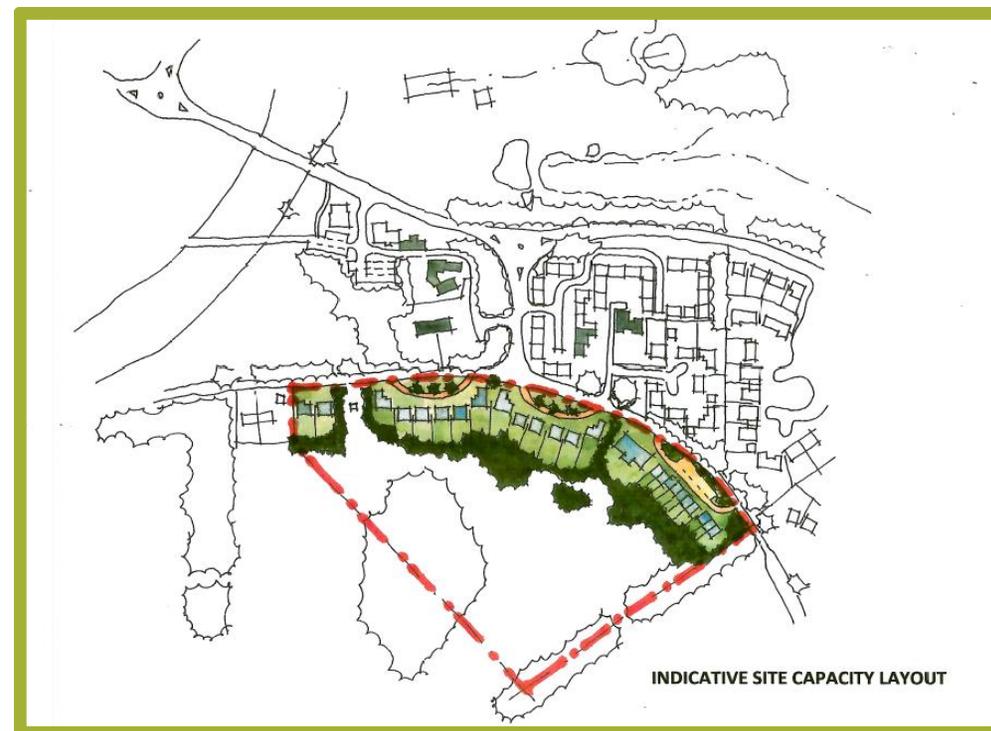
2. Site Appraisal / Development Proposal

Scottish Borders Council are currently working towards producing a Local Development Plan (LDP) to replace their existing adopted Local Plan. Having previously consulted upon the Main Issues Report in Spring/Summer 2012 Scottish Borders Council have now published their Proposed Local Development Plan and this is currently subject to a 12 week period of Public Consultation ending on 3rd March 2014.

We consider the land immediately to the south of the original Village core and B7062 as an opportunity to identify land with longer term development prospects at Cardrona Village.

The site is considered appropriate for the following reasons:

- The site is located within close proximity to the original core of the Village, and in close proximity to the bus stop and village convenience store. Original buildings have been shown as dark grey on the Indicative Site Capacity Layout opposite.
- The proposed development area occupies only the lower part of the site immediately adjacent to the existing housing and avoids the higher, more visible parts of the site.
- The site is visually contained by an existing tree belts to the south east and by housing and a further tree belt to the north west.
- There is an opportunity to create a focal point at this location/ junction in the existing Village and to reduce traffic speed on the B7062 including footpath links to the surrounding countryside and around the Village.
- An opportunity exists to introduce an element of mixed use to the proposal, including uses such as a childrens nursery.
- There are no known technical constraints to development.



3. Conclusion

The land immediately to the south of the original Cardrona Village would form an appropriate longer term expansion area for the settlement.

We would be grateful if this opportunity could be given due consideration in the preparation of Scottish Borders Local Development Plan.