

**From:**Dods, Ranald  
**Sent:**3 Sep 2021 15:06:00 +0100  
**To:**localreview  
**Subject:**RE: Local Review - Review of 21/00015/RREF

Dear Fiona,

Thank you for your email.

I note the list of companies in Cavalry Park provided by the appellant. I also note that they are uncertain of the nature of many the businesses. In any event, the nature of those businesses is predominantly class 4 or would be considered complimentary commercial activity to the Cavalry Park strategic high amenity site which would enhance the quality of the business park as an employment location. A day centre for the elderly does not fit comfortably within that definition.

In terms of the document submitted as a “business plan”, this is not a detailed business plan which I might expect to see with an application in support of a sound business proposal. Rather it is a statement about what services would be provided by DLL Care Hub Ltd, what facilities would be provided within the building. Within the 11 page document, it is only at page 9 that any monetary figures appear and even then, the figures do not set out any start-up costs; profit and loss forecast; sourcing of finance; management of financial risks or; cash flow forecasts. It does not provide any detailed analysis of how the business would be run in terms of things such as: staffing; suppliers; equipment or; managing operational risk. No real detail is given of market research; customer profiling; competitor profiling; managing market risks; pricing or; promotion and advertising. In short, this is not appear to be a business plan which can be relied upon.

Ranald

**From:** localreview <localreview@scotborders.gov.uk>  
**Sent:** 20 August 2021 13:30  
**To:** Dods, Ranald <Ranald.Dods@scotborders.gov.uk>  
**Subject:** Local Review - Review of 21/00015/RREF

Hello Ranald,

**3 Cavalry Park, Peebles - Part Change of Use of ground floor to Class 10 and alterations to form additional office space from attic floor**

Please see attached letter regarding the review of the above application. Please send any comments to the above email address by 6 September at the latest.

Thanks

Fiona

Fiona Henderson

Democratic Services Officer

Democratic Services

Resources

Council Headquarters

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