

**From:**Hayward, Julie  
**Sent:**30 Mar 2022 19:02:55 +0100  
**To:**Alasdair Rankin  
**Subject:**21/01846/PPP Land North of Ivanhoe Dingleton Road Melrose

Good afternoon

Please see the consultation response below from our Landscape Architect in respect of this application. As you will see, she objects to the proposal and the impact it would have on the historic orchard and the loss of the trees, covered by the Tree Preservation Order within the Designed Landscape and National Scenic Area.

Following on from our Landscape Architect's comment, I have discussed the proposal with my manager to seek a second opinion. It is considered that the proposal for two houses cannot be supported as it would result in the loss of this historic orchard and protected trees, which contribute to the character of the streetscene and special qualities of the area.

However, it may be possible to accommodate one house on part of the site; the house could either be located in the south western corner adjacent to the access road, reducing the amount of hard surfacing required and the number of trees that would have to be felled, with the remaining ground retained as orchard, retaining the view of the trees in the streetscene; or the house could be sited towards the northern or southern boundaries with the other half of the site being retained as orchard. Either proposal would overcome the concerns that the development would result in houses within an "orchard garden" and avoid further tree felling by future residents, and would result in a house surrounded by an orchard. Replacement tree planting would be required to enhance the orchard and replace trees felled.

The site plan submitted with the pre-application enquiry for this site showed one house on this area of ground and although I advised that the principle may be acceptable, this was dependant on a tree survey being submitted and the comments of our Landscape Architect. When the revised site plan showing three houses was then submitted as part of that enquiry, I advised that the tree survey should be the starting point for designing a scheme for the site. The houses, access, parking and services/utilities can then be fitted around the trees. This approach should be applied to revising the site plan.

If your client is supportive of this approach, I would require a revised site plan for comment and agreement and a bat and bird survey of the trees to be felled, before re-consultations and neighbour

notifications are carried out. Alternatively, if your client wishes to have the application determined a submitted, it is likely that the recommendation will be for refusal.

Thanks

Julie

Julie Hayward

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**From:** Andrews, Catherine <CAndrews@scotborders.gov.uk>

**Sent:** 28 March 2022 19:36

**To:** Hayward, Julie <JHayward2@scotborders.gov.uk>

**Subject:** 21/01846/PPP Land North of Ivanhoe Dingleton

Julie

I apologise for the delay in getting back to you.

I have looked at the proposals for this site and note that this is a new application for a reduced site subsequent to the previously withdrawn application 21/00768/PPP. The proposal now concerns the orchard site only, Area A from the previous application. This site is covered by TPO 21 and forms part of the Dingleton Designed landscape. It also lies within the Eildon and Leaderfoot National Scenic Area forming part of a sensitive landscape visible from the Eildon hills, the Melrose golf course and the B6359 and contributes to the natural heritage and high amenity value of the local environment.

The Site Plan as Proposed (-L)102 shows how 2 houses are now proposed for the plot (previously one) with a considerable area of hard surfacing around the buildings forming a patio and driveway. The proposals include for the removal of 17 of 30 trees and drawing (-L)102 A shows 34 trees as compensatory planting filling much of the garden ground. I have 2 concerns here, firstly that the proposed compensatory trees at approximately 2 m's apart will not allow them sufficient space to thrive. Secondly this will become a development of houses set in an 'orchard garden' which in my opinion is an inappropriate setting for a house unless the occupants are very keen on fruit growing.

While I have sympathy with the location of this site being on the street frontage and appearing to fill a gap in the row of housing it should be remembered that this is a well-established and protected orchard of historic value. In my opinion the proposal is likely to risk degradation of the retained trees as a result of development causing compaction, changes to water table and desire from occupants for tree removal, both existing and proposed etc. with the introduction of services risking further damage. With the climate crisis and threat to biodiversity, sites of this sort are much needed reserves for habitats and associated wildlife within the built environment.

I therefore cannot support this proposal.

Catherine

*Catherine Andrews*

*Landscape Architect*

*Heritage and Design*

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