

Crailing, Ekford and Nisbet Community Council Response

QUESTION 1. DO YOU AGREE WITH THE MAIN AIMS FOR LOCAL DEVELOPMENT PLAN2? (Any alternative or additional aims?)

CEN CC agrees with the above main aims.

QUESTION 2. DO YOU AGREE WITH THE PREFERRED OPTION TO RETAIN THE 'STRATEGIC HIGH AMENITY ' SITE CATEGORISATION AND AMALGAMATE THE REMAINING CATEGORIES? Do you agree with any of the alternative options, including to retain the current policy position? Do you have another alternative option?

CEN CC agrees with the preferred option providing that the definition of 'high quality' business uses is robust for the first category, and the rationale/criteria for considering other complimentary commercial activity to be included in this, is carefully balanced. (Note: absence of reference & discussion as to HOW SBC will attract high quality business & investment to these up-rated sites?)

QUESTION 3. DO YOU THINK THERE ARE ANY SETTLEMENTS IN WHICH NEW OR MORE BUSINESS AND INDUSTRIAL LAND SHOULD BE ALLOCATED, AND IF SO WHERE?

CEN CC is unable to comment.

QUESTION 4. DO YOU HAVE ANY SUGGESTIONS FOR A POTENTIAL AREA OF LAND TO BE ALLOCATED IN THE VICINITY OF TOWN YETHOLM, LAUDER AND KELSO FOR BUSINESS USE, AND IF SO WHERE?

CEN CC considers that the relevant Community Councils in these areas are best placed to advise on the answer to Q4.

QUESTION 5. HAVE YOU ANY SUGGESTIONS AS TO HOW ALLOCATED BUSINESS AND INDUSTRIAL LAND CAN BE DELIVERED MORE EFFECTIVELY?

CEN CC is unable to answer the question at this stage as the context of it is unclear, ie. What is fully meant by "delivered"?

QUESTION 6. DO YOU AGREE WITH THE PREFERRED OPTIONS FOR THE PROVISION OF ADDITIONAL BUSINESS AND INDUSTRIAL LAND/MIXED USE LAND IN THE LDP? DO YOU AGREE WITH THE ALTERNATIVE OPTION FOR MIXED USE LAND? DO YOU HAVE OTHER ALTERNATIVE OPTIONS?

CEN CC agrees with the preferred options.

Question 7. DO YOU AGREE WITH THE PREFERRED OPTIONS FOR ADDITIONAL HOUSING SITES? DO YOU AGREE WITH THE ALTERNATIVE OPTIONS? DO YOU HAVE OTHER ALTERNATIVE OPTIONS?

Preferred Option : CEN CC considers that the views of Jedburgh and Smailholm Community Councils should have priority with respect to this option.

Alternative Option: Crailing – CEN CC considers that the land at Crailing Toll, (larger site), should not be allocated as a housing site. This is because adjacent to it, (Cameron Toll – smaller site), is presently available, (capacity 5 houses), and this has been allocated, but not taken up, for the past 5-10 years. Also, a combined capacity of potentially 10 houses would have a disproportionate impact upon the village and place immense pressure on the existing small road route to the A698.

Alternative Option: Eckford – CEN CC recognises that this site has potential for additional development, but if it were to be allocated as such, it should be limited to an absolute maximum capacity of 5 houses. This is

because, given the size of Eckford village, an additional 10 houses would have a dramatic and potentially negative impact upon the character of the village

QUESTION 8. DO YOU AGREE WITH THE PREFERRED OPTION FOR ADDRESSING PROPOSALS FOR HOUSING IN THE COUNTRYSIDE? DO YOU AGREE WITH THE ALTERNATIVE PROPOSAL? HAVE YOU ANY OTHER OPTIONS WHICH YOU FEEL WOULD BE APPROPRIATE?

CEN CC supports the preferred option of retaining the existing policy.

QUESTION 9. DO YOU AGREE WITH THE PROPOSED EXISTING HOUSING ALLOCATIONS TO BE REMOVED FROM THE LDP? ARE THERE ANY OTHER SITES YOU SUGGEST SHOULD BE RE-ALLOCATED?

CEN CC supports the proposed housing allocation site removals from those developers/landowners, who, over an extended period of time, have failed to develop them or attracted interest in them.

QUESTION 10. DO YOU AGREE WITH THE PREFERRED OPTION? If so, which other uses do you think could be allowed within the core activity areas? Do you think existing core activity areas within town centres should be reduced in size, and if so where? Do you think existing Core Activity Areas should be removed altogether?

CEN CC supports the preferred Option.

QUESTION 11. Can you suggest any site options within central Berwickshire, preferably Duns, to accommodate a new supermarket?

CEN CC considers it would be inappropriate to make a comment on this. We would, however, question why Jedburgh is not being presently considered for such a retail unit, as it is in very similar circumstances to Duns.

QUESTION 12: Do you feel the requirement for Developer Contributions could be removed in some parts of town centre Core Activity Areas?

CEN CC view is that this should only apply in cases where the proposed development will not necessitate significant additional infrastructure/service financial input, which otherwise would have to be borne by the Borders Council Tax payer.

QUESTION 13. Do you support the preferred option? Are there any other matters relating to sustainability and climate change adaptation, which should be addressed? Do you have an alternative option?

CEN CC supports the preferred option.

QUESTION 14: Do you support the designation of a National Park within the Scottish Borders? If so, which general area do you think a National Park should cover?

CEN CC welcomes the inclusion of the National Park proposal within the Main Issues Report, but from our perspective, it is too early at present for us to comment. So that all members may become more familiar with all the issues and implications, we have invited a key speaker from the campaign to address our Community Council to facilitate us in formulating our response. (May 2019)

QUESTION 15. DO YOU AGREE WITH THE PROPOSED REDEVELOPMENT SITES TO BE ALLOCATED WITHIN THE LDP? ARE THERE OTHER SITES WITHIN THE SCOTTISH BORDERS YOU FEEL SHOULD BE INCLUDED?

CEN CC agrees with the Preferred site allocation for redevelopment, with respect to the Cheviot Locality.

QUESTION 16. Do you support the principal of Oxnan becoming a recognised settlement within the LDP? Do you agree with the proposed settlement plan and its boundaries?

CEN CC considers that the views of the residents and Community Council should have priority in this area.

QUESTION 17. Do you support the removal of the Core Frontage designation within the Newcastleton Conservation Area?

CEN CC considers that the views of the residents and Community Council of Newcastleton should have priority in this area.

Question 18. Do you agree with the suggested policy amendments identified in Appendix3? Do you think there are any other policy amendments which should be referred to ?

CEN CC agrees with the suggested policy amendments.

ANY OTHER COMMENTS: QUESTION 19. Are there any other main issues which you feel should be addressed within LDP2? Please confirm these and explain how these could be addressed.

CEN CC considers that all main issues have been addressed within the MIR.