

Archived: 27 January 2021 17:33:00

From: [REDACTED]

Sent: Mon, 25 Jan 2021 12:05:12 +0000ARC

To:

Subject: Representation to the Proposed Scottish Borders Local Development Plan 2 - Proposed Plan 2020 - Lands at Westruther

Sensitivity: Normal

Attachments:

[REDACTED]

CAUTION: External Email

Good afternoon,

I write in relation to the current consultation concerning the Proposed Scottish Borders Local Development Plan 2 – Proposed Plan 2020.

Please find attached a formal representation on behalf of our client Mr Douglas Virtue, concerning land under his ownership in Westruther.

The attached cover letter details the key areas to which we on behalf of Mr Virtue have been instructed to make a representation. For reference they are as follows:

- The proposed business and industrial land allocation south west of Mansefield House (Site Ref. BWESR001);
- The settlement boundary at Westruther
- Land north of the housing allocation at Edgar Road (Site Ref. AWESR002).

If any further information is required please let me know.

Please acknowledge safe receipt of this submission.

Kind regards,

Jay Skinner

Jay Skinner MRTPI

For Galbraith | [59 George Street, Edinburgh EH2 2JG](#)

[galbraithgroup.com](#) | [Like us on Facebook](#) | [Follow us on Twitter](#)



[Energy Matters](#) | [Rural Matters](#) | [Commercial Matters](#) | [Forestry Matters](#) | [Property Matters](#)

[Galbraith COVID-19 Update](#)

This email and any attachments are confidential and intended solely for the use of the addressee. If this email is not intended for you then please advise us immediately and permanently delete this email and any attachments from your computer system. We do not accept any liability for any harm caused by this email or any attachments to any systems or data and do not accept liability for any personal emails. Unless expressly stated otherwise, this email does not create, form part of or vary any contractual or unilateral obligation. Galbraith is a trading name of the LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG

Forward Planning
Council Headquarters
Newtown St Boswells
Scottish Borders
TD6 0SA

Our Ref: 2950-3

25th January 2021

By email (localplan@scotborders.gov.uk) only

Dear Sirs

RESPONSES TO THE SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2 – PROPOSED PLAN 2020 LANDS AT WESTRUTHER

I write on behalf of **Mr Doug Virtue** in relation to [REDACTED]

This letter relates to i) the proposed business and industrial land allocation south west of Mansefield House (Site Ref. BWESR001); ii) the settlement boundary at Westruther; and, iii) land north of the housing allocation at Edgar Road (Site Ref. AWESR002).

Land South West of Mansefield House (Site Ref. BWESR001)

The LDP2 Proposed Plan seeks to allocate 0.8 hectares of 'brownfield' land at this location for business and industrial purposes.

[REDACTED], Mr Virtue supports the proposed allocation and wishes to confirm his intention to facilitate redevelopment of the site for employment purposes within the Plan period.

Westruther Settlement Boundary

Having reviewed the proposed settlement boundary for Westruther, Mr Virtue objects to the exclusion of a small area of 'brownfield' land [REDACTED] denoted by a red dot on Figure 1 below.

The developed nature of the site is illustrated at Figure 2 below. It is currently occupied by outbuildings and hardstanding last used for storage and workshop purposes. The site's relationship to the settlement boundary and the public road running north-south through the settlement, coupled with its brownfield status, would lend itself to a future development opportunity. For these reasons, it is considered that a modest extension to the settlement boundary to include the subject land is justified in this instance.

59 George Street, Edinburgh EH2 2JG

Tel: 0131 240 6960 | Fax: 0131 240 6961 | edinburgh@galbraithcluster.com | galbraithcluster.com

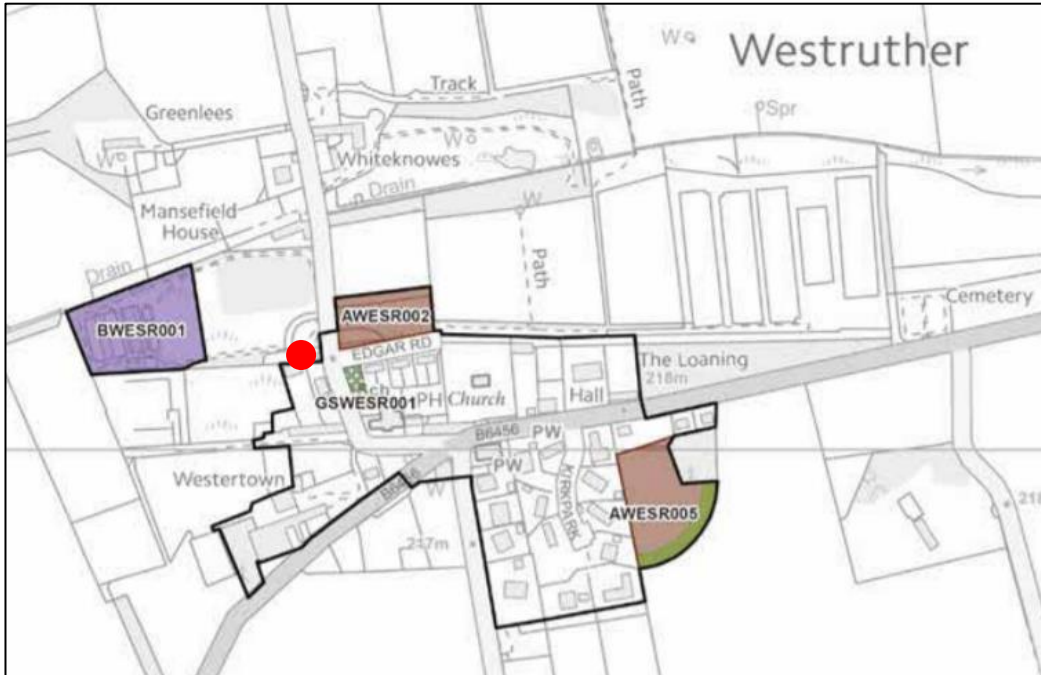


Figure 1 – Proposed settlement boundary (black line) and location of proposed settlement boundary extension (red dot)



Figure 2 – Redundant outbuildings on site

Land north of Edgar Road Housing Allocation (Site Ref. AWESR002)

By way of background, the adopted 2016 LDP allocates land to the south east of Westruther for residential development. The LDP2 Proposed Plan carries forward this extant allocation (Site Ref. AWESR005 East of Kirkpark). In this respect, the site measures 0.6 hectares and has an indicative capacity of 5 units.

Eildon Housing Association secured planning permission for 10 residential units on land north of Edgar Road in February 2020 (Planning Permission Ref. 19/01491/FUL). [REDACTED]

[REDACTED] This planning permission is reflected in the LDP2 Proposed Plan through a new housing allocation (Site Ref. AWESR002).

In terms of future development in Westruther, the LDP2 Proposed Plan advises that *“once the allocated sites are developed the preferred area for future expansion is to the north of the current allocation (AWESR002) beyond Edgar Road”*. This land (edged in red) [REDACTED]

[REDACTED] and its location relative to Site Refs. AWESR002 and AWESR005 is indicated on Figure 3 below.



Figure 3 – LDP2 Proposed Plan extract with proposed housing site edged in red

For the reasons outlined below, Mr Virtue remains of the opinion that [REDACTED] should be specifically allocated for residential development within the adopted Local Development Plan 2.

The site to the south east of Westruther was granted planning permission in principle for 6 dwellinghouses in December 2017 (Planning Permission Ref. 16/01458/PPP). This planning permission had been due to expire however, the Scottish Government has recognised that the current Covid-19 pandemic affects the ability of both planning authorities and developers to deal with planning permissions that are due to expire imminently. For existing planning permissions that have/or will expire during the period from 6 April 2020 to 31 March 2021 therefore, the Scottish Government has brought forward temporary legislation such that they are automatically extended to 30 September 2021.

Notwithstanding, it is considered that there is a real possibility that Site Ref. AWESR005 will not come forward for the number of residential units previously envisaged. In this respect, an application for planning permission in principle to erect a single dwellinghouse with associated garden ground on the site has been received by the Council (Planning Application Ref. 20/01266/PPP). The supporting documentation provided by Savills indicates that the site has been actively marketed for 6 units since June 2015 without success. It is not therefore considered to be deliverable.

As there is a real possibility that Site Ref. AWESR005 is developed for only 1 property during the Plan period, there will be a resulting housing land shortfall amounting to 5 units in Westruther. On the basis that the Council's preferred direction for future growth is to the north of the site to be developed by Eildon Housing Association, it is considered that this field (or part thereof) should be specifically allocated for residential development within the adopted Local Development Plan 2 to compensate for the anticipated housing land shortfall arising from the likely development of Site Ref. AWESR005 for a single property.

Please acknowledge safe receipt of this representation.

If any further information is required, please do not hesitate to get in touch.

Yours faithfully,

[REDACTED]

**Jay Skinner MRTPI
for Galbraith**

Email: [REDACTED]

[REDACTED]

[REDACTED]