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**From:** [REDACTED]

**Sent:** Mon, 18 Jan 2021 16:30:48

**To:**

**Cc:**

**Subject:** Submission of ALAMA001 as 'unresolved' and for forwarding to the DPEA for examination

**Sensitivity:** Normal

[REDACTED]

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CAUTION: External Email

Good Afternoon,

I attach herewith a PDF submission supporting inclusion of site ALAMA001 in the LDP2. Following the assessment this document is now submitted for examination by the DPEA

Please supply confirmation of receipt.

Best wishes,

Cameron

[REDACTED]

# Scottish Borders Council. LDP2: Main Issues Report - Submission of site ALAMA001 for housing

In late 2020, in response to a submission of this 0.6 hectare proposal, the Planning Authority indicated it did not support this site. The reasoning given may be considered inconsistent with planning policies and consequently the site should be included in LDP2. For the reasons set out below, it is requested that the submission ALAMA001 be considered unresolved and should go forward to examination by the DPEA.

*The site was submitted in response to the MIR public consultation. Lamancha is not recognised as a settlement within the Local Development Plan, and has limited access to public transport and services, as well as limited access to employment. SEPA state that consideration should be given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. However, the site does appear to integrate well with the rest of the established development. The contaminated land officer has indicated that there is potential for contamination on part of site. The Roads Planning section have also stated that the development would require the upgrading of private access road. The site would also rely on private WWTW. In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing. There is however, potential for the site to be considered through the Planning Application process under the development in the countryside policies.*

*In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing. There is however, potential for the site to be considered through the Planning Application process under the development in the countryside policies.*

*As a result of the above, it is considered inappropriate to allocate site ALAMA001 Grange Courtyard within the Proposed LDP.*

## **1. LAMANCHA: A SETTLEMENT OR NOT A SETTLEMENT**

The first reason for not supporting ALAMA001 is given as follows:

*‘ Lamancha is not recognised as a settlement within the Local Development Plan (LDP). . . ‘* That Lamancha is not designated a settlement in the current LDP is accepted. However, it is not clear that it has been specifically considered either in the compilation of the current 2016 LDP (Appendix 1 Settlement Appraisal Methodology) or since. Lamancha is an historically long standing settlement, though it is accepted in its broader designation, dwellings are spatially spread over a rural area. Nonetheless, in the area clustered around the current Community Hub (formerly Lamancha Primary School) particularly, there has been a natural growth of dwellings over the last 50 years. There are currently 21 dwellings in the village (Old Moffat Road and adjacent to the Community Hub) and this extends to 34 if the immediate area of Lamancha House is included.

This focal location is supported by other long established hamlets, including Macbiehill, Whim and Madrissa which have also seen incremental growth in the last 50 years.

Even if Lamancha is not accepted as a 'settlement' in terms of the criteria adopted by the planning authority, it appears to have been so, or become so, in recent times. We have been unable to find evidence this has been tested.

Even if not currently regarded as a 'settlement', it is argued this location is a suitable location to which residential development may be directed.

## **2. LAMANCHA: ACCESS TO PUBLIC TRANSPORT AND SERVICES**

The response also states there is '*. . . limited access to public transport and services. . .*'.

It is true that **immediate** public transport connections are limited. However, it should be noted that within 3 miles (Leadburn) there is a half hourly bus service connecting with Penicuik (6 miles), Edinburgh (15m) and major Border towns including Peebles (11m) and Galashiels (29m). In addition, excellent bus services and connections are available from Penicuik, connecting with Edinburgh, Musselburgh and Dalkeith. It should be noted that many residents connect more with destinations outside the local authority, such as Edinburgh and Penicuik, for employment, recreation, retail and services. It is also almost the closest village in the SBC area to Edinburgh Airport and is a mere 11 miles from the Edinburgh City bypass and onward access to the motorway network.

These factors also relate to services. Lamancha is well served by West Linton, Peebles and its proximity to Penicuik and Edinburgh. Indeed, with the capital city so close, it is better served for access to employment and services than most other SBC locations.

## **3. LAMANCHA: ACCESS TO EMPLOYMENT**

The response states '*. . .there is limited access to employment.*'

Lamancha is indeed a rural settlement. However, the assertion conceals better access than many SBC locations. In the first place it provides excellent access to the main employment centre within the region, namely the capital city, only 15 miles away. A wide variety of employment opportunities are also available in the Midlothian Local Authority area.

But the following sources of employment are nearby:

- Frontier Forestry Ltd
- Glenrath Farms Limited (major egg production company)
- G.S Chapman Body Repairs Ltd
- Seed Logistics Ltd
- Swan's Garage Workshop
- Whim Hall Care Centre
- W W M Rose and Sons Agricultural machinery and haulage
- Whim Peat Limited
- Whitmuir Farm and Farm Shop

All are within a 1.5m radius of ALAMA001. It should be noted here are also many farms in the rural area which provide employment. Further, there are 'white collar' professional services operating from homes in the vicinity, and a nearby national courier business,

(Cavalry Couriers) and software consultancy (Maui Systems Ltd). Whilst it is difficult to be precise it is conservatively estimated that the businesses referred to above offer employment for over 150 persons.

It is emphasised that there has been considerable growth in **local** business opportunities as well as demand for business premises in the immediate area underlining the opportunity for additional housing to support, in a sustainable way, the settlement of Lamancha in this rural community.

Equally important employment opportunities arise from its proximity to other employment locations. It is under 11 miles from Peebles, 5 miles from West Linton and 6 miles from Penicuik and is well situated for access to employment in Edinburgh.

Taken together, local opportunity for employment, combined with the proximity to major regional employment opportunities, indicate there is good access to employment.

Allowing residential development opportunities on the proposed site, consolidates the community of Lamancha and its sustainability, allowing for natural growth. This supports the employment and community sustainability policy objectives of the Scottish Government and of Scottish Borders Council.

#### **4. LAMANCHA: OTHER SUPPORTING FACTORS**

The response states of ALAMA001, *'However, the site does appear to integrate well with the rest of the established development.'* |

It will be noted that in the last 15 years, as well as the Grange Courtyard development (4 units) there has been a further new unit (Thixendale), and planning permission for the replacement of the dwelling at Grange Loan. Further small housing units (or greater) would indeed integrate well with the settlement here and as part of the Old Moffat Road developments (see Section 1) over the past 50 years.

The **Community Hub**, formerly Lamancha Primary School, provides further local facilities in the form of meeting rooms, small scale business units an occasional cafe and space for community events. This established community facility is within a matter of a few metres of the proposed site.

**Digital connectivity** in the area is particularly good with two sources of broadband available to residents and businesses: The Community Broadband Hub, with a relay station a few hundred meters away on Grange Hill, supplies excellent broadband services for business and residential use. Additionally there is now a BT service from their base station at the Old Moffat Road (within 200 meters). It is also noted that the Scottish Borders is part of the Digital Scotland Superfast Broadband rollout. Mobile network reception is also good.

**Primary School provision** is currently below capacity at Newlands School.

## **5. LAMANCHA: POLICY HD2**

The response notes: '*. . . that the Council have a supportive policy for development outwith settlements in terms of Policy HD2 'Housing in the Countryside'. Therefore, it is considered that this proposal can be considered against that policy as well as other appropriate policies through the Development Management process should a planning application be submitted. Policy HD2 aims to encourage housing development in appropriate locations in the countryside.'*

Policy HD2 is part of the current LDP. It is not clear precisely how that desire will be reflected in LDP2.

Further, Paragraph (A), BUILDING GROUPS, is the main relevant part of Policy HD2. It permits (in appropriate circumstances) housing up to a total of 2 additional dwellings or a 30% increase in the building group. The size of a building group is not defined and may, or may not permit around 6 additional dwellings, depending on how wide an area is considered to form the relevant building group. In any case there is a separate proposal, MLAMA001, which could increase the available provision of housing. Therefore it would be appropriate to designate this location, ALAMA001, in the proposed LDP2, as suitable for development for housing.

It is also noted that the housing completions for the current LDP indicate a shortfall and that the provision of additional options, in response to market demand will contribute to the housing needs and aspirations of the policies of the Scottish Borders Council and the Scottish Government. These include policies in relation to overall housing supply, rural sustainability and development and employment.

## **6. LAMANCHA: OTHER CONSIDERATIONS CITED BUT NOT IMPEDIMENTS**

Other Local Authority response comments deal with surface water run off, potential flood risk, possible contamination, private access road upgrade and waste water treatment. It is noted that these are considerations to be satisfied and none of them constitute reasons for not including this proposal in LDP2.

## **7. LAMANCHA: CONCLUSION**

When taken in context it is considered there are good reasons why ALAMA001 should be considered as in agreement with SG and SBC policies and that in particular it responds favourably to rural housing development policies. It provides a flexible and sustainable response to the developing needs of this growing rural community. This statement is submitted in support of the inclusion of ALAMA001 in SBC LDP2 and for consideration as 'unresolved' at the examination stage.

Cameron Rose

