

Response ID ANON-VDDE-RPFW-2

Submitted to **Proposed Scottish Borders Local Development Plan**
Submitted on **2021-01-15 15:32:56**

About you

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

Group / organisation

Group / organisation

Group / organisation

Group / organisation:

Springfield Properties PLC

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

Potential for a site at Robinsland , West Linton to be accommodated within the emerging LDP. Supporting Statement enclosed

Do you wish to submit supporting information?

Submissions:

LDP Support Statement -West Linton (Jan 2021).docx was uploaded

Where would you like to go now?

Proposed Local Development Plan Menu (includes Exit option)

Springfield Properties control approximately 23 ha (57 acres) of land in West Linton immediately to the south of our existing housing development (Robinsland) and have submitted representations to previous versions of the Local Development Plan including the Call for Sites exercise in 2016 (AWEST017), the consultation on the Draft Supplementary Guidance on Housing in January 2017 and the Main Issues Report in 2019.

Whilst the sites being promoted through the current stage of the Local Development Plan (LDP) are a response to previously identified deficiencies in housing provision, the Draft LDP promoted sites are small and geographically dispersed, with a number of the sites on the north western periphery of Scottish Borders Council identified in locations with little or no local amenities and little justification in the way of sustainable development due to the distance required to access any local facilities.

Despite proving a robust argument for the inclusion of the site at Robinsland to be promoted through the emerging LDP we note that we must continue to propose promoting part of that site extending to circa 4 ha (10 acres) for both housing and employment uses (start up units). The site, once developed, will be roughly split into 1ha employment uses and 3ha housing.

The Scottish Government has committed to promoting housing development over the 5 year tenure of the current Parliament. This is an opportunity for the Scottish Borders Council to explore, negotiate and secure different and innovative solutions to housing delivery.

Springfield Properties intention is to develop the proposed site for housing and employment uses and we would be in a position to submit a planning application at an early date. The delivery of the 100 plots would be managed in a 3 year period.

Our intention at West Linton will be to promote a sustainable development strategy that will see much needed housing delivered within an existing community which provides new and existing residents with a range of local facilities and will therefore meet the important sustainable objective of reducing personal car travel. In addition wider objectives for improving the amenity of the village envelope (such as a review of the existing road network to alleviate through traffic on the substandard road network serving the existing village core) would only be achievable through a coherent development strategy.

Current Scottish Planning Policy (SPP) places particular emphasis on maintaining a generous 5 year land supply and ensuring that there is always enough effective land for at least 5 years (para 123). Furthermore SPP states that LDP's should provide a minimum of 5 year effective land supply at all times. Placemaking is also an overarching principle policy with SPP. The outcome should be sustainable, well designed places and homes which meet people's needs. Planning should direct development to the right place and support development that is designed to a high quality, which demonstrates the six qualities of successful place (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond).

The challenge that Scottish Borders Council faces in identifying new sites is partly driven by the geography and history of the area. Topography and flooding issues can effect a number of sites both brownfield and greenfield. The historic nature of some sites with listed buildings such as mills or contamination can render some sites unviable.

Springfield @ West Linton

Springfield have been building at West Linton for five years and have delivered a number of private and affordable homes contributing positively to the demographics of the village and the vitality of local amenities. We have delivered new affordable housing for Eildon Housing Association.

We have previously submitted a robust and sustainable argument at the Main Issues Report and the Call for Sites stage of the emerging LDP for the site at Robinsland to be brought forward as a potential site for housing, with our submitted assessment detailed below (Submitted to Scottish Borders Council 28 January 2019) :-

Site Assessment

The draft Supplementary Planning Guidance (SPG) provided a useful background to the requirements arising from the LDP. We note that a RAG (Red/Amber/Green) Assessment was undertaken for 165 sites across the Borders area. All sites were assessed against 14 criteria in a matrix, the cumulative assessment determining whether the site would progress to Stage 2. The Stage 2 Assessment was then carried out which included a detailed site assessment and consultation with internal/external consultees.

The site at Robinsland did not progress beyond Stage 1, as the overall conclusion for the site was "Red". However, the individual site assessments from Stage 1 are not available to view and comment upon and only a brief summary of the site assessment conclusion is given in the SPG Appendices. In order to assist the process, we have conducted our own assessment of the site, which is outlined above.

Template for the Stage 1 Assessment

Criteria	Comments	RAG
A Compliance with SPP/Development Plan/LDP settlement strategy (including presence in settlement or housing market area of potential longer term/mix use/redevelopment sites or current zoned sites)	Not presently allocated for residential development, but adjacent to present settlement envelope.	Red
B Relationship to settlement and local area (including relationship to Countryside Around Town)	Site at Robinsland is a logical natural extension of West Linton. As part of Masterplan approach, a long term defensible edge to the settlement can be formed.	Amber
C Capacity within the settlement to accommodate the proposal	Springfield's consultants Ian White Associates have produced a Landscape and Visual Appraisal which demonstrates how the settlement has the capacity to accommodate the proposals (circa 250 homes). Given that this appraisal was submitted for the larger (23ha) site (SBC ref	Green

	AWEST017), its conclusions are applicable on the contracted proposals being suggested under this site consideration.	
D Potential contribution to Council Economic Strategy	Through development, it would generate further opportunities for local businesses across a variety of trades. It would also help to support maintain and enhance the quality and vibrancy of West Linton.	Amber
E Is there an existing planning permission on the site?	No	Red
F Brownfield or regeneration site	Greenfield	Amber
G Does the site have a potential to make a significant contribution to the shortfall?	Yes	Green
H Are there any physical (infrastructure/contamination/hazards) or other limitations?	There are no physical impediments to development. As part of our proposals, any upgrades to the electricity supply would be reviewed.	Green
I Marketability of the site	The adjacent site under construction is selling well. Through Scottish Borders allocating the site, a considerable number of urgently required homes can be delivered.	Green
J Presence of a house builder or developer	Yes	Green
K Flood Risk	None – proposed development as per the indicative layout plan is outwith the flood plain as identify by SEPA	Green
L Potential impact upon the natural environment	Minimal. The land is currently used for grazing and is low in biodiversity. Development of the site will create opportunities to enhance the natural development with management of existing shelterbelts, new structured landscaping, maintained open spaces and improved linkages to the wider countryside.	Green
M Potential impact upon the built environment	Positive – more homes of all tenures within West Linton will help to sustain local shops and services	Green
N Access to local services	The site is close to existing service and can be accessed by a variety of modes of transport.	Green

OVERALL

Green

As can be seen from the above assessment, it would appear that the site at Robinsland should have made it at least through Stage 1 and in our option, Stage 2 as well. The conclusion of the Stage 1 report notes on the site at Robinsland, states the following:

“The site submitted is considerable constrained particularly in relation to Road Access as well as Landscape. Numerous sites at this location submitted and considered previously through the Local Plan process. Roads access through to Station Road would be required even for a much reduced site however; the applicant has stated that the land required is out with their control. West Linton currently has a number of allocated sites within the Plan and at this time it is not considered appropriate to bring forward additional land”.

With respect to there being a “number of allocated sites” in West Linton, this position is incorrect. In the current LDP, there are two allocated sites, namely:

☒ TWL15B – School Brae – planning application submitted September 2016 for 10 homes with an application for the construction of a Road approved in August 2020 - 19/00407/RCC)

☒ TWL8B/AWEST009 – Robinsland – construction by Springfield – now complete.

In reality, the Robinsland site is now complete and the school Brae site likely to commence within a relatively short period of time.

There are few directions in which West Linton can grow in a sustainable manner. The draft SPG is short sighted in not allocating further land in the village. We know first-hand about the popularity of the village both from a private housing and affordable housing perspective. We know that there is a demand for additional homes to be delivered in the village and through our relationship with the local housing associate have a client who would be interested in acquiring any affordable housing we can provide in the locale. By allocating the land at Robinsland for further development through the Draft MIR, there is an opportunity for the Council to help facilitate much needed homes.

In conclusion the draft SPG (https://www.scotborders.gov.uk/downloads/file/2673/draft_housing_supplementary_guidance) only allocates three additional sites within the Northern Market Area. Whilst it is not our intention to critically assess the sites in detail, it is clear that all three sites have many of the challenges which are characteristics of sites within the Borders area as outlined above. It should be noted further noted that the only allocated site within the West Linton village boundary (School Brae) is at an advanced stage of the permitting regime and will likely be development in the near future.

The Draft SPG also states that for the Northern Housing Market Area, that no alternative options were presented over and above the three that made it through the RAG process. By not having any alternative sites, should any of the three sites not deliver in providing homes within the timeframe required, there is no fall-back position for Scottish Borders Council to ensure that the quantum of homes is delivered in full. Our position is that the site at Robinsland should be one of the preferred sites within the Northern Market Area and at the very least be one of the alternative sites should progress stall on the preferred sites.

Planning is all about guiding the right developments to the right places and we have a scenario with a willing developer and Housing Association to deliver more homes now, in an established community close to all services and amenities.

We also include a copy of the landscape impact assessment – prepared by our landscape consultants in 2016 – which provides a good background to the potential impact of development within this part of West Linton and how, with a robust landscape strategy, new development can integrate into the landscape whilst providing a robust but defensible edge to the expanded settlement.

Conclusion

The 3ha of land at Robinsland is an excellent opportunity to deliver much needed new homes for West Linton and to meet the objectives of Scottish Planning Policy, Local Development Plan and Supplementary Planning Guidance. We are currently active within West Linton and have a clear understanding of the needs of the village.

Springfield having assessed many sites within the Borders are acutely aware of the challenges on sites, such as topography, flooding, contamination and viability, but the proposals at Robinsland is one where delivery of homes is achievable.

Response ID ANON-VDDE-RPHS-Z

Submitted to **Proposed Scottish Borders Local Development Plan**
Submitted on **2021-01-15 15:35:41**

About you

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

Group / organisation

Group / organisation

Group / organisation

Group / organisation:
Springfield Properties PLC

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

Potential for a site at Robinsland , West Linton to be accommodated within the emerging LDP. Plan to accompany previously submitted Supporting statement enclosed

Do you wish to submit supporting information?

Submissions:

Plan of site.pdf was uploaded

Where would you like to go now?

Submit your response to the consultation (Exit)



Scottish Borders Council

- Site Boundary
- Industry and Business
- Housing

1 Ha or thereby

3 Ha or thereby

Title:-
Main Issues Report
(Call for Sites)

Project:-
Site to North East of Robinsland
Farm, West Linton, EH46 7JD



The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not be reproduced in any way without express written consent.

North

Springfield

Response ID ANON-VDDE-RPHT-1

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

Submitted on **2021-01-15 15:37:35**

About you

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

Group / organisation

Group / organisation

Group / organisation

Group / organisation:

Springfield Properties PLC

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Quick Comment / Supporting Information

Quick Comment / Supporting Information

Leave a quick comment about the Proposed Scottish Borders Local Development Plan, or planning and development in general.....

Quick Comment:

Potential for a site at Robinsland , West Linton to be accommodated within the emerging LDP. Landscape assessment to accompany previously submitted Supporting statement and plan enclosed

Do you wish to submit supporting information?

Submissions:

160330 West Linton Landscape Appraisal.pdf was uploaded

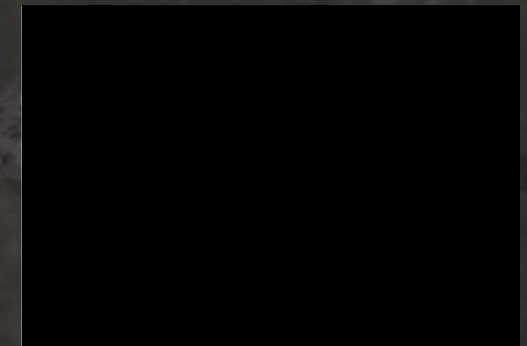
Where would you like to go now?

Submit your response to the consultation (Exit)



Development at WEST LINTON
Springfield Properties

LANDSCAPE AND VISUAL APPRAISAL



LANDSCAPE AND VISUAL APPRAISAL

This report by [REDACTED] is issued to accompany the proposal submitted by Springfield Properties in support of allocation of land for residential development, associated infrastructure, public realm and open space.

Author : [REDACTED]
Date: March 2016

CONTENTS

- 1.0 INTRODUCTION
 - 1.0 Introduction and methodology

- 2.0 LANDSCAPE CONTEXT
 - 2.1 Regional Context
 - 2.2 Geology & Soils
 - 2.3 Landcover
 - 2.4 Landscape Designations

- 3.0 ANALYSIS
 - 3.1 Landscape Appraisal
 - 3.2 Visual Appraisal

- 4.0 LANDSCAPE DESIGN PRINCIPLES
 - 4.1 Landscape Capacity
 - 4.2 Landscape Strategy

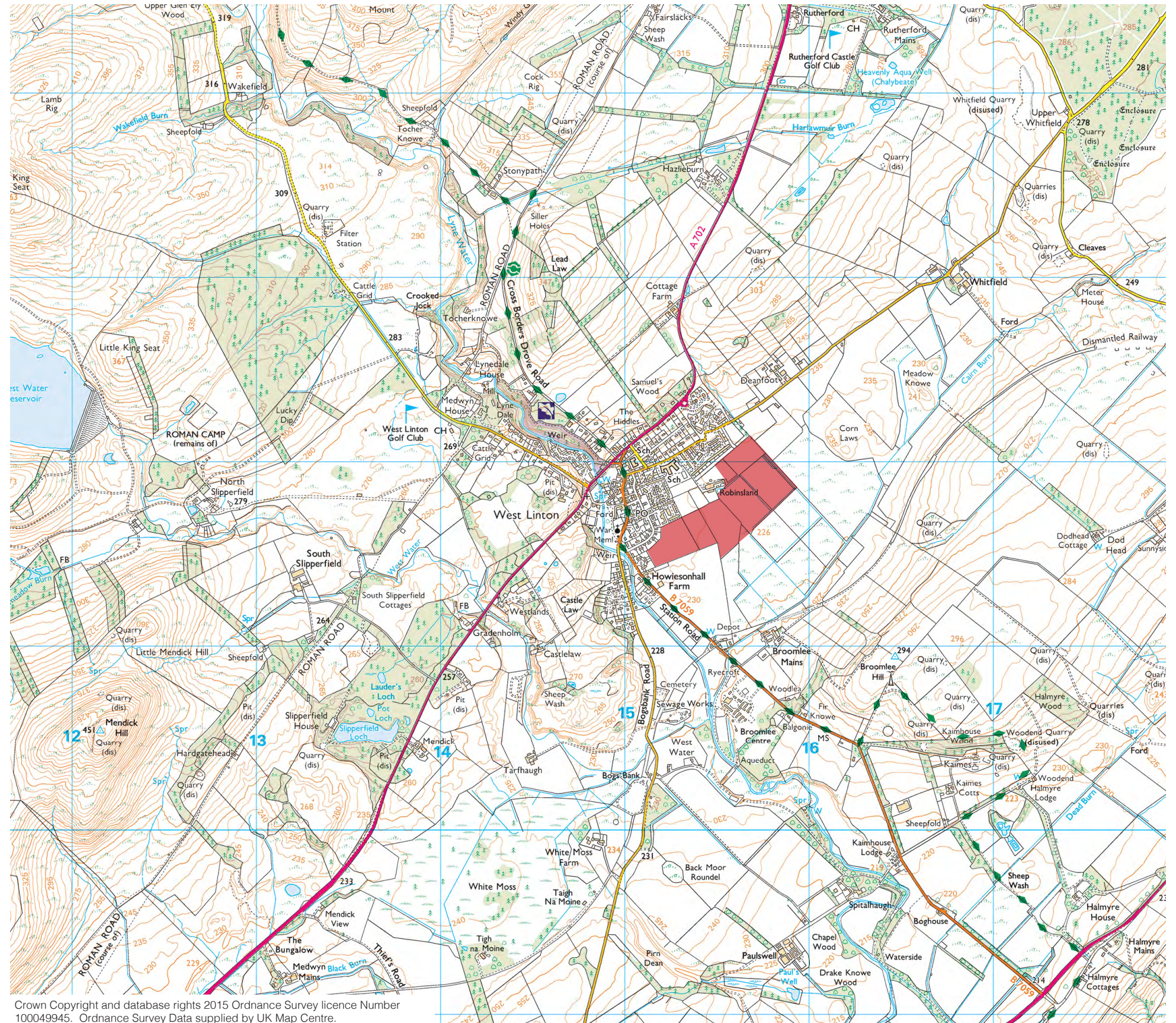
1.0 Introduction and methodology

This Landscape and Visual Appraisal has been undertaken to establish the landscape and visual characteristics of the site and locality, identify significant landscape features and to use this to inform and develop a set of Landscape principles and a landscape masterplan for the site.

The methodology applied is as follows:

- Review of the wider context including **The Borders Landscape Assessment** (No. 112, 1998; ASH Consulting Group) and outline of recommendations relative to this site.
- Desk-based study of topography, land cover, geology, soils and drainage pattern.
- Desk based review of relevant planning policies and landscape designations.
- Field assessment to appraise the existing landscape character and visual qualities of the site.
- Develop a landscape framework underpinned by a set of design principles which guide the strategy for development.

Field survey work was undertaken during March 2016.



Crown Copyright and database rights 2015 Ordnance Survey licence Number 100049945. Ordnance Survey Data supplied by UK Map Centre.

2.0 CONTEXT

2.1 Regional Context

The Borders Landscape Character Assessment (no112. 1998 ASH consulting group) locates the site within the Landscape Type 8, Rolling Farmland within West Linton Synclinal Belt. The key characteristics are a broad, moderately undulating corridor between 200m and 300m, enclosed on the north and south by uplands. It is an important transport corridor, strongly influenced by A702 and A701 roads which flank it, and the large commuter village of West Linton is at its heart.

West Linton itself, lies at the foot of the Pentland Hills Special Landscape Area where it clusters around the valley and gorge of the Lyne Water. Lyne Water is designated a Special Area of Conservation which runs through the settlement. There are long views to the south across the level fields.

SNH key landscape issues

SNH identifies a number of landscape issues pertinent to this Landscape Type. Selective issues relative to this site are:

- Potential decline of important mature hedgerow network;
- Potential to increase broadleaf woodland cover;
- Decline of drystone dykes in grazing areas;
- Development pressure in traditional villages.

2.2 Geology & Soils

This landscape type is found on the margins of the Tweed Lowlands, and also in a broad synclinal depression, lying between the Southern Upland Fault and the Pentland Hills. It is distinguished by a topography of rolling undulations, becoming steeper and more pronounced toward the uplands and more gentle at the lowland fringes.

The geology around West Linton is younger Carboniferous sedimentaries, and soil types include brown forest soils with smaller localised areas of greys, peat podzols and alluvium.

2.3 Landcover

Landcover is characterised by a patchwork of medium and large sized arable, permanent and ley pasture fields typically enclosed by mature beech or hawthorn hedgerows or fences. Drystone dykes are common in higher areas. Tree cover consists mainly of coniferous and mixed plantation blocks and shelter belts. Broadleaf trees are generally less prominent, occurring mainly in small woodlands close to farmsteads, shelter belts or occasionally in hedgerows and narrow riparian strips along burn courses.

2.4 Landscape Designations

The core of West Linton is a Conservation Area, with the Lyne Water, designated a Special Area of Conservation running through the heart of the settlement. The Lyne Dale Ancient Woodland sits within the settlement to the northwest off Medwyn road. There are a number of listed buildings in the village and some scheduled monuments within 2-3km of the site.

Dissected Plateau Moorland

- Plateau landform consisting of a series of level-topped hills and ridges.
- Individual hill masses separated by steep-sided valley features of differing scales.
- Semi-natural peatland, heather moorland and grassland communities dominant.
- Very low settlement density.
- Sense of wildness created by wide horizons and distant, unobstructed views.

Rolling Farmland

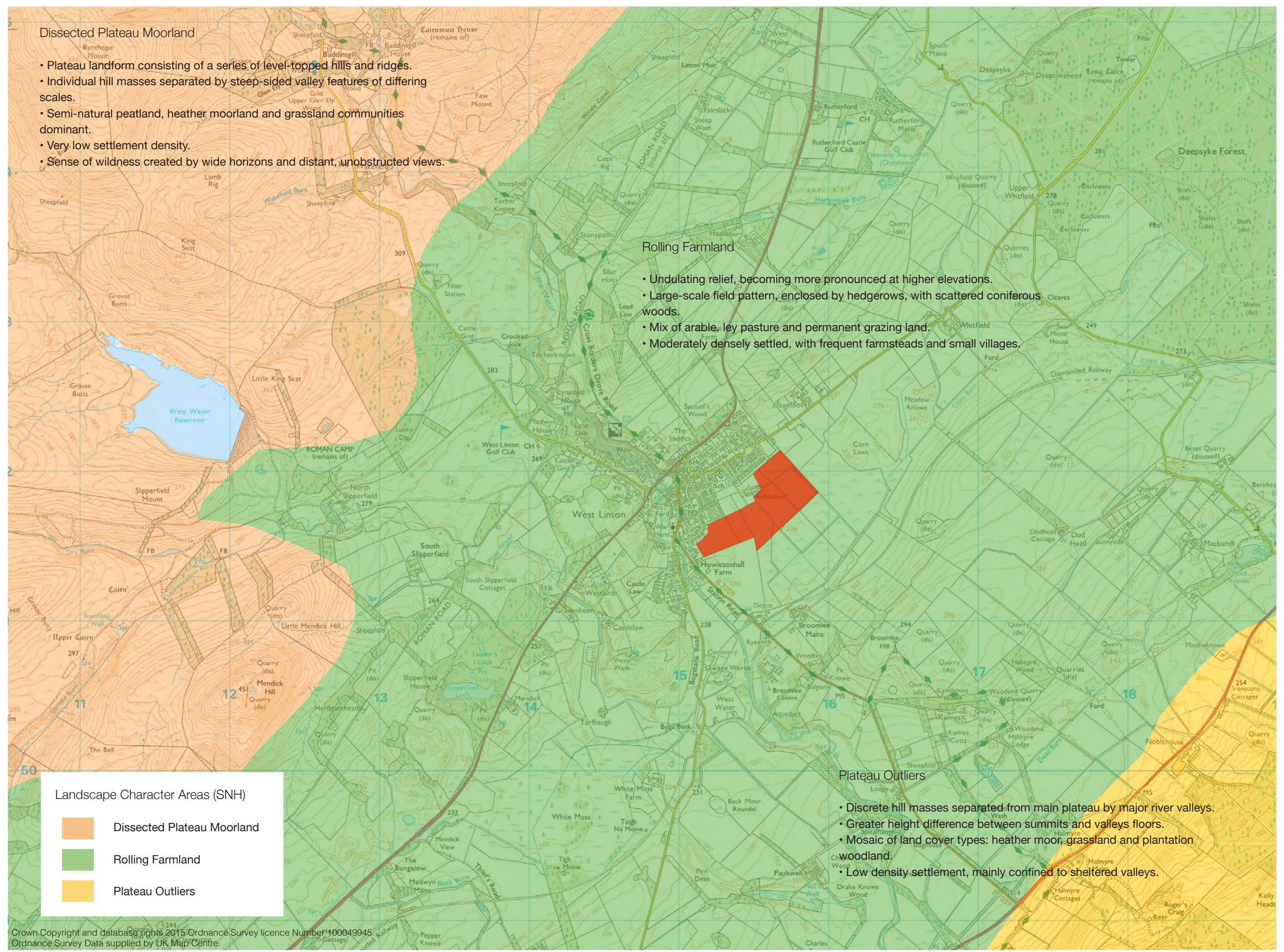
- Undulating relief, becoming more pronounced at higher elevations.
- Large-scale field pattern, enclosed by hedgerows, with scattered coniferous woods.
- Mix of arable, ley pasture and permanent grazing land.
- Moderately densely settled, with frequent farmsteads and small villages.

Plateau Outliers

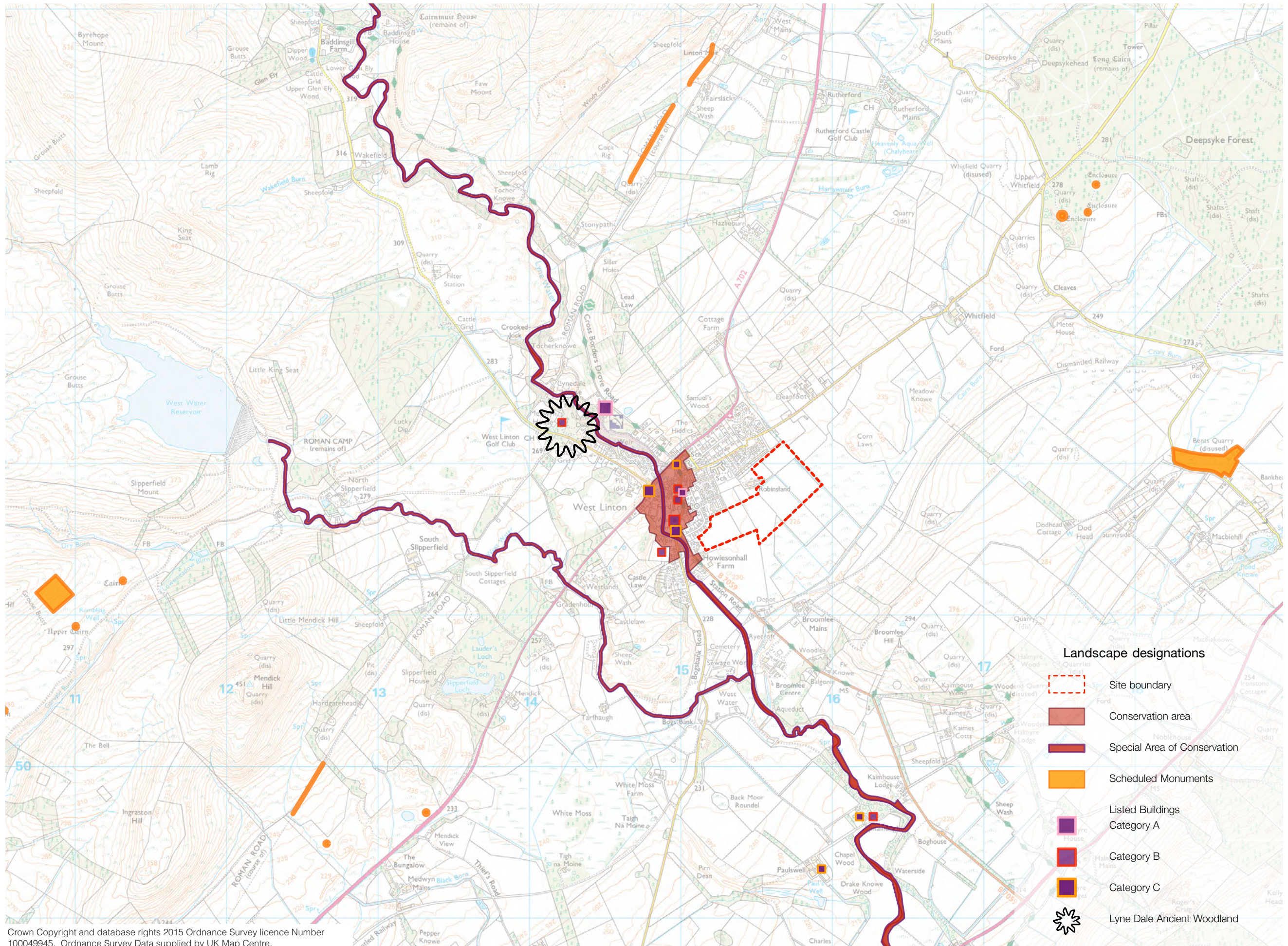
- Discrete hill masses separated from main plateau by major river valleys.
- Greater height difference between summits and valleys floors.
- Mosaic of land cover types: heather moor, grassland and plantation woodland.
- Low density settlement, mainly confined to sheltered valleys.

Landscape Character Areas (SNH)









- Dissected Plateau Moorland
- Rolling Farmland
- Plateau Outliers

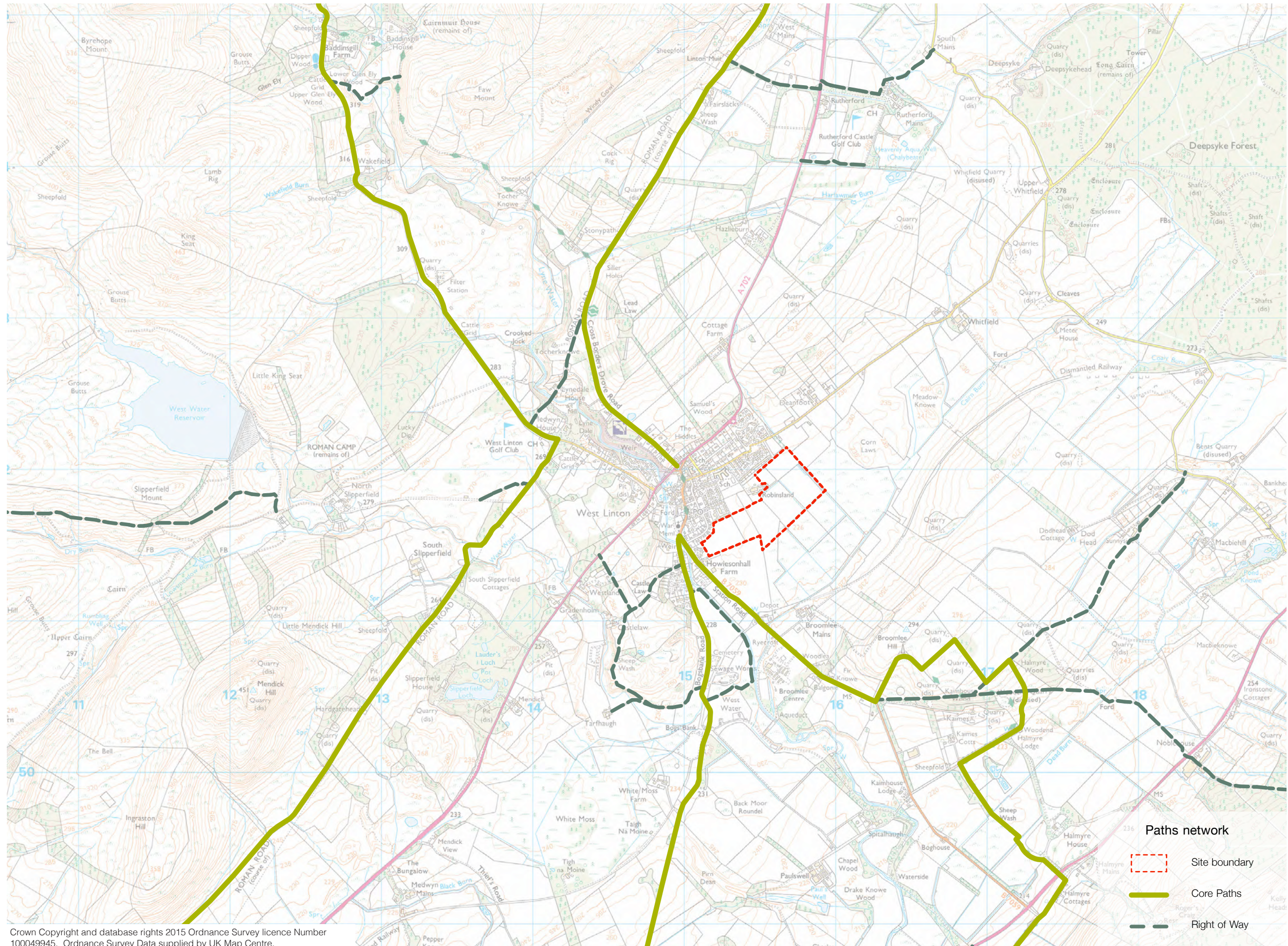


Crown Copyright and database rights 2015 Ordnance Survey licence Number 100049945
 Ordnance Survey Data supplied by UK Map Centre.



Landscape designations

-  Site boundary
-  Conservation area
-  Special Area of Conservation
-  Scheduled Monuments
-  Listed Buildings Category A
-  Category B
-  Category C
-  Lyne Dale Ancient Woodland



Paths network

- Site boundary
- Core Paths
- Right of Way

Crown Copyright and database rights 2015 Ordnance Survey licence Number 100049945. Ordnance Survey Data supplied by UK Map Centre.

3.0 ANALYSIS

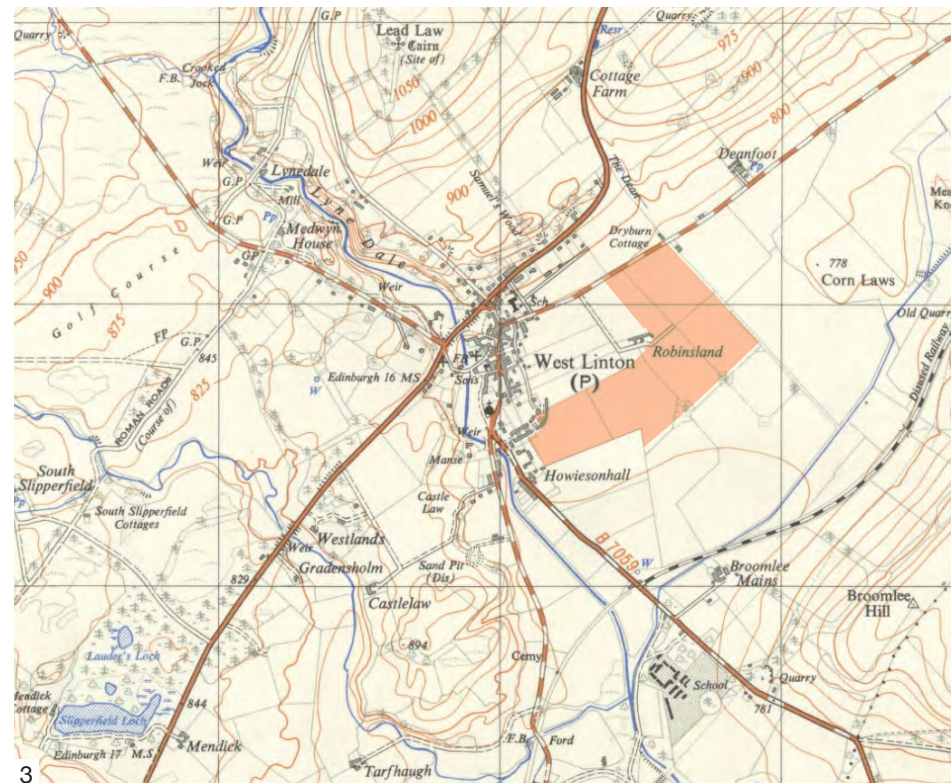
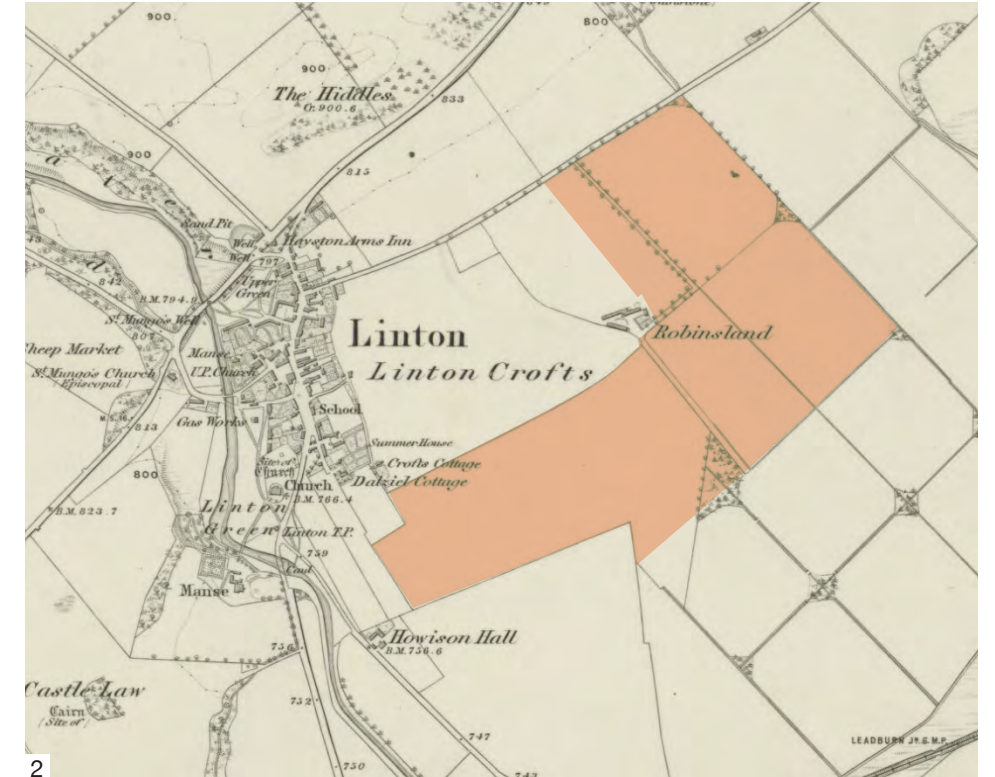
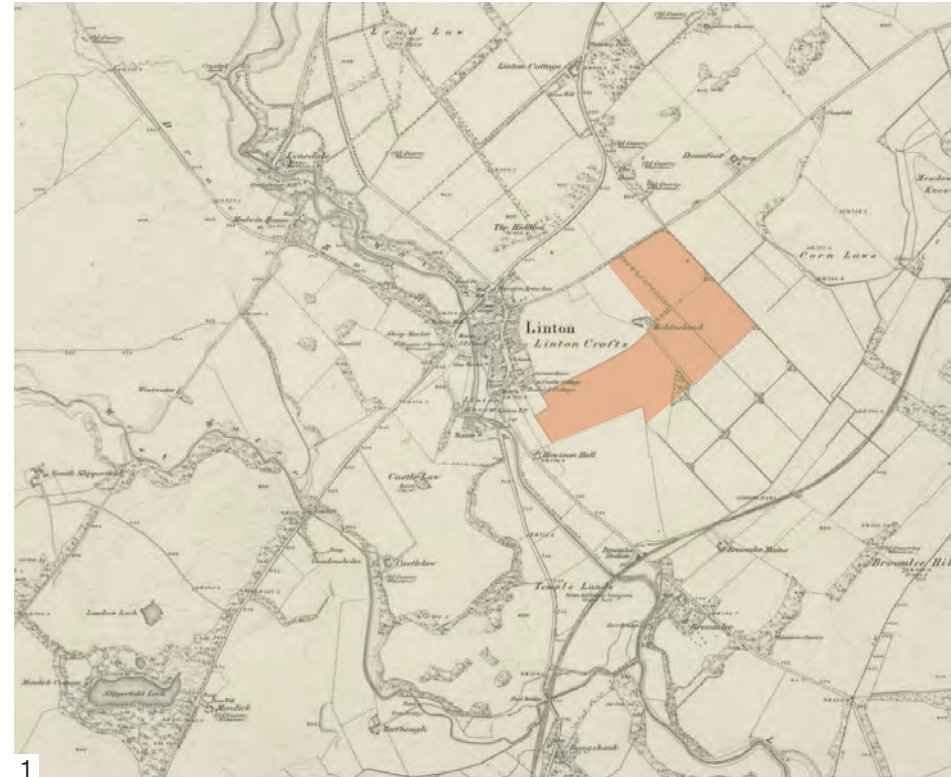
3.1 Landscape Appraisal

The site is located immediately to the south east edge of West Linton bounded to the north and west by existing housing, a narrow strip of trees, recently completed primary school and new housing currently under construction. Most of which, to the south of Deanfoot road lies between 235m - 230m AOD.

To the east there is an existing partial stone dyke with a line of specimen trees and field ditches toward a tributary leading to the Lyne Water. The southern boundary is part of an open broad valley floor 235m - 226m AOD with little in the way of boundary definition other than a grid of field ditches.

The site is currently used as pasture delineated by a mix of timber post and wire fences and existing stone dykes.

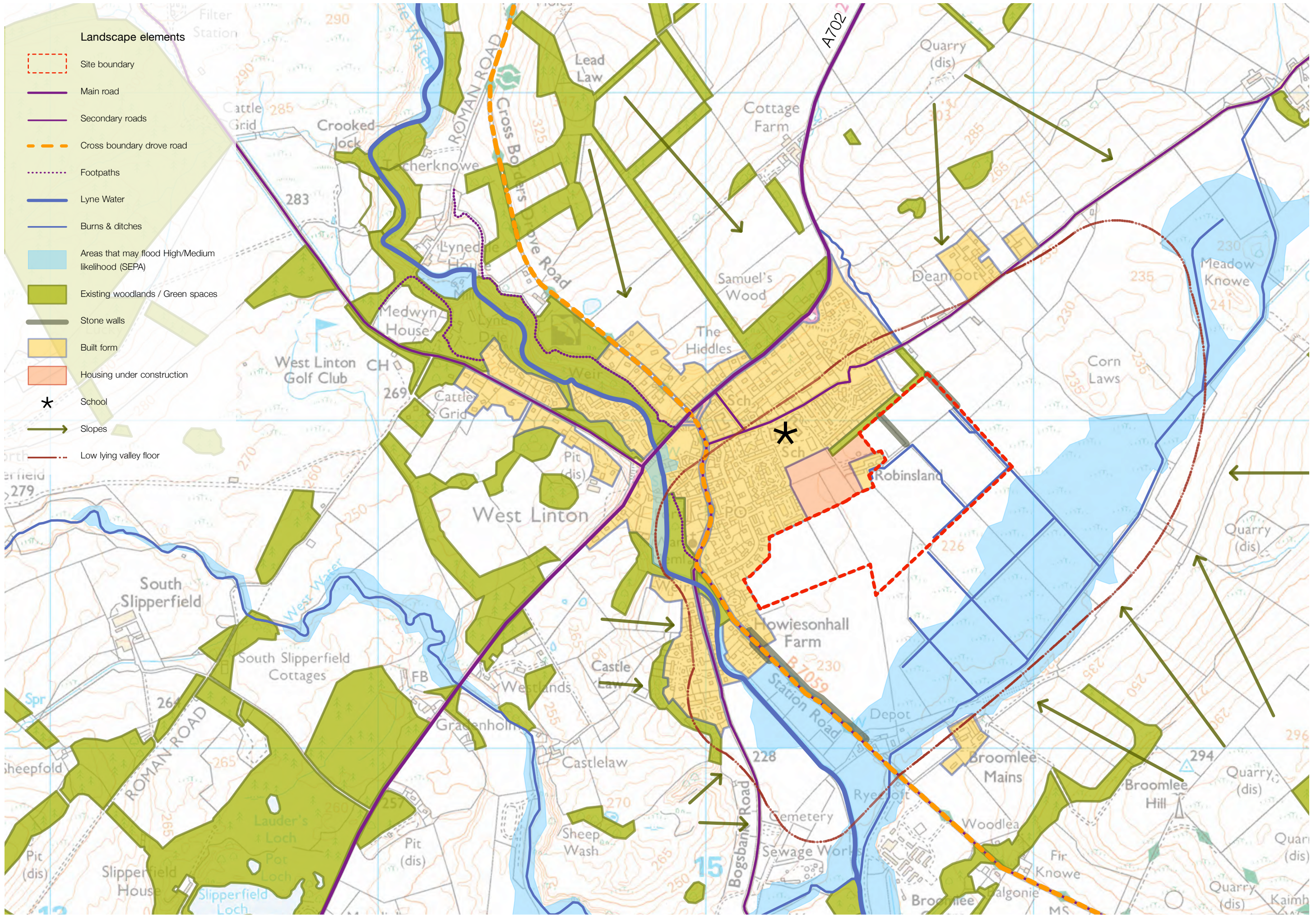
There is a strong network of core paths and rights of way leading into/ through West Linton but none through the site itself.



1 - Peebles-shire, Sheet V, 1856. West Linton.

2 - Peebles-shire, Sheet V, 1856. Close up on the site area.

3 - OS map NT15, 1955.



Landscape elements

- Site boundary
- Main road
- Secondary roads
- Cross boundary drove road
- Footpaths
- Lyne Water
- Burns & ditches
- Areas that may flood High/Medium likelihood (SEPA)
- Existing woodlands / Green spaces
- Stone walls
- Built form
- Housing under construction
- ✱ School
- ➔ Slopes
- Low lying valley floor

3.2 Visual Appraisal

Existing settlement massing screens the site from approach from the north on the B7059 Station Road, but it is clearly visible from rear garden properties at Broomlee Mains to the south and from the approach to West Linton from the south on the B7059.

Existing views from the south are of the southern edge of West Linton comprising existing housing and rear boundary fences for the most part.

Visibility of the site on approach to West Linton from unclassified Deanfoot road to the east, is partial with the southern part of the site clearly visible and open in character. The northern part of the site is partially screened by an existing stone dyke and established tree line.



View 1



View 2



View 3



View 4



View 5



4.0 LANDSCAPE DESIGN PRINCIPLES

4.1 Landscape Capacity

Landscape capacity is an assessment of the site's ability to absorb additional development taking into account the physical and visual characteristics of the site and its setting.

The change from open pasture to housing development has already begun in the immediate locale, with development under construction. Well established existing residential areas and the primary school already lie within the lower open valley.

Our view is that some further development adjacent to the existing settlement is sustainable and could positively contribute to the quality of the landscape at the southern edge of West Linton, by the use of boundary treatments typical to the local vernacular i.e. stone dyke walls, beech hedges and hedgerow trees. However the southern part of the site should be retained, as an open valley floor, without development.

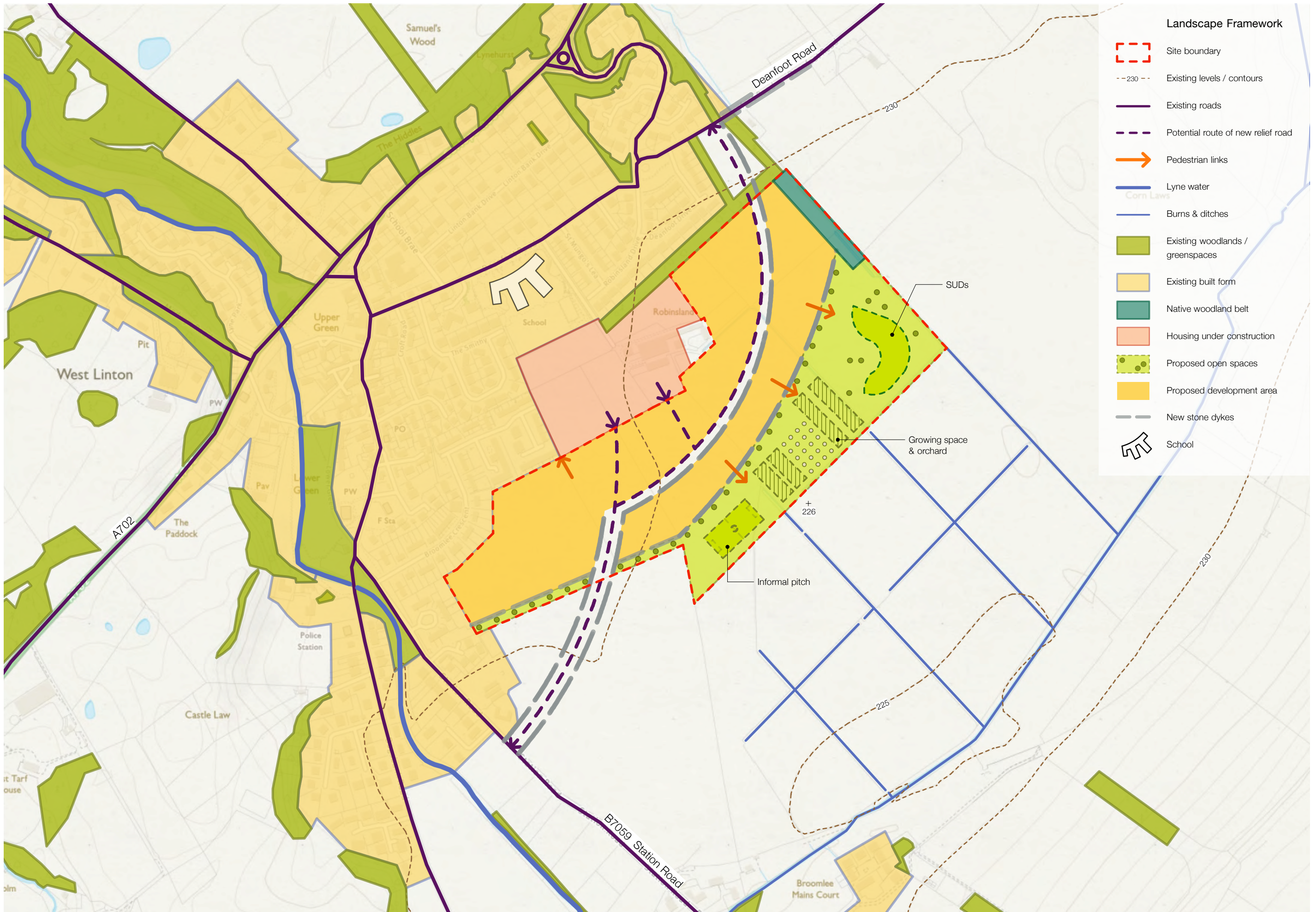
Any development would require an extension of woodland shelter belt to the eastern boundary reflecting nearby field sub-divisions, and eventually, screen views into and out of the site from the east.

4.2 Landscape Strategy







The desktop analysis and site appraisal have informed a strategy for development that responds to key aspects of the landscape setting and visual characteristics of the site.

The aim for the landscape strategy would be to create a high quality setting for the proposed development; increase biodiversity; provide a the key open spaces to the south; and good connectivity with the surrounding path network. It is intended to meet the following basic objectives:

- a landscape framework ensuring residents are no more the 5-10min walk from a green space;
- good connectivity - needs of the cyclist and pedestrian are paramount, to the school and well integrated path network to facilitate active travel;
- strong linkages to southern open space for informal sport, growing spaces and SuDS;
- a new relief road link between Station road and Deanfoot road to ease congestion through the centre of the Conservation Area;
- positive frontage to link road and to southern edge of development characterised by stone dyke walls, beech hedging and hedgerow trees to provide filtered screening of the housing from the south but still enjoy a south facing aspect;
- provide a native woodland shelterbelt to the eastern boundary;
- 20mph maximum vehicular speeds - speed calmed streets encourage social / leisure activity and a sustainable neighbourhood.



Landscape Framework

-  Site boundary
-  Existing levels / contours
-  Existing roads
-  Potential route of new relief road
-  Pedestrian links
-  Lyne water
-  Corn Laws
-  Burns & ditches
-  Existing woodlands / greenspaces
-  Existing built form
-  Native woodland belt
-  Housing under construction
-  Proposed open spaces
-  Proposed development area
-  New stone dykes
-  School

SUDs

Growing space & orchard

Informal pitch

+ 226

225

230

Deanfoot Road

B7059 Station Road

Broomlee Mains Court

West Linton

Upper Green

Castle Law

Police Station

School

Robinsland

Samuel's Wood

A702

The Paddock

Lower Green

Pav

PW

PW

F Sta

Broomlee

Lyne

Upper

Lower

Upper

Lower

Upper

Lower

Upper

Lower



Woodland shelterbelt



SUDs



SUDs



Stone wall & beech hedge



Informal sports pitch