

**Kate Jenkins**

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**From:** Small, Stuart <Stuart.Small@scotborders.gov.uk>  
**Sent:** 28 February 2023 17:34  
**To:** kate@kjenkins.co.uk  
**Subject:** [OFFICIAL] 23/00056/FUL: Change of Use from Class 4 to Class 2 Veterinary Practice

Hi Kate,

I am the planning officer for the above application at 2 Rowan Court, Cavalry Park, Peebles. The outline planning permission for the business park included a condition which restricted the use to Class 4 and Class 6 for the purpose of ensuring the uses of the units remaining compatible within the site.

Cavalry Park is designated as a Strategic High Amenity site, and as such Policy ED1 dictates that Class 4 is the predominant use. It is acknowledged within ED1 that other complementary commercial activities may be acceptable, if it enhances the quality of the business park as an employment location. It is considered that Class 2 uses are generally not complementary to Class 4 uses. Class 2 uses are usually more appropriately accommodated in town centres, in areas out with Prime Retail Frontages, where the surrounding infrastructure is more conducive to the accommodation of visiting members of the public; and Class 2 uses can themselves contribute to the diversity and vitality of town centres as attractive shopping and service areas. A town centre appears to be the more natural location and context for a veterinary practice rather than operation from a peripherally located business park. For that reason Policy ED3 is also relevant which aims to prevent suitable town centre uses being located in out of centre locations.

On the evidence you have provided, the proposal currently fails to comply with Policy ED1 and ED3. In order for your proposal to be acceptable you need to demonstrate that you have assessed the availability of suitable town centre or edge of centre sites and provide at least 6 months marketing evidence which demonstrates that 2 Rowan Court has been unsuccessfully advertised as a Class 4 use. Without this supporting information I am not able to justify a departure from development plan and grant an approval. Can you please advise whether or not you will be able to provide this information?

Kind regards,

Stuart

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