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From: [REDACTED]

Sent: Fri, 22 Jan 2021 16:16:17

To:

Subject: Proposed Plan Consultation - Harmony Hall Gardens, Melrose (AMELR013)

Sensitivity: Normal

Attachments:
[REDACTED]

CAUTION: External Email

Good afternoon

Please find attached a letter of support in relation to the proposed allocation of Harmony Hall Gardens, Melrose (AMELR013) as a housing site in the Proposed Local Development Plan 2.

I hope the attached is acceptable. If you have any questions please let me know.

Kind regards,
Murray

Murray Rankin
Planner



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Forward Planning
Scottish Borders Council
Newton St Boswells
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Submitted via email to localplan@scotborders.gov.uk

Our Ref: [REDACTED]

Date: 22/01/2021

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Dear Sir/Madam

Proposed Plan Consultation – Harmony Hall Gardens, Melrose (AMELR013)

This letter is submitted on behalf of National Trust for Scotland in relation to their land at Harmony Hall Gardens, Melrose. This land has been promoted at various stages throughout the plan-making process for the Scottish Borders Local Development Plan 2.

Our client notes the recent publication of the Proposed Plan, and specifically the Settlement Profile for Melrose and is pleased and encouraged to see the inclusion of Harmony Hall Gardens (AMELR013) as a Development and Safeguarding Proposal for housing development in Melrose.

National Trust for Scotland has formerly been in discussions with Scottish Borders Council to explore potential development options and uses for the site. Previously, we engaged with the Council on our clients' behalf to discuss these options. At the time, it was understood that the Council did not provide pre-application advice (though this is no longer the case). Therefore, the site was promoted through the plan-making process, initially at the Call for Sites Consultation in August 2017.

The initial submission considered the location and attributes of the site that made it ideal to be considered for residential development. The response also assessed the site in terms of the Effectiveness Criteria for housing sites, finding that the site was, or could be made, effective to deliver a housing development and contribution to the housing supply in the Central Housing Market Area.

Subsequently, Scottish Borders Council identified the site at Harmony Hall Gardens as an 'alternative' option in the Main Issues Report. The Council stated this was because they did not foresee a large number of new housing sites being allocated in the Local Development Plan 2. A further representation was made on our client's behalf for the site during the MIR consultation in January 2019, recognising the Council's position but proposing that the site could make a modest contribution and provide variety in the local housing market in a very desirable town where no other housing sites had been identified as 'preferred' by the Council.

Our client commissioned preliminary surveys of the site to accompany the MIR consultation response, assessing it for flooding, ecological, or archaeological constraints, which concluded that these were concerns that were either not prohibitive to development or could be suitably mitigated.

Given our client's confidence in the suitability and deliverability of this site, it is therefore positive to see the inclusion of the site as a safeguarded development allocation in the Settlement Profile for Melrose accompanying the Proposed Plan. National Trust for Scotland is supportive of the Council's



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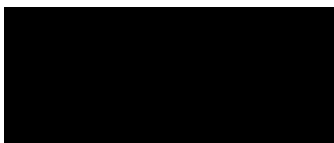
plans to allocate the site as a housing development opportunity, and of the indicative capacity of 5 units proposed. This is considered to be acceptable and appropriate given the size and context of the site, and it is considered that this will attract a high-quality, low density housing in a central, attractive location in Melrose.

Following a challenging 2020, the housing market in Scotland is anticipated to return to pre-Coronavirus levels in the mid-to-long term future, with some in the industry anticipating an increase in demand for properties in towns like Melrose from buyers leaving large urban centres. The land at Harmony Hall Gardens is considered to be appropriate and effective enough to capitalise on this expected demand, particularly given the opportunity to provide a high-quality, low density housing development.

National Trust for Scotland is fully supportive of the Council's inclusion of Harmony Hall Gardens (AMELR013) in the Proposed Plan for the LDP2 and hopes that it will be retained for the finalised LDP2 when submitted for examination.

I trust that the above and enclosed will be taken into consideration in the preparation of the Local Development Plan. Please do not hesitate to contact me at the telephone number below if you have any queries or require any further information at this stage

Yours faithfully,



Murray Rankin MSc MRTPI

