

Heiton and Roxburgh Community Council

Your Ref: 23/01065/FUL

12 Aug 2023

Scottish Borders Council,
Council Headquarters
Newtown St Boswells
Melrose
Scottish Borders
TD6 OSA

Dear Sirs

Re: 23/01065/FUL | Erection of dwelling house | Land Adjacent Carnlea, Main Street, Heiton

One of the South of Scotland Regional Economic Strategy six themes is 'thriving and distinct communities' and a key priority in this theme is housing. In order to sustain rural villages support should be given the development of low impact housing 'to better integrate generations, attract new people to the area and ensure those farthest from the labour market have a stable platform from which to progress and prosper'

SBC's Local Development Plan outlines that the Housing Needs and Demand Assessment identified a continued need for some 100 houses per annum over the next 5 years and that the plan will *'seek to encourage the delivery of affordable housing opportunities to meet local need'*

It is understood that this site had previously been granted planning permission, but this lapsed before construction could start. The subsequent application and appeal were unsuccessful, and this new application has taken on board design considerations that lead to the refusal – repositioning of windows to avoid overlooking, reduction in the height of the dwelling and the inclusion of a turning circle. The applicant appears to have taken all reasonable steps within their control to make changes to the plan.

We understand from the application that there are currently four properties on this private road and there has been for at least a decade. Each dwelling has at least one vehicle and according to the SWECO transport report the existing access has no history of road safety issues.

It is noted that visibility splay is a key concern. If it is necessary, despite it not being an issue for the current dwellings, the suggestion of painted markings is reasonable. However, the creation of a small build out to increase visibility splay has the potential to cause disruption to the flow of traffic and parking issues for neighbouring properties and therefore poses some concern.

This application appears to align with the local development plan regeneration policy (ED5) which aims to encourage redevelopment of land, supporting bringing land back into

productive use, and the infill development policy (PMD5). Both policies state that development on sites will be approved in all cases where the following criteria is satisfied:

- a) Does not conflict with established land use of area.
- b) Does not detract from the character and amenity of the surrounding area.
- c) The individual and cumulative effects of the development can be sustained by the social and economic infrastructure.
- d) It respects the scale, form, design and materials and density in context of its surroundings.
- e) Adequate access and servicing can be achieved.
- f) It does not result in any significant to loss of daylight, sunlight or privacy as a result of overshadowing or overlooking.

There is no known reason this criterion is not satisfied.

This application also appears to support the LDP Policy HD2: Housing in the countryside, which states *'the council wishes to promote appropriate rural housing development in village locations'*.

Yours sincerely



Chloe Brown (Mrs)

On behalf of Heiton and Roxburgh Community Council