

Dr Catriona McKay and Michael Marshall

The Lodge House

Kingsmeadows

Peebles

EH45 9HR

Ranald Dodds
Council Headquarters
Newtown St Boswells
Melrose
Scottish Borders
TD6 0SA

RECEIVED
15 MAR 2019

14 March 2019

Application number: 19/00182/PPP
Proposed development: Erection of residential apartments (renewal of previous consent 15/00822/PPP)
Location: Site in the grounds of Kingsmeadows House, Kingsmeadows Road, Peebles, Scottish Borders

Dear Mr Dodds

We were informed when we purchased our property of the proposed development and have no objections to the renewal of previous planning consent, bearing in mind the following considerations:

- We draw your attention to Burden 1 Section 6.3 of our Title Deeds PBL6142, which prevents development on the existing gardens. We expect Scottish Borders Council to ensure the boundaries of the new development comply with our Title Deeds.
- We appreciate that Granton Homes plan to build a new access route east for the proposed development. Before the new access is ready, we would anticipate a small amount of construction traffic on the existing road and we expect Granton Homes to make good (resurface) the existing road on completion of the new access route.

- Given the above and other burdens (for example, the two below), moving forward we expect to be consulted by Scottish Borders Council and Granton Homes on the development:
 - Burden 1 Section 8.2, Schedule 1A Section 3.2, grants us rights of way over the entrances east and west
 - Burden 2 dealing with our septic tank and pipes under access road west.

Finally, Kingsmeadows Estate presents 18 acres of historic woodland with a large number of trees protected by Tree Preservation Orders and provides an important green corridor for wildlife. We have personally sighted red squirrels, roe deer, hedgehogs and more than 20 different species of birds. We would like to underline and heartily support the request of Outdoor Access Officer, Erika Hume Niven, that due consideration be given to Scottish Planning Policy sections 221, 231 and 232 and that a green corridor be secured through the planning process for this development. We trust that Scottish Borders will ensure the preservation of this important conservation area.

Yours sincerely


Dr  Michael Marshall