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**Johnston, Charles**

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**From:** Bryony Wallace [REDACTED]  
**Sent:** 03 March 2014 15:56  
**To:** localplan  
**Subject:** Submissions on the Scottish Borders Local Development Plan - Proposed Plan  
**Attachments:** SBC LDP Representation, Swinton 28.02.14.docx; Swinton CC email to SBC.pdf; Swinton\_Concept\_Plan.pdf; Landscape\_Assessment.pdf

Dear Sirs,

Please find enclosed the following representations on the Local Development Plan - Proposed plan 2012:

10.82 - Swinton

We would be grateful if you could confirm receipt in due course.

Yours faithfully,

C Mark Richardson

Ristol Consulting Ltd  
2 Kirk Street  
Dunblane  
FK15 0AN

VAT Registration: 175 6542 83

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Sharon Morrison

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From: Bill Purvis [REDACTED]  
Sent: 10 April 2013 14:51  
To: 'Fotheringham, Barry'  
Subject: 12/01488/PPP

At our meeting held on Monday, 8<sup>th</sup> April 2013 the majority of Community Council members present agreed to conditionally support this provisional application in view of the perceived benefits it will bring to the village, i.e.: -

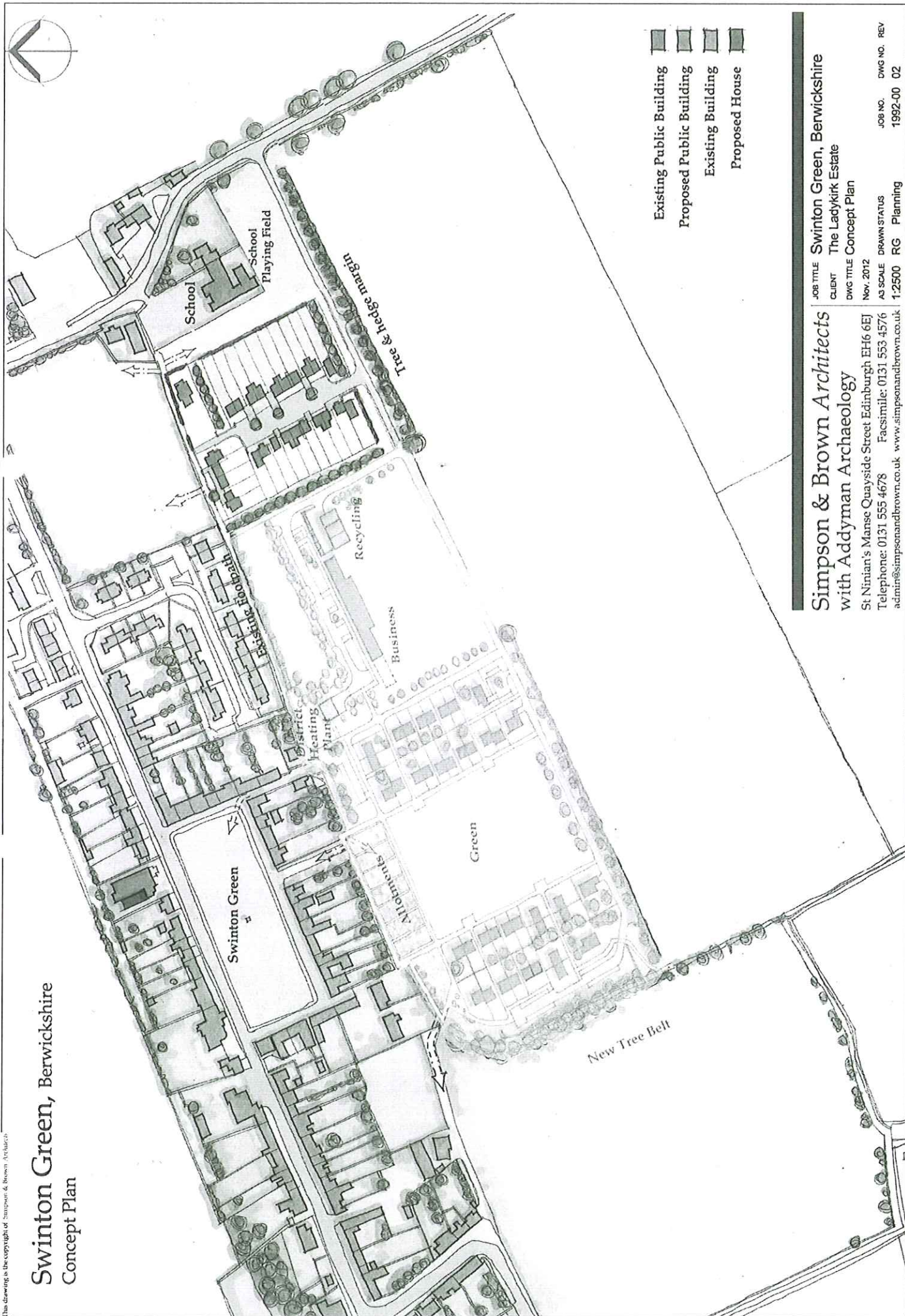
1. The additional houses should help maintain if not increase the school roll;
2. The provision of a playing field for the school (Something that the P.T.A. have sought for a considerable time);
3. The provision of a serviced site for a village hall with associated parking spaces (As the proposed site is adjacent to the school it is anticipated that the parking area could be used as a pick up/drop off point for the school alleviating the current problems being experienced with parking near the school entrance.





We feel that without growth the village is stagnating however, it is imperative that the problems with surface water drainage and the capacity of the sewage pipe at the east end of the village are dealt with prior to any development taking place. Adjoining property owners inform us that the heavy soil type is unsuitable for soakaways and so an effective alternative has to be found for surface water disposal.

For Swinton & Ladykirk Community Council

William H Purvis  
Secretary

# Swinton Green, Berwickshire Concept Plan



-  Existing Public Building
-  Proposed Public Building
-  Existing Building
-  Proposed House

**Simpson & Brown Architects**  
with Addyman Archaeology

**Swinton Green, Berwickshire**  
The Ladykirk Estate  
Concept Plan

Nov. 2012  
A3 SCALE  
DRAWN STATUS  
1:2500 RG Planning

JOB NO. DWG NO. REV  
1992-00 02



# Report



RISTOL

*Date:*  
October 2012

*Project:*  
Swinton Green, Ladykirk Estate

Ristol Ltd  
Touch Business Centre  
Touch Estate  
Cambusbarron  
Stirling FK8 3AQ  
OFFICE 01786 465 782

*Appendix 2 – Landscape Assessment*  
Land to the South of Swinton, Berwickshire, Ladykirk Estate

## Landscape Assessment

### Site description and general assessment

This landscape assessment considers the site proposed for village expansion under the Scottish Sustainable Communities Initiative (SSCI) located on the south side of Swinton, Berwickshire. The site comprises a single rectangular field of approx. 565 x 290 metres, or 15.555 hectares, with its long dimension oriented ENE–WSW, with the south side of Swinton village forming most of its northern boundary.

The site is fairly level, at or around 60m AOD, with a slight fall to drainage channels in a minor dip at or near the southern boundary. The boundaries are formed by the village on the north, the A6112 Coldstream Road with its hedgerow and trees (mature oak and ash) on the east, an agricultural post and wire fence to the south and a double hedgerow on the west.

The local landscape character accords with the landscape character assessment in *The Borders Landscape Assessment* (ASH Consulting Group 1998 for SNH, quoted below), ie. Lower Merse Lowland with Drumlins, a rich landscape of arable fields and hedgerows with a strongly directional landform pattern of parallel ridges and hollows. Scattered mainly broadleaf woodlands are characteristic, although in the immediate vicinity of the site there are only intermittent hedgerow trees or small woods. As noted in the Settlement Profile for Swinton in the Local Plan, 'trees do not feature heavily in the landscape'. The Borders Landscape Assessment is very useful in appreciating how typical the site area and village setting are within the Lower Merse character area and so relevant parts are included as an appendix to this section.

The simple form and fairly open nature of the site means that the detailed landscape character and site features can be easily identified and described, rather than applying formal landscape assessment and capacity techniques. The local character and site features will be among the major determinants of the form of the village expansion, together with the form of the existing settlement. All these aspects are considered in more detail below and are shown in Figure 1, followed by a summary of the main requirements for the village expansion derived from this assessment.

### Principal landscape characteristics and features

The significant landscape characteristics and features that may influence the form of new development are as follows.

- Strongly directional landform oriented ENE–WSW formed by elongated glacial drumlin ridges and intervening hollows create a gently undulating landscape. The nearest ridge runs just to the north of the village Main Street – a quite indistinct ridge when seen from the south, more obvious from the north, that rises to 67m near the north-east corner of the Green.
- A ridge rising to Swinton Hill (77m) and Little Swinton (77m) lies 1km to the south, limiting southerly views from the site. To the north, the village houses, hedges and trees terminate the views. A further 0.8km to the north lies another ridge – Green Riggs, rising to 74m. From certain viewpoints, the Cheviots Hills, about 15km south of the village, are visible over the ridge.



The western two-thirds of the village is a Conservation Area. No other environmental or countryside designations or policies affect the village. The Conservation Statement within the Settlement Profile for Swinton in the Local Plan notes the single and two-storey building heights and particular architectural features and materials that are common in the village and should influence the design of new development. The mainly terraced house forms align with the road edge or back of footway along much of the Main Street and The Green, or else have a narrow front garden. Back gardens 30–40m long are typical.

Historic maps show a settlement present before the 18th century planned village. Blaeu's map of 1654 (based on Pont's manuscript survey of the 1580s) identifies *Suentoun K[irk]*. Roy's Military Survey c1750 shows a short street of houses at Swinton in an unimproved landscape, although there are enclosures to the west around Little Swinton and Swinton House. Crawford and Brooke's map of 1846 shows the village with its Main Street and Green, and highlights the roadside trees and a tree belt along the south side of the village near the Green. The south field is shown sub-divided at this time. The 1st edition Ordnance Survey 6' map, surveyed in 1854, shows the village much as it is today, apart from the obvious 20th century additions on the east, at Wellfield, the primary school etc.

### **Summary of potential landscape impacts and mitigation measures**

1. Site is very visible from elevated viewpoints to the south-east, seen from A6112 Coldstream Road. The south side of the existing village is similarly visible and assumed to be acceptable from development in the countryside. New development will need to address visibility by a combination of good design and choice of materials to create acceptable built forms in the countryside, and landscape planting to help absorb any impact assessed as detrimental.
2. The site is visible but not prominent in views from the west (Kelso Road and footpath). Visibility from this direction can be mitigated by enhancing the existing double hedgerow, at the same time providing added shelter from west winds.
3. The overall linear outline of the village and the terraced form of development centred along Main Street and around The Green need to be respected in the layout and built form of any expansion. A development area running parallel with the existing settlement, and with the general orientation of the landscape, and responding to its spaces and built forms is likely to be most in keeping.  
Development in this location will have low visibility in the view from the east, compared with the more visible south part of the site.
4. The existing landscape character of the wider Merse area – rectilinear fields and hedgerows with trees in a strongly directional landform pattern – is weakly represented in the immediate setting of Swinton and the site, but nonetheless can form the basis of subdivision and new landscape planting.
5. The southerly views enjoyed by villagers on the south side of the village need to be preserved, as does the value of the footpath along the village boundary. This route and the quality of its setting need to be preserved. In addition footpath provision can be enhanced by new routes on the perimeter of the expansion area.

Figure 2 shows the potential form of development derived from this assessment.

is the most strident, enhanced by the foliage of hedgerows, hedgerow trees and woodlands. By contrast, during the winter the colours of the landscape are dominated by muted browns and reddish browns of bare arable fields.

Buildings are visually prominent in this landscape. Modern large scale barns and silos sited on drumlin ridges commonly form visual foci, contrasting with the greens, yellows and earth colours of the farmlands.

## EVALUATION

Sensitivity to Change ...

### 2 Visual Factors

- Internal Intervisibility HIGH  
Internal intervisibility is intermediate to high in degree, the long open views across the Merse which are typically available from the crests of the ridges being tempered by numerous screening features which include hedgerows, woodland belts, and the steeper river bluffs and terraces.
- External Intervisibility INTERMEDIATE  
Views in and out are available to and from the major hill ranges to north, south and west, but visual contact with the adjoining lowland and valley types is restricted.
- Visual Sensitivity MODERATE  
While there is a relatively high local population and a dense network of mainly minor roads, none of the three cross border trunk roads crosses the area although the A697 Edinburgh-Coldstream-Morpeth road carries relatively heavy traffic.

### 5 Summary of Positive and Negative Attributes

#### Positive Attributes

- Sense of place is historically well-established, and reinforced by continued usage of the place-name 'Merse'
- Identity resides chiefly in combination of low attitude, characteristic landform, and predominance of single land cover type
- Presence of major rivers provides unity although only locally visually prominent
- Combination of large-scale expansiveness with small-scale detail of relief
- Productive, prosperous appearance
- Relatively abundant broadleaf tree cover
- Strong hedgerow framework
- Richness of cultural heritage
- Concentration of designed parkland landscapes.

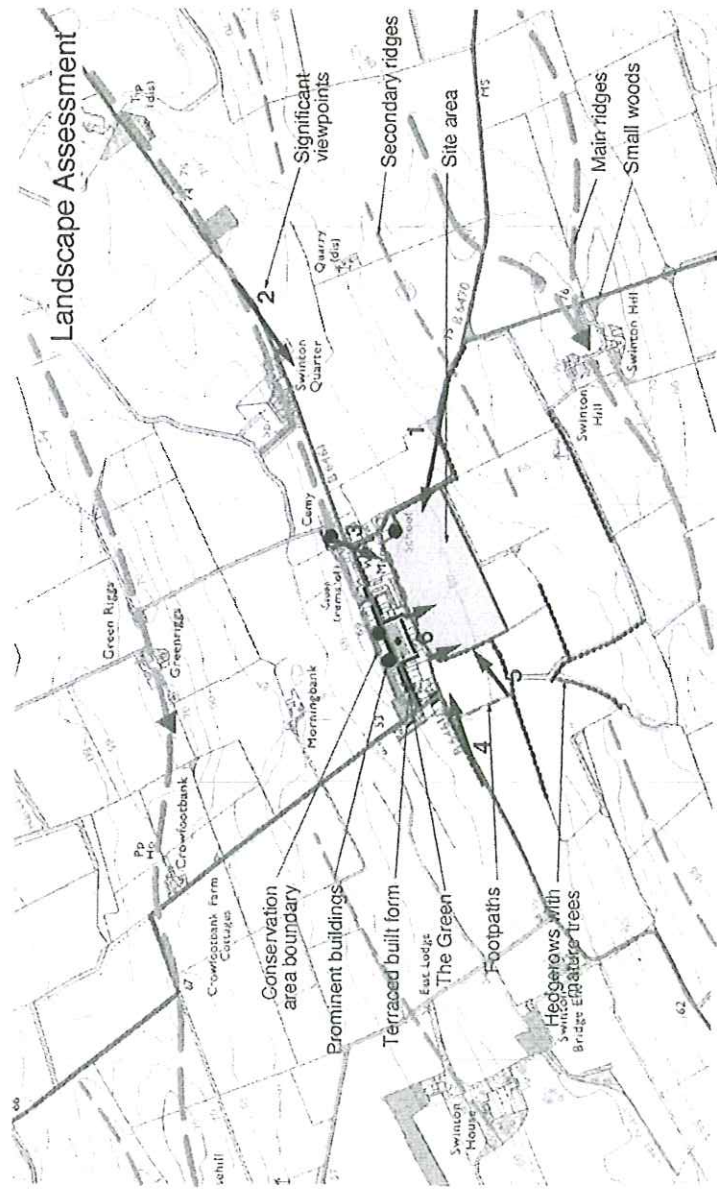
#### Negative Attributes

- Prominent visual detractors include pylon lines and grain silos
- Decline of overmature hedgerow trees and broadleaf woodland blocks already evident
- Decline of hedgerows.

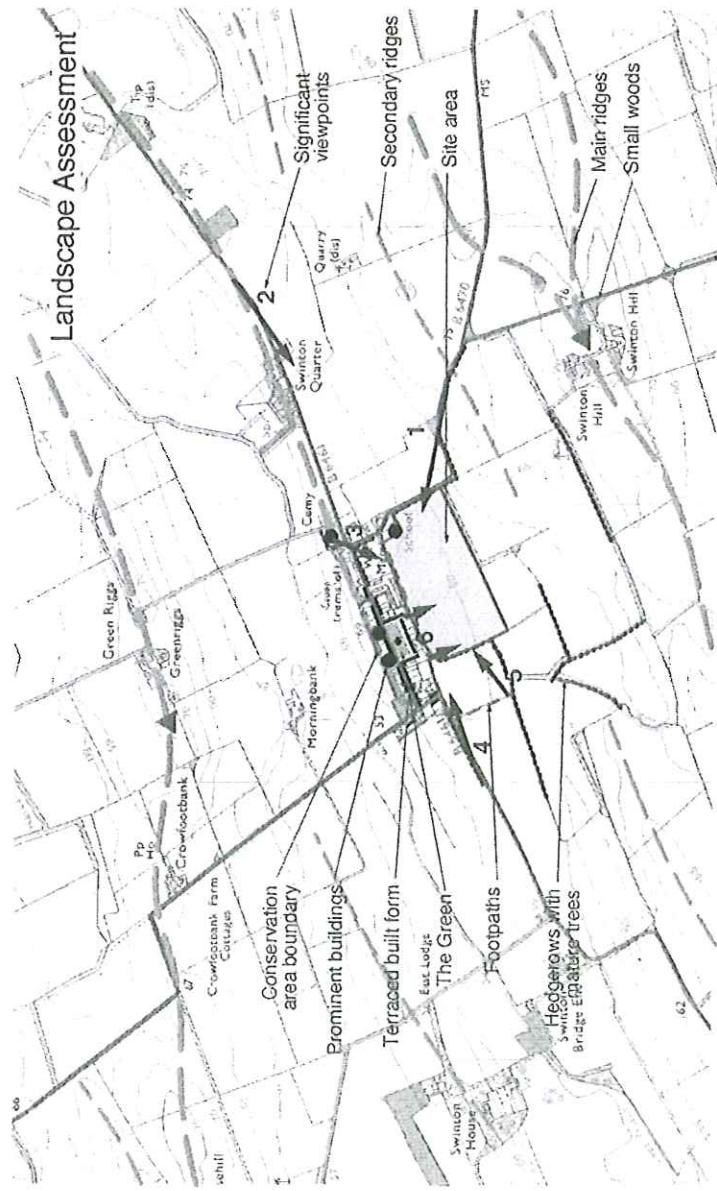
### 6 Key Landscape Issues

- Impact of changes on arable set-aside land
- Associated opportunities for habitat and landscape enhancement
- Management/replacement of mature hedgerows and broadleaf woodland blocks
- Visual prominence of new built development on traditional ridge-top sites (including farm buildings/structures)
- Pressure for expansion in traditional linear village plan forms
- Opportunities for Short Rotation Coppice
- Locally significant road improvements (Kelso bypass scheme)
- Tourism related development associated with Coldstream 'Ga





**Landscape Assessment**



**Landscape Assessment**