

F E R G U S O N P L A N N I N G

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Ms Louise McGeoch
Clerk to the Local Review Body
Scottish Borders Council

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BY EMAIL ONLY

Dear Ms McGeoch

Thank you for your recent correspondence and request for the Appellant's comments on the impact of National Planning Framework 4 on the Notice of Review. We are grateful for the opportunity to make our response.

National Planning Framework 4 introduces 33 no. new adopted policies which form part of the Development Plan for every local authority area in Scotland. The most pertinent of these new policies is considered to be Policy 27: City, town, local, and commercial centres. The most relevant sections of the Policy are parts a) and e) which have been replicated below:

- a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.*
- e) Development proposals for residential development within city/town centres will be supported, including:*
- i. New build residential development.*
 - ii. The re-use of a vacant building within city/town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.*
 - iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential."*

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The proposed development would deliver a new dwelling within Eyemouth town centre. The new dwelling would increase the population of the town and the density of the town centre. Additionally the occupants of the new dwelling would be resident in the town centre (a highly sustainable location) and would not be dependent on the private car to satisfy daily shopping needs.

As the proposed development would provide a new dwelling in the town centre and increase the local density of development, it is considered to be fully consistent with the 'compact centres' principle and therefore to support the vitality and viability of Eyemoth town centre. Therefore, the proposed development is considered to accord with part a) of Policy 27 of NPF4.

The proposed development easily and unequivocally accords with part e). Part e) of Policy 27 supports all new residential development within town centres that does not result in the loss of retail floorspace. The proposed development does not include the loss of any retail floorspace. The proposed development represents reuse and conversion of an existing building which would retain the original built fabric of the building.

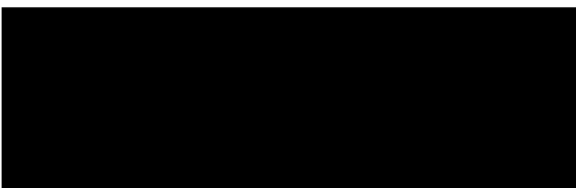
It is beyond dispute that the proposed development accords with part e) of Policy 27. The proposed development is supportable on this basis alone.

The proposed development accords with all relevant policy contained within NPF4 and is considered to be acceptable overall in planning terms.

The Appellant is grateful for this opportunity to address the comments of the appointed Planning Officer and thank the Local Review Officer, the Clerk to the Local Review Body, and her staff accordingly.

It is our hope that members of the LRB find these comments to be clear and helpful in completing their determination of the matter at hand.

Yours sincerely



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