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From: [REDACTED]

Sent: Mon, 25 Jan 2021 19:38:01

To:

Subject: MR STUART LANG - REPRESENTATION TO SCOTTISH BORDERS PROPOSED LOCAL DEVELOPMENT PLAN - LAND AT MOREBATTLE

Sensitivity: High

Attachments:

[REDACTED]

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CAUTION: External Email

Good afternoon,

On behalf of our client, Mr Stuart Lang, please find attached our response to the LDP2 Proposed Plan.

I look forward to receiving acknowledgement of receipt and would be delighted to discuss the content further in due course.

Many thanks

[REDACTED]

[REDACTED]

Director



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January 23<sup>rd</sup> 2021

Dear Sir, Madam,

**Mr Stuart Lang, Land at Morebattle, Scottish Borders.**

With regards to the consultation process for the Proposed Scottish Borders Local Development Plan, **APT Planning & Development** is pleased to submit this representation promoting the allocation of land at Morebattle for a mix of residential, commercial, community and amenity open space uses.

This submission builds on an earlier submission by the landowner, Mr Stuart Lang, to the Main Issues Report which concentrated on a much smaller area of land immediately to the north of the primary school playing field. This representation takes a more cohesive approach to the long-term development of Morebattle and importantly to try and avoid the potential for further, unsympathetic and inappropriate expansion to the south-west of the settlement and as currently promoted in the Proposed Plan.

Accordingly, this representation;

- **objects** to proposed allocation **AMORE001**
- **supports** proposed allocations **BMORE001, BMORE002 and GSMORE001** (though we propose an alternative approach to the playing field provision).
- **promotes** alternative land to the west and north of the village, which we believe offers a far more appropriate and contained solution to the limited release of greenfield land for housing at Morebattle.

### **AMORE001 – West Renwick Gardens**

This is the preferred site in the Proposed Plan with an indicative capacity for 20 units. A development brief has been prepared in support of the allocation and we would dispute many of the key characteristics and opportunities highlighted in the brief;

- The site is currently beyond the settlement limit and consists of open countryside. To say it has no special features is wrong; it is part of a south-orientated attractive arable field. There is simply no need to develop it;
- The site will in no way create a defined settlement edge. In fact it will do the opposite and create pressure on the remainder of the field for future land release and development having a dramatic impact on the setting and character of Morebattle;
- West Renwick Gardens does not provide an opportunity for a sympathetic development of any sort. It will breach the very obvious built boundary of the village and cause irreparable and irreversible harm, especially as you approach from the west;
- There will be inevitable, detrimental and unnecessary impacts on the existing residents of Mainsfield Avenue (especially those on the western side of the road).
- Stating that it is proposed to promote a high quality development reflecting the character of Morebattle, maximising efficient use of land and encouraging sustainable development are characteristics you would want to see in any development and are not site-specific to West Renwick Gardens;
- Mention is made of providing high quality boundary treatment. This is entirely necessary due to there being no boundary to development to the south west of Morebattle (unless you take the whole of the field). Creating a new boundary highlights our concerns over the unnecessary allocation of this land;
- There is an intent to offer a variety of house types of single, one and a half and two storey in height and that there would be minimal impact on the rural aspect of the village. A variety of house types will not limit the impact of developing on an open field;

In summary, the allocation is an unnecessary expansion of Morebattle to the southwest, breaching the settlement boundary at a poorly defined site area that will encourage further expansion in the coming years. We strongly believe that there are better options immediately to the west of the existing settlement and within clearly defined land-use and landscape characteristics.

### **BMORE002 – Croft Industrial Park**

We support the allocation of Croft as an existing business and industrial site just to the west of Morebattle. We understand there are plans to intensify and expand the industrial/business park in the near future.

### **BMORE001 – Croft Industrial Park Expansion Land**

As landowner of BMORE001 (and the remainder of that field), we support the safeguarded expansion land for Croft. As above, it is hoped that proposals will come forward within this Local Development Plan cycle to expand the park to the east and in accordance with the proposed local plan allocation. Mr Lang owns the land between the existing industrial/business park and the primary school to the east enabling flexibility in the size and use of the field of any future development there.

### **GSMORE001 - Existing School Playing Field**

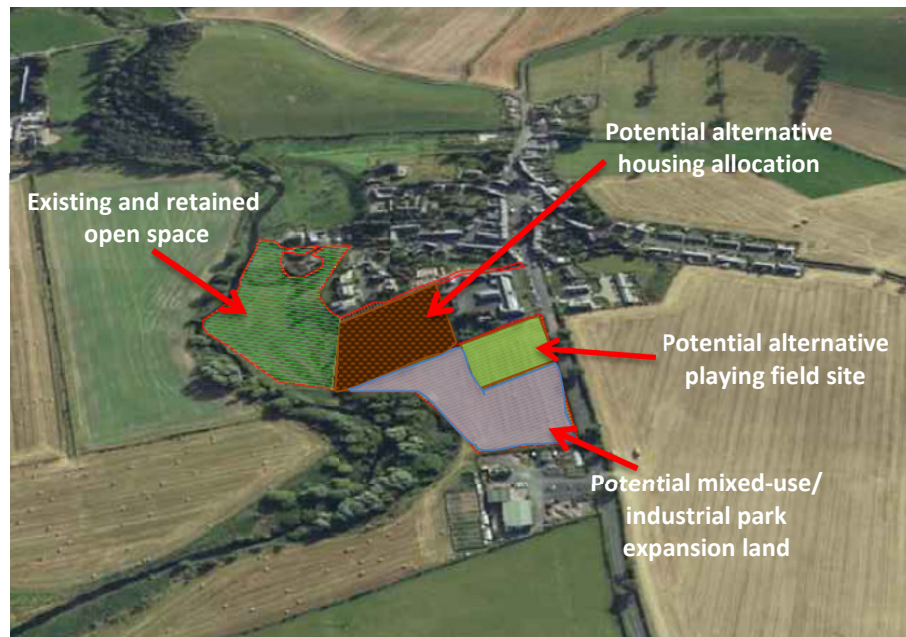
Mr Lang supports the important continued provision of the school playing field both as a critical facility for the school but also as a wider community amenity. We do promote an alternative location (immediately to the west of the school grounds as opposed to the north) but the principle of the village having a school playing field is absolutely supported.

### **ADDITIONAL PROPOSALS**

As the accompanying plans illustrate, Mr Lang also owns the land between BMORE001 and the school as well as land to the north of GSMORE001 and stretching round the northern edge of the settlement, incorporating the land surrounding the sewage treatment works.



This landholding provides a credible, definitive and defensible western and north-western boundary to Morebottle and in promoting appropriate, sympathetically designed and sited development would instantly relieve pressure on the proposed development of far more sensitive land to the southwest of the settlement, our concerns over which are outlined above.



The land to the north of the school and including the sewage treatment works is not appropriate for development (though some of it may be required should any expansion of the sewage works be necessary in the future). This land should continue to form the northern and western boundary to the settlement encompassing and encouraging appropriate public access wherever possible.

Immediately to the north of the playing field, the roughly rectangular parcel of land (approximately 1.5 acres) is more appropriate for additional residential development and would represent the logical extension of Teapot Bank. It relates well to neighbouring uses and is close to the historic core of the settlement. Linkages would be easy to create and there are a number of access options depending on the wider planning of this part of Morebattle.

The residual area of land immediately to the west of the school provides a buffer to the industrial/business uses further west, but the buffer does not need to be this wide (even accounting for the proposed expansion of Croft Industrial/Business Park. This also includes an area of land that links through to the existing school playing field land and the site to the north as described above.

To best plan the future considered expansion of Morebattle, the school playing field could be relocated to the site immediately to the west of the school site. The existing field slopes and is of relatively poor quality for football, other sports and more wide-ranging community uses. There is a good sized play area within the school grounds that would act as a buffer between the actual school buildings and the proposed new allocation.

There may be scope for the replacement facility to be an all-weather pitch (4G or equivalent) to serve the whole community throughout the year, releasing the existing school playing field site for a cohesive residential development site immediately to the north of the school site (and again, as described above).

This would deliver a housing site of approximately 2.0 acres. There may be some scope for a small area of additional housing to the west/northwest of this site also (surplus to the industrial/business/playing field uses).

## SUMMARY

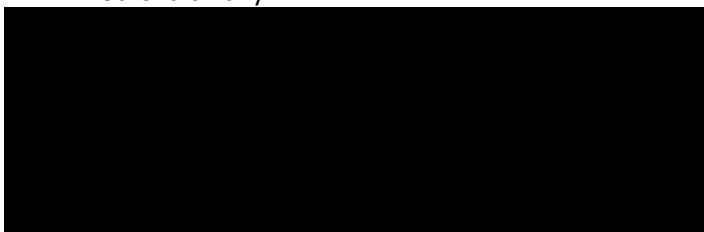
The cumulative and coordinated outcome of all of the above is a far more defined and cohesive village envelope that better reflects the existing built form and landscape features, using marginal land, between existing developed sites without having to breach the valuable undeveloped greenfield land to the southwest.

Moreover, it provides the opportunity to improve the existing primary school playing field, accommodate expanded business land whilst meeting housing supply requirements. There is no need to develop to the south of the B6401, which will inevitably result in further pressure to expand inappropriately further into the field to the southwest.

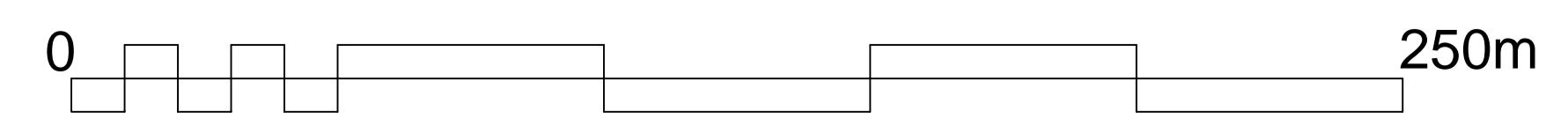
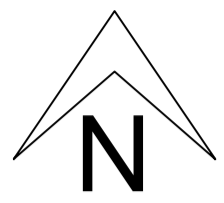
It is unnecessary to start to have to create new and obviously false village edges when there is already potential to meet housing land requirements within what is already clearly defined and delineated by existing development and landscape features. It represents good land use planning.

Mr Lang would be very happy to discuss these opportunities further with The Scottish Borders Council and to receiving confirmation of the receipt of this submission.

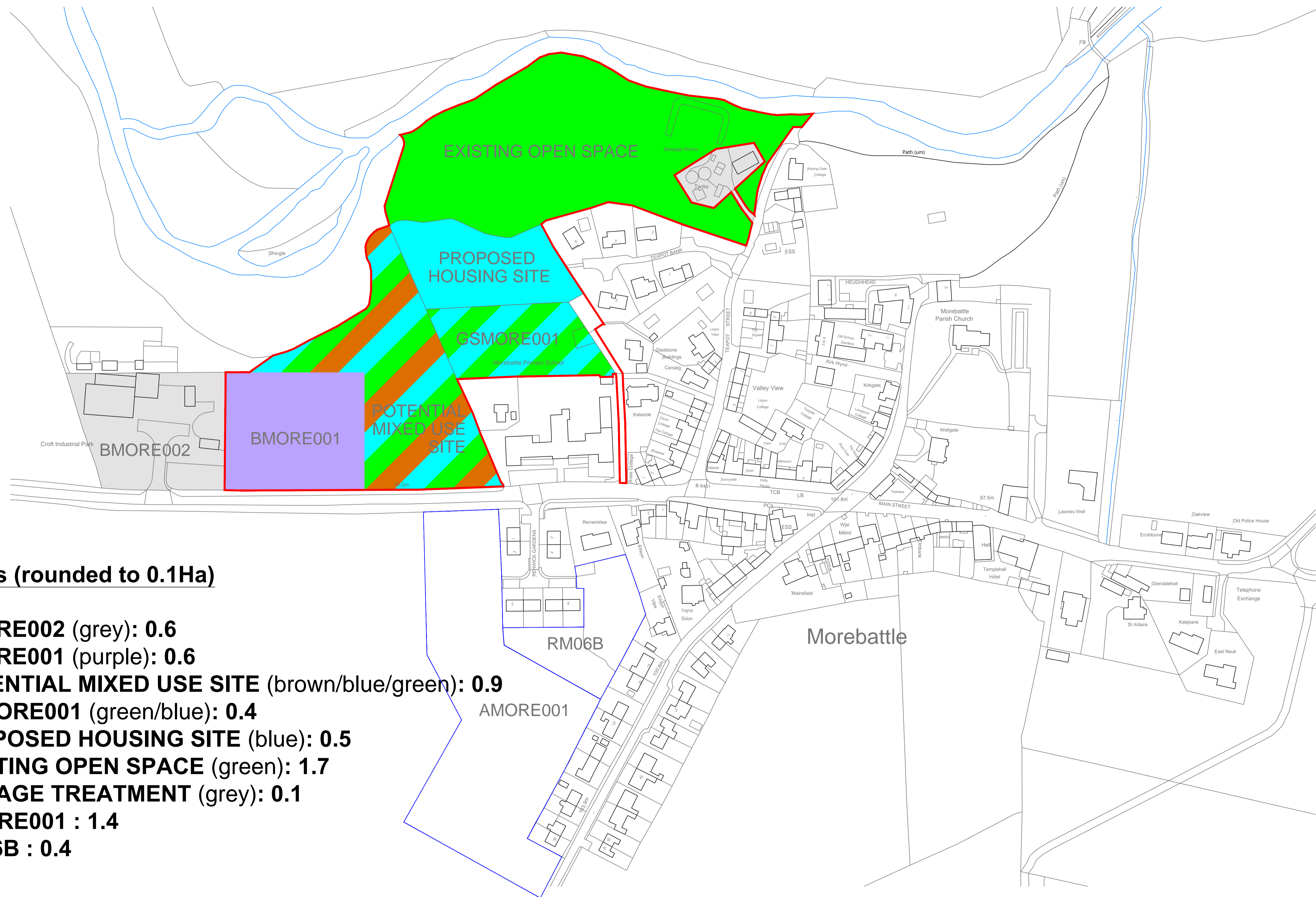
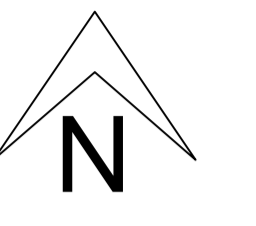
Yours faithfully



Director







**Areas (rounded to 0.1Ha)**

- BMORE002 (grey): 0.6**
- BMORE001 (purple): 0.6**
- POTENTIAL MIXED USE SITE (brown/blue/green): 0.9**
- GSMORE001 (green/blue): 0.4**
- PROPOSED HOUSING SITE (blue): 0.5**
- EXISTING OPEN SPACE (green): 1.7**
- SEWAGE TREATMENT (grey): 0.1**
- AMORE001 : 1.4**
- RM06B : 0.4**





N.T.S