

Response ID ANON-VDDE-RPV2-D

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on 2021-01-21 17:16:47

About you

Are you responding as an: individual, group / organisation, agent?

Individual

Individual

What is your name?

Individual name:

Gordon Hunter

What is your email address?

Individual Email:

[REDACTED]

What is your address?

Address line 1:

[REDACTED]

Address line 2 :

[REDACTED]

Address line 3:

Town / city:

[REDACTED]

Postcode:

[REDACTED]

What is your contact telephone number?

Contact number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Sites in Settlements A to E

Which Site are you commenting on?

Site A to E:

Ashkirk: EA200: Cransfield: Housing

What are your comments regarding this Site?:

I write in support of Site (Reference: EA200) continuing to be included as a housing allocation in the Proposed Scottish Borders Local Plan. It was included in the 2011 and 2016 Local Plans. The site is within [REDACTED] is an effective housing site but has remained undeveloped due to specific changes in the residential market which is outlined below. The site is still suitable for development and its allocation should be maintained.

Background:

2007 - 2011

In the 2007 - 2008 our plan had been to develop out the site and we drew up proposals for large family homes on large individual plots, resulting in circa 12 plots on the 2.0 HA. Our engineers [REDACTED] undertook topographical site surveys and prepared drainage layout, roads designs, foundation plans etc.

However due to the recession commencing 2008 it became evident that the market for larger houses was very thin and we had to shelve these proposals. We

asked Comprehensive Design Architects to revisit the site and they drew up a scheme for twelve smaller units together with four affordable housing units (see plan attached).

We addressed the requirements for the site identified in the Local Plan and were satisfied that these could be incorporated into our designs.

- Vehicular access from the minor road to the south of the site with the requirement for visibility improvements. SBC roads confirmed our access proposals were acceptable but asked us to reconsider the internal roads layout following a change in policy.
- Pedestrian link to be provided from the site to the village
- Structural landscaping along the northern and western perimeter *
- Retain the hedge along the road frontage where possible and enhance landscaping through the planting of small trees*
- The design and layout of the new buildings should also take advantage of the southerly aspect of the site to make best use of the microclimate to reduce energy usage.

*In the last 10 years we have planted thousands of trees on the farm and have created wildlife habitats including in and around [REDACTED]

Having concluded that the market had not improved sufficiently for us to undertake the development directly we shelved our development proposals with a view to revisiting these when the housing market improved.

2016 - 2020

The site was included in the 2016 Local Plan and following that we put the site on the market through Strutt & Parker (see brochure attached). As part of this process local architect, [REDACTED], met with the planning team at S.B.C and [REDACTED] wrote a helpful letter which we could forward to interested parties.

The site has been on the market for 4 years and we had discussions with a handful of interested developers a couple of whom did not progress their interest as the indicative capacity was below their minimum development requirements. Our most recent discussions, in early 2020, foundered following the arrival of Covid 19.

However, we remain determined to progress the development of the site by way of a sale or indeed by revisiting the potential for a direct development. We anticipate that the development can be delivered in the next 5 – 10 years.

We think it is vital that villages in the Borders have the potential to grow. We have seen a slow wave of development commencing in locations closer to Edinburgh and we feel it will not be long before this wave reaches more remote locations. Further housing is important for the local economy and a development in Ashkirk would help to support local primary (Lilliesleaf) and secondary (Selkirk High) schools.

Capacity:

The capacity in the Proposed Local Plan is for twelve units. We feel this is low for a 2.0 HA site and would suggest that this is increased potentially up to 18 units (which would still be under 10 to the acre). In saying that we note that your guidance states that:

"It is only indicative, and is not binding on us or on developers. A higher or lower number of units might still be considered acceptable, where this is otherwise demonstrated to be capable of being satisfactorily accommodated on the site and in its setting; and where all other key considerations would be satisfactorily addressed. In short, a proposed scheme featuring units in excess of the indicative capacity, would be considered on its own planning merits; and not refused in principle."

Note: If attachments cannot be opened I am happy to forward under separate cover.

Ashkirk Site Plan.jpeg

For Sale Brochure Final (3) 22.8.16

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)