

Archived: 18 January 2021 18:41:42

From: [REDACTED]

Sent: Mon, 18 Jan 2021 16:03:48

To:

Cc:

Subject: LDP2: Submission of examination of unrtolved issues - MLAMA001

Sensitivity: Normal

Attachments:
[REDACTED]

CAUTION: External Email

Good afternoon,

I attach my submission for consideration by the DPEA in relation to site MLAMA001 for examination as an unresolved site.

Please supply acknowledgement of receipt.

Best wishes,

Cameron Rose

[REDACTED]

Scottish Borders Council. LDP2: Main Issues Report - Submission of site MLAMA001 for housing and/or small business units

In late 2020, in response to a submission of this 2.3 hectare site, 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, with options for mixed use development. For the reasons set out below, it is requested that the submission MLAMA001 be considered unresolved and should go forward to examination by the DPEA.

Reasons for not supporting the site were given as follows:

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. The contaminated land officer has indicated that the site is a brownfield site and may present development constraints. The Roads Planning section are unable to support the full extent of the site for mixed use however, they may be able to support a reduced site for business and industrial use. 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 Mixed Use.

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 it's dwellings are spatially spread over a rural area. Nonetheless there has been a natural growth of dwellings clustered around the current Community Centre (former primary school) over the past 50 years. This focal location is supported by other long established and additional more recent, dwellings in the area which makes up Lamancha. Further, there has been modest and incremental increase in dwellings over the last 50 years in the hamlets of Whim, Macbiehill and in the vicinity of Lamancha House, the last of which is immediately opposite the proposed site. In addition there has been a distinct growth in industrial and employment activity: a major UK egg production business; a plant and machinery business; a peat extraction location; a care home; organic food outlet incorporating a small garden centre and other shops; vehicle body and repair businesses; grass seed processing plant; tree surgeon; wood processing company; outdoor activities centre. All these businesses are within 1.5 miles of the proposal site. The

developments listed are all within the area historically known as Lamancha, and, taken together, can be considered to be a settlement.

Development of the proposed site, both business and residential, will reinforce the area around the community centre (former school) as the focal point of the community, building on the growth in the last 50 years adjacent to the Old Moffat Road, at Grange Courtyard and around Lamancha House.

2. LAMANCHA: ACCESS TO PUBLIC TRANSPORT AND SERVICES

The response 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 to Penicuik (6 miles), Edinburgh (15m) and major Border towns including Peebles (11m) and Galashiels (29m). In addition, further 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, shopping and services. It is also almost the closest settlement in the SBC area to Edinburgh Airport and is a mere 11 miles from the Edinburgh City Bypass giving onward access to the motorway network and other major transport routes.

Lamancha is well served by West Linton, Peebles and its proximity to Penicuik and Edinburgh. Indeed, with the capital city so close, Lamancha is better served for access to employment and cultural activities 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 response obscures that it has excellent access to employment . In the first place it provides convenient access to the main employment centre within the South East Scotland region, namely the capital city, only 15 miles away. But the following sources of employment are all within little more than a mile of the proposed site:

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

The creation of small business units, at which some of the above companies are based, at Macbiehill has supplied a growing demand. All are within a 1.5m radius of MLAMA001. 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 will 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 to support further the settlement of Lamancha in this rural community. Equally important employment opportunities arise from it's proximity to other employment locations. It is under 11 miles from Peebles, 5 miles from West Linton and 6 miles from Penicuik and well situated for the largest employment area in the region, namely Edinburgh.

Taken together, local opportunities for employment, combined with the proximity to major regional employment opportunities, indicate there is good access to employment. Allowing development opportunities on the proposed site, of both residential and small scale industrial, consolidates the community of Lamancha and its sustainability, allowing for natural growth.

Given the recent growth and natural demand, this location is more suitably and sustainably situated for employment than many SBC settlements. There is a natural balance between the small scale, but increasing, demand for residential and business development.

4. LAMANCHA: PHYSICAL ACCESS/ROAD CAPACITY

In the assessment the following comments are included:

*NETWORK MANAGER: Need to carefully consider access arrangements onto A701.
ROADS PLANNING: I am not in favour of this site being zoned for mixed use. The current profile of Lamancha is made up of housing on the south side of the A701 with business/industrial use at the northern end. By zoning the site for mixed use could lead to housing being separated by the existing business/industrial land which would not be conducive to pedestrian movements between the two housing areas. I would not seek to encourage any new access points to the north onto this derestricted section of the A701 due to the narrow verges and would seek to contain access to the existing access points. It would also be advisable to review the existing access arrangements whereby three access points lie within close proximity of each other with a view to rationalising and upgrading these access points. I would not be opposed to the site, or at least the south westerly portion of it, being zoned for some form of business and/or industrial use.*

The Roads Planning comment thus indicates support for the site, 'or at least the south west portion of it' being zoned for some form of business and/or industrial use. Two concerns are expressed to which the following responses are made.

- 1) **Additional access point.** Rather than an additional access, development at this location would provide an opportunity to consolidate and improve access without any additional entrance from this part of the derestricted A701. The entrances to Old

Moffat Road and Grange Courtyard/Grange Loan, along with the entrances to the machinery business, if consolidated, provide opportunity for considerable improvement in road safety and ease of access. An increase in the total number of accesses would not be necessary.

- 2) **Mixed use resulting in new housing being separated from established housing.** Whilst the policy implications of separation of housing are acknowledged, the comment misunderstands the proposal; it is for business units **or** housing **or** both. All these options were maintained in the event of a windfall opportunity arising.

5. LAMANCHA: ECONOMIC DEVELOPMENT

The economic development assessment of this site is favourable:

ECONOMIC DEVELOPMENT: We are supportive of some opportunity for local employment in small settlements and this site benefits from being adjacent to existing business premises. The demand is not normally high for a lot of business land, but small local businesses often require a small building or yard and this could be accommodated here. We do not consider that the whole site should be allocated and the woodland, splitting the site on the NE, could act as a natural enclosed edge to the land. It may be preferable for the land allocation to be in a SE direction with business use towards the road and any other development on the small area of rising ground to the rear.

Whilst the whole site may not be needed in the period of LDP2, small scale business development is appropriate. And the comment raises the reasonable possibility of flexibility with business development closer to the road and any other development on the rising ground at the rear.

6. LAMANCHA: OTHER CONSIDERATIONS CITED WHICH ARE NOT IMPEDIMENTS TO DEVELOPMENT

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

It should also be noted that Newlands Primary School, the nearest primary school is currently below capacity.

It should also be noted that this location is well served by digital connectivity.

7. LAMANCHA: POLICY CONTEXT ISSUES

i) HOUSING: This site is capable of contributing to the future housing land requirement, albeit on a small scale, providing flexibility of choice. Policy HD4 requires a 5 year generous supply and, in a rural context, this site can in particular supply a local demand which, because of its convenient location may not be supplied elsewhere. The importance of a flexible supply is a clear policy objective.

ii) **SUSTAINABILITY:** It is fully understood that national policy favours sustainable communities. Allowing this small village to achieve a greater critical mass is a contribution to building a focal point sustaining the wider Lamancha community.

Whilst it may be considered it does not have the services or employment available to Peebles or other Borders towns, the reality is that this location is **better** served with employment, recreational and service opportunities in other local authority areas than those towns. Access to opportunities in Edinburgh and the surrounding area is, in many cases, substantially more extensive and varied. Because of this proximity, this part of SBC has special advantages to serve the needs of the population. As to use of the roads infrastructure, commuting to the capital from Peebles is some 8 miles further than from Lamancha. The inevitable increase in home working makes sustainable development in Lamancha more possible and more likely.

iii) **DIGITAL: Digital connectivity** in the area is particularly good with two sources of broadband available to residents and businesses: The independent Borders Hub is based a few hundred meters away on Grange Hill, and BT supply a 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.

8. LAMANCHA: OTHER INFORMATION

It should be noted that this proposed site (MLAMA001) was submitted to include the portion of land south of Grange Courtyard and north of Grange Loan and Thixendale House (Consultation Response R75 in response to the MIR; reference allocated reference 8720111PBL; location given Grange Loan, Lamancha). The assessment appears to have been made only of the portion shaded in pink in the map accompanying that submission. The pink portion proposed residential **and/or** business development. Submission MLAMA001 included a proposed area of housing indicated by the yellow shaded area on the same map.

In addition (at a different time), an MIR response (now designated ALAMA001) proposed the same area (indicated by the yellow shading) should be designated for housing units. Residential accommodation would support the central anchor of the community which is the Community Hub which is the former Lamancha Primary School. Such housing would be immediately adjacent to the existing cluster around the south and east of the Community Hub.

In short, site MLAMA001 includes site ALAMA001 but separate comments are now submitted in relation to each site.

9. LAMANCHA: CONCLUSION

When taken in context it is considered that MLAMA001 is in agreement with SG and SBC planning policies, and in particular, is a fit with rural housing and economic development policies, contributing to flexible and sustainable, but often hard pressed, rural communities.

This submission, argues for the inclusion of MLAMA001 in SBC LDP2 and it is requested that it proceed to the examination stage.

Submitted 180121

