

**From:** [REDACTED]  
**Sent:** 26 January 2021 00:27  
**To:** localplan <localplan@scotborders.gov.uk>  
**Subject:** FW: Proposed new Local development plan regarding Settlement Profile of Yetholm

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**From:** [REDACTED]  
**Sent:** 26 January 2021 00:21  
**To:** [localplan@scottishborders.gov.uk](mailto:localplan@scottishborders.gov.uk)  
**Subject:** Proposed new Local development plan regarding Settlement Profile of Yetholm

Dear Sir/Madam

I would like the allocation of key greenspace GSYETH003 to be corrected. We recently had a planning application rejected which was to demolish a garage and build a house in our Garden .Planning ref 20/00453?/FUL. The planning officer [REDACTED] in his Report of habeling stated the following regarding GSYET003

"Key Greenspace

This specific site has been allocated as a Key Greenspace in the LDP. The designation given arises from the Green Space SPG, Oct 2009 where the site was identified in an Audit by Halcrow consultants as "Functional green space". This is significant. The LDP policy seeks to offer protection to two typologies. Functional green spaces (outdoor sports facilities such as playing fields, play areas, allotments, cemeteries, churchyards, green corridors such as rivers or former railway lines); and amenity green spaces (parks and gardens, natural green spaces, woodlands and green spaces within residential areas used informally).

This parcel of land (GSYETH003) was identified as meeting criteria defined as B2 Allotments. Within Appendix D of the SPG the Green Space Strategy for the Borders, Page 19 defines quality and value. In Appendix G (Page 5) the area in question is outlined in black, shaded red and coded 606. The red shade signifies Low Quality and Low Value. Within Appendix I there was further assessment of the site where quality and value of this site were assigned 55%. There has been a clear and methodical process of identifying and assessing this Key Greenspace which now appears in the LDP. However, this application has some interesting revelations.

The SPG identifies "Detailed Provision Standards" for considering "B2 Allotments". I have concerns that this site does not fit the definition of "B2 Allotment"; "Land laid out and managed as a statutory or non-statutory allotment site". I have received representations and consultations that both confirm that these "Allotments" are owner/occupied private gardens. There has been no objection from both the Community Council and Neighbourhood Services. Contrary to several representations received, the fact that the land is in multiple ownership is not something which would be incompatible with B2 allotment use.

Functional green space

I conclude that the SPG and Policy EP11 are erroneous in this designation in that this Key Greenspace is neither a statutory or non-statutory allotment site. I can find no definition for "statutory" in the SPG but the meaning is clear.

Fruit, flowers or vegetables are produced on this land only by the exclusive use of the owner in title and not by a third party. I suspect the "allotment" designation has been derived directly from OS mapping data which places a label; "Allot Gdns" over this site. My inspection of photos, streetview and aerial images all confirm that several owners are using the land for agricultural production but this private use does not constitute "Allotment" as defined by Oxford Dictionaries; "A plot of land rented by an individual for growing vegetables or flowers." These are gardens and not allotments - there is no manager or committee and there is no evidence presented that a consideration payment can be made for a third party to use the land for production.

If this is not an allotment (Key Greenspace) I have no requirement to consider arguments of social, economic and community justification for this proposal. There is no requirement for me to consider need or consider compensatory provision of function open space. The owner has submitted a Title Plan which confirms the land belongs Clifton Cottage. GSYETH003 and should not have .

Please correct this error and do not continue to include the private garden ground of Clifton Cottage as part of GEYETH003 Key green space.

I would be grateful if you could acknowledge this request and advise me of your intentions in this matter as soon as possible

Regards

David Morrison

[REDACTED]  
[REDACTED]  
[REDACTED]

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