



## Introduction

This presentation has been prepared on behalf of Fortis Homes in advance of an application for Planning Permission for the development of Land to the south of Gattonside, Melrose. The formal pre-application process commenced with the submission of a Proposal of Application Notice to Scottish Borders Council on 12th November 2025 (reference number: 25/01698/PAN) for circa 9.73ha of proposed mixed use development including housing, leisure use (Class 9 and 11), holiday accommodation, café, conversion of Gattonside House and Ancillary buildings from Class 8 to Class 9.

The existing buildings on the site are largely derelict, with Gattonside House itself in a precarious state of disrepair. To the north lies the Garden Villa Nursing Home, followed by a mix of homes and agricultural land, while to the east the site meets the village centre of Gattonside and further residential properties, including the adjacent Category B-listed 'Achnachairidh' on Bakers Road.

The River Tweed forms the southern boundary, separated from the buildings by an area of vacant agricultural land. To the west, the site adjoins more farmland, with Tweedbank Train Station located approximately two miles beyond. The grounds also contain numerous mature trees and areas of woodland, particularly concentrated around the perimeter.

## About Fortis Homes

Fortis Homes works across a variety of mixed residential developments focusing primarily on the Lothians and Scottish Borders. The team have been developing both new homes and redeveloping existing residential properties since 2010, and benefit from experience in project delivery across a full spectrum of mixed-use sites.

With quality paramount in all of our developments, and sustainability at our heart, we pledge to be customer focused in our delivery, centred around a legacy of sustainable development for future generations.

Our team has been involved in a diverse range of residential development projects since 2010. From considered urban redevelopment projects to countryside farmsteads, we have experience in creating homes that cater to different lifestyles and preferences. Our portfolio showcases our commitment to sustainability, quality and innovation in every project we undertake.

[www.fortis-homes.co.uk](http://www.fortis-homes.co.uk)



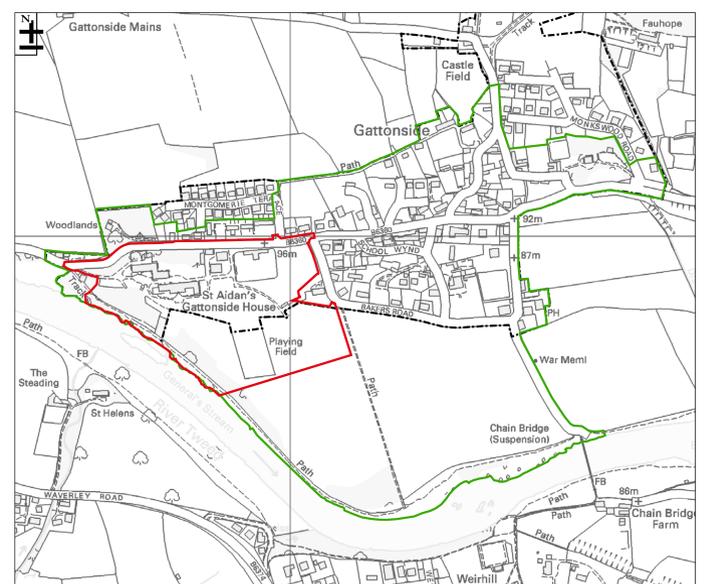
Site Location Plan

## Site Designations

The Scottish Borders Local Development Plan (LDP2) zones part of the site for housing, with key planning considerations focused on built heritage, scenic landscape protection, flood risk and existing woodland. The site contains several listed structures: Historic Environment Scotland designates Gattonside House - together with its chapel, former coach house, cottage, walled garden, and boundary walls - as Category B (LB15103), and identifies a Category C listed east lodge with gatepiers in the western corner (LB15163).

The site also lies within the Gattonside Conservation Area, where Gattonside House is recognised as an important feature contributing to local character, and within the Eildon and Leaderfoot National Scenic Area, requiring careful assessment of how any development will maintain or enhance the area's scenic qualities. Future proposals will seek to repair the derelict Gattonside House, improve its setting, and respond sensitively to both the Conservation Area and the NSA.

Flood-risk mapping by SEPA has shown that areas susceptible to flooding are located away from any likely development footprint, and a review by Gondolin Land and Water confirms that, provided development remains broadly in the location of previous consent, significant flood concerns should not arise. Scotland's environment map also identifies an FGS Native Woodland - Integrated Habitat Network along the south-western boundary, but this sits outside the area proposed for development.



Key  
 Conservation Area Boundary  
 Development Boundary

Conservation Area Plan





## Planning History

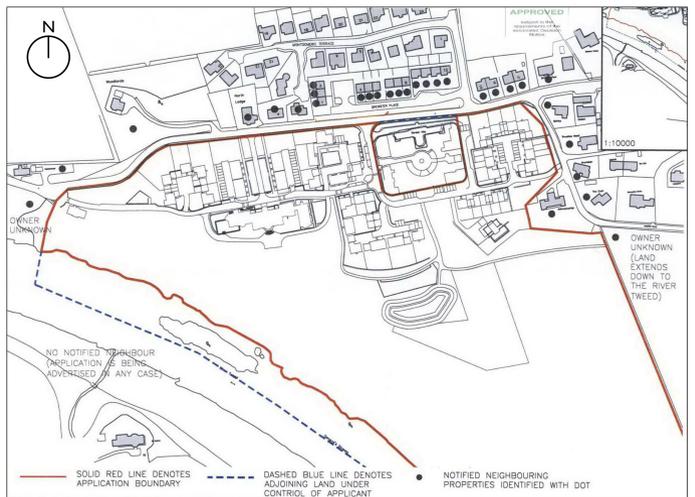
The site is the subject of an existing planning permission for the construction of 44 new homes and a conversion of Gattonside House that was approved in 2016 (SBC PLANNING REF: 09/01043/FUL).

A Section 42 application to extend the period for commencement of the approved development was submitted in 2018 (18/01661/FUL) and approved subject to conclusion of a new Section 75 agreement. It is understood that the legal agreement has not been concluded and that this application remains live.

In 2022, planning permission was granted for a temporary scaffold and tent structure to protect the building following the theft of roofing materials. The structure was erected and applications were submitted in 2024 to extend the period that the tent structure could remain on site. These applications (24/00931/FUL and 24/00932/LBC are pending consideration.



Previous application 09/01043/FUL



Previous application 18/01661/FUL

## Development Plan Context

The current development plan context is defined by the National Planning Framework 4 (NPF4) and the Scottish Borders Local Development Plan 2 (LDP2), the latter having been formally adopted on 22 August 2024.

Within LDP2, the site lies in the Central Housing Market Area and is specifically allocated for residential development. As illustrated on the map below, the site - referred to in LDP2 as "St Aidans" - has an indicative capacity of approximately 40 homes and is accompanied by a series of detailed development requirements that will guide its future design and delivery.

The Settlement Profile for Gattonside notes that the built form generally comprises one-and-a-half to two-storey properties, with a smaller number of single-storey dwellings located within the Conservation Area. Traditional building materials are predominant here, and the presence of distinctive architectural detailing plays an important role in reinforcing local character. Any new development or alterations within the Conservation Area are therefore expected to preserve and enhance this established character. In response, the proposed scheme would incorporate a high-quality palette of materials that aligns with these expectations.

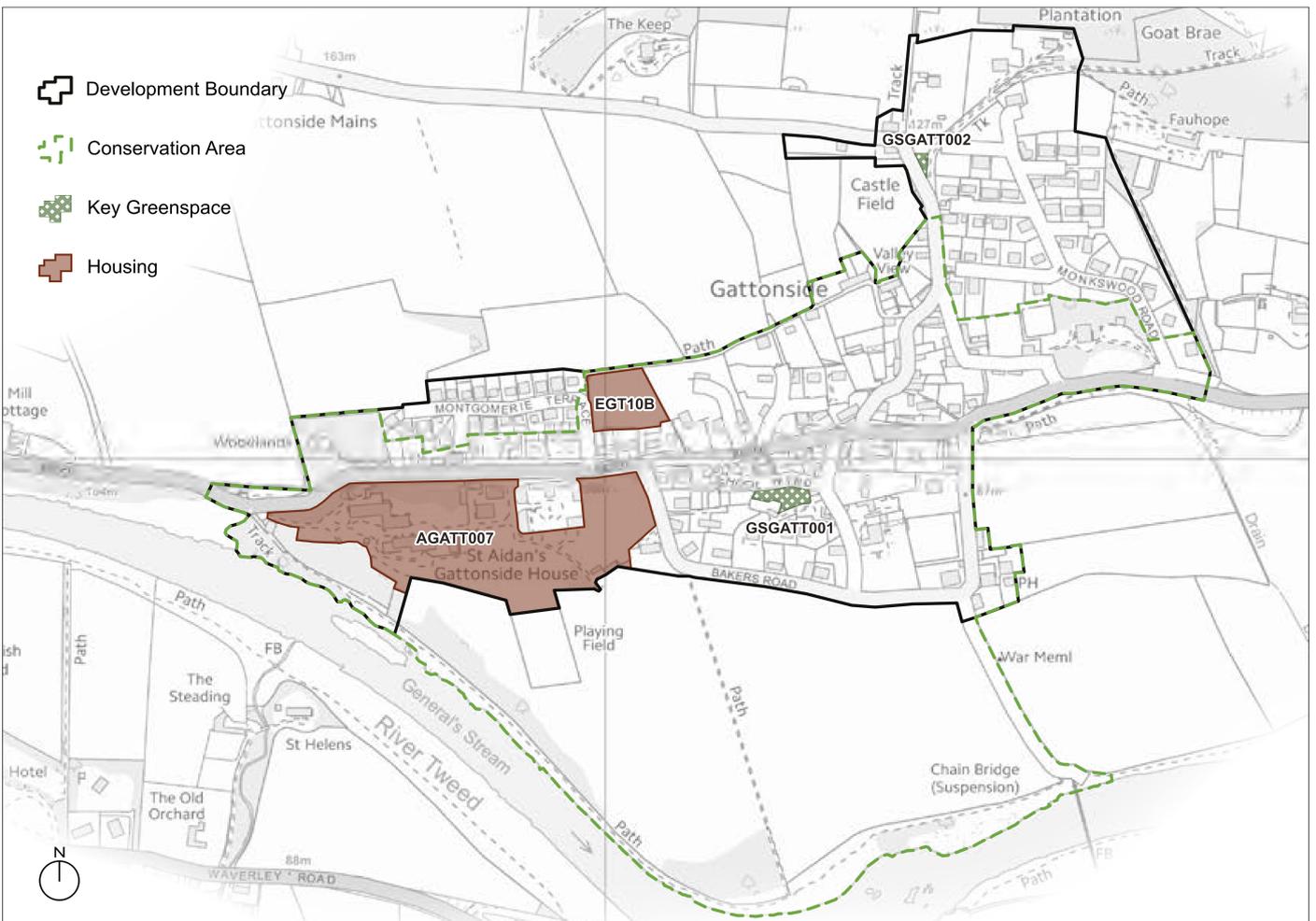
The landscape setting of Gattonside is also significant; the surrounding countryside forms part of the Eildon and Leaderfoot National Scenic Area, underscoring the need for development to be sensitively designed and appropriately integrated into its wider scenic context.

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGATT007	St Aidans	3.8	40

**Site Requirements**

- Careful consideration will be required to establish the point of access from the B6360 (Main Street)
- Pedestrian / cycle link to be provided to Baker's Road
- The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting
- Site was formerly a designed landscape associated with Gattonside House and this would need to be explored prior to development. The mature trees within the site and on the surrounding boundary must be protected wherever possible. A tree survey will be required to identify trees to be removed and retained and no trees shall be removed without the written approval of the Planning Authority
- Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
- The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials
- Open space must be provided to allow breathing space within the site and provide recreational facilities
- Protected species interests have been recorded in the area and further assessment on nature conservation will be required
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats.

LDP Site Requirements



Scottish Borders Council LDP Map





## Feedback from First Event

This summary reflects the comments and queries received at the first community consultation event, which have directly informed and helped shape the proposals presented at this event. All comments raised will continue to be carefully reviewed and fully assessed as the scheme progresses toward a detailed planning application, and they will be addressed through ongoing design development and technical work undertaken by the wider project team.

This iterative approach is intended to ensure that the proposals align with relevant local and national planning policy, while also responding appropriately to the expectations, concerns, and interests expressed by the local community. The summary focuses on the key themes raised by more than one visitor, providing an overview of the most commonly expressed views. Issues raised by only one visitor have been recorded in full and will be taken into consideration as the project develops, but they are not described in detail within this summary.

### General Feedback

Overall, the principle of redevelopment is cautiously welcomed by residents, particularly in light of the site's long-standing neglect, visual deterioration, and associated safety concerns. Many attendees expressed enthusiasm at seeing the site addressed and welcomed the proactive engagement demonstrated by the development team. The proposals are generally viewed as preferable to continued dereliction by previous owners.

There is interest in a range of housing options, including bungalows, accommodation suitable for older people, and clarity around the provision of affordable housing. The idea of a café was positively received, and questions were raised regarding public access to the site, the future role of West Lodge, and long-term site maintenance, including the management of overgrown hedgerows along Bakers Road.

Residents also sought clarity on the future use of land beyond the red line boundary and expressed concern that development closer to the river could establish a precedent for further expansion. Technical queries were raised regarding Sustainable Drainage Systems (SuDS) and wider infrastructure provision.

Concerns were also raised regarding sewage and wastewater capacity, with requests for reassurance that infrastructure will be robust, fully compliant, connected to the mains system, and protective of the River Tweed. Engagement with SEPA and Scottish Water was encouraged. Residents expressed interest in the development delivering tangible benefits to the wider village, including potential contributions to local facilities such as the village hall.

### Landscape

Landscape-related feedback was extensive and focused on protecting the established character of the site and its wider setting. There was strong support for retaining long-established pine and lime trees along Bakers Road, which contribute significantly to the conservation area and village approach. Residents made it clear that they wanted to see a plan showing how existing trees and shrubs would be looked after during construction, with sensible measures in place to avoid damage.

Concerns were raised by neighbouring residents regarding specific trees that heavily overshadow properties and have caused damage from falling branches, with requests that these issues be addressed sensitively. More generally, residents called for a comprehensive landscape strategy to integrate new development into the village, soften building massing, frame site edges, and protect views from the Eildon Hills National Scenic Area.

There were suggestions from residents for a more varied material and colour palette and strong views were expressed that development should be confined to the higher land allocated under the Local Development Plan, avoiding encroachment into the lower meadow and riverside corridor. This approach was seen as essential to maintaining openness, managing flood risk, and preventing future precedent for further development.

Visitors also expressed interest in community growing areas, a naturalistic and ecologically rich design for the Sustainable Urban Drainage System, and the preparation of a long-term landscape and open space management plan to ensure the ongoing protection and enhancement of green infrastructure.

A question was raised about the proposed additional parking for the existing Brothers of Charity care facility and whether it would impact on existing amenity space provided for residents.

### Response

*The majority of the existing mature trees will be retained and protected on site and a woodland management plan and general maintenance plan will be in place post-completion. It is important to note that up to 25% more trees are proposed for retention than in the existing planning permission.*

*The woodland management plan will consider how any overshadowing or safety issues are best addressed.*

*A landscape architect has been appointed to provide a comprehensive landscape and biodiversity enhancement plan to provide enrichment to the landscape. Part of the design process will be to assess, protect and enhance views from the Eildon Hills.*

*The landscape strategy will consider and implement community growing areas wherever possible.*

*The new parking for the Brothers of Charity will be agreed with the Brothers of Charity and part of that process will be consideration of the amenity space in their walled garden.*

### Architecture & Listed Building

There is broad support for redevelopment of the site, which has experienced vandalism and antisocial behaviour in recent years.

Residents expressed a preference for a varied mix of dwelling types, character, and affordability, rather than uniform development, and were keen to see more detail of the architecture as it is developed. While the proposed combination of housing types was viewed as a potential strength, further clarity on final dwelling numbers, layouts, and architectural detailing was requested before full support could be confirmed. Concerns were also raised regarding flood risk in areas proposed for built development.

While some residents questioned the architectural quality or aesthetic value of Gattonside House and whether it should be retained or not, there was widespread agreement that its current condition is unacceptable and must be addressed. Many welcomed the removal of temporary structures and expressed relief that long-standing attempts to secure the future of the building are now progressing. Those interested in the plans for conversion were keen to see the incorporation of lifts to support downsizers and older adults.

Questions were raised regarding timescales for delivery, the provision of adequate parking and garages, and the potential for shared or community spaces such as a common room or bridge club. Some residents also queried whether business or community uses could be accommodated within the building.

### Response

*A mix of house types are proposed which respond to the location and character of the site and existing surrounding dwellings. Bungalows are not proposed, but storey and a half houses are. A mix of materials will be incorporated including the use of reconstituted stone, slate and render to provide varied tones within the site. The layout of Gattonside House has been redesigned to incorporate lifts which ensures that a good proportion of accommodation is fully accessible.*

### Holiday Let Accommodation

Holiday accommodation was a contentious aspect of the proposals. Some residents expressed strong opposition to the principle of holiday lets within the village, stating that Gattonside should primarily serve permanent residents. There were concerns that even a small number of units (there are only 4 proposed) could alter the character of the village, increase transient occupancy, and reduce community cohesion.

Requests were made for legal or title restrictions to prevent apartments within Gattonside House from being used as short-term holiday lets or Airbnb-style accommodation.

From a locational perspective, residents expressed concern that the holiday let units are close to areas that have previously flooded and that associated hard landscaping could visually clutter the lower meadow. Strong opposition was expressed to any vehicular access to holiday accommodation being taken from Bakers Road, and residents sought clear confirmation that servicing and access would be provided from within the site only.

### Response

*Holiday let accommodation has been relocated to the north of the SUDS basin. A new access drive will provide access to the lodges from within the site and there is no proposal to take vehicular access from Bakers Road. Landscape planting and ground modulation will ensure visual presence is muted and the potential addition of green roofs will soften the impact of the development along this edge.*

### Transport and Infrastructure

Transport and infrastructure issues were a significant focus of feedback. Residents highlighted existing safety concerns, including poor visibility on bends to the west of the village, flooding on Bakers Road, and overgrown hedges that restrict sightlines for both drivers and pedestrians.

There was strong and repeated opposition to any vehicular access being taken from Bakers Road, which is considered wholly unsuitable for increased traffic. Residents objected to the use of the existing gate opposite The Croft for servicing holiday accommodation and requested clarity on how vehicles would access and service the holiday let units. Pedestrian and cycle access points onto Bakers Road were also identified as requiring careful design due to the absence of pavements, the presence of blind bends, and nearby residential properties.

Additional concerns included the impact of car transporters passing through the village, limited public transport provision, the absence of a bus stop serving Gattonside directly, and the village's reliance on private vehicles. Requests were made to extend the 20mph speed limit further west to address safety concerns. Residents also reiterated concerns about the capacity of existing sewage infrastructure to accommodate new development.

### Response

*There is no proposal to take any vehicular access from Bakers Road. The western access will be used only for pedestrian and cycle access, although Scottish Borders Council have requested that it be designed for use during emergencies in the event that the main road is temporarily closed at any time in the future. The main entrance into the site will be upgraded with new footpaths. A transport consultant has been appointed to ensure sightlines and visibility around all points of access are compliant and safe for residents. Speed limits will also be assessed by external consultees through the planning process.*





# Proposal

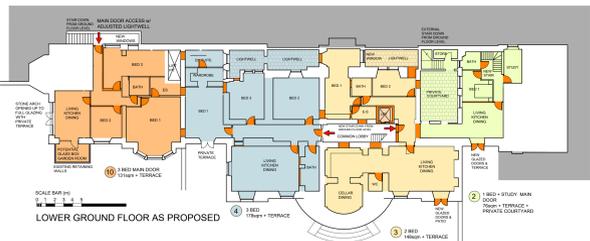
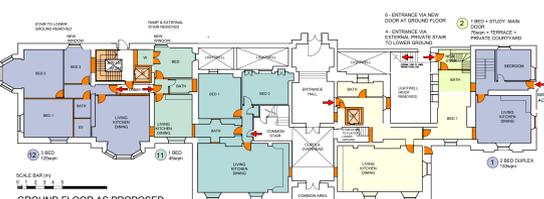
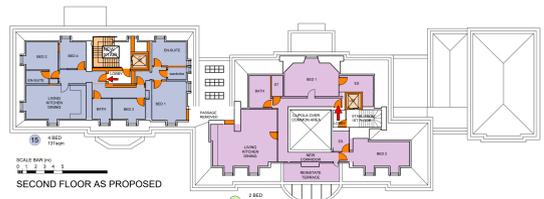
The layout has been revised following feedback received at the first community engagement event as well as ongoing consultation with the design team. While the overarching development concept remains the same - with higher-density housing located to the western part of the site and larger detached homes to the south and east - the arrangement of certain elements has been refined to improve site integration and environmental response.

The principal changes relate to the housing and holiday let accommodation in the southern area of the site. These uses have been repositioned further away from the existing flood line and reconfigured into a more organic layout, enabling improved integration with the surrounding landscape. In addition, the Sustainable Urban Drainage System (SuDS) basin has been redesigned and relocated to form a longer basin set back from the flood line, enhancing both functionality and landscape character.

Overall, the development remains broadly consistent with the previously consented scheme. Key components—including the site access, internal street network, building orientation, protection of mature trees, open space provision, and the location of the SuDS facility—have been retained and carefully refined to better reflect the established character of the site.

The updated proposals also incorporate a number of complementary uses, including a padel court, a small café, and the option for a limited number of high-quality, green-roofed holiday let pods.

A significant improvement arising from the revised layout remains the substantial reduction in tree removal. This reflects a more sensitive and considered design approach, responding positively to both community feedback and the increased maturity of the landscape since the original permission was granted.



Gattonside House - Proposed floor plans



Proposed Site Layout



Illustrative example of Padel Court



Example of potential Café interior (source: Drift, North Berwick)

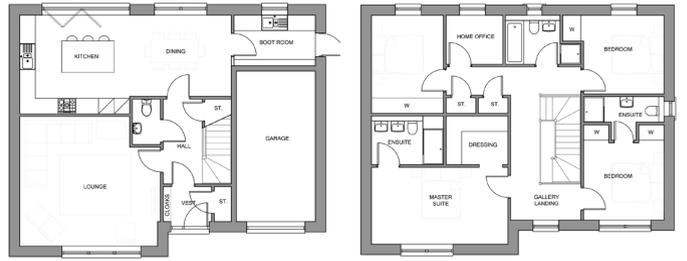




# Architecture



Illustrative elevation of detached house type 1 (1.5 storey)



Illustrative floor plans of detached house type 1



Illustrative elevation of detached house type 2 (split-level)



Illustrative floor plans of detached house type 2



Illustrative elevation of terraced affordable block (2 storey)



Illustrative floor plans of terraced affordable block



Illustrative CGI of detached house type 1



Illustrative CGI of detached house type 2

## What Happens Next?

We welcome your comments on what you have seen today and would be grateful if you could complete one of the feedback forms provided.

Alternatively, if you would prefer more time to consider the development, you are welcome to email your comments using the contact details below. For further details, please also visit our website:

[www.gattonsidedevelopments.co](http://www.gattonsidedevelopments.co)

**Please submit your comments to the Design Team by 2nd February 2026.**

We will then review the responses we receive and take them into account when preparing our application. Following the consultation events, we will prepare a Pre-Application Consultation Report, which will summarise the feedback received and explain how this has influenced the proposals.

Address: EMA Architects, 42 Charlotte Square, Edinburgh, EH2 4HQ  
Email: [info@ema-architects.co.uk](mailto:info@ema-architects.co.uk)  
Phone: 0131 247 1450

Comments should not be made to Scottish Borders Council at this stage. Any comments made to the prospective applicant are not comments to the planning authority. When a planning application is submitted to Scottish Borders Council, there will be formal neighbour notification and publicity undertaken by the Council at that time and you will have the opportunity to make formal representations regarding the proposal.

