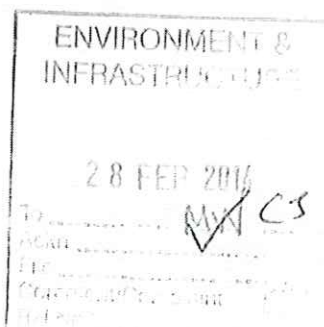


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John Duff Planning

Mr Martin Wanless
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 Plans & Research Team
 Scottish Borders Council
 Council Headquarters
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 Scottish Borders TD6 0SA

26 Acredales
 Linlithgow
 West Lothian
 EH19 6HY



26th February 2014

Dear Mr Wanless

Proposed Scottish Borders Local Plan – Lack of Residential Sites in Bowden

I write on behalf of my clients, Boyd Farming, who own land locally and have lived in the Bowden area for several generations.

My clients recognise that Bowden is an attractive village, however they are most disappointed that there are no development opportunities identified within the Proposed Local Development Plan for any form of residential development when the LDP stresses the importance of housing choice, affordable housing and care housing for the elderly.

The lack of sites being identified continues the policy in the previous Local Plan and it is our understanding that it is now 15 years since any opportunities were identified. Surely a key part of the LDP must be to provide real choice, a matter that is singularly being ignored in the current plan.

We have attached a fuller version of our representations, however we would strongly request a meeting to discuss this matter.

Many thanks in advance

Yours faithfully

John S. Duff
 Cc – Boyd Farming

Representations to the Proposed Scottish Borders Local Development Plan by Boyd Farming Ltd – Lack of Residential Opportunities in Bowden.

1.0 Introduction

1.1 This representation has been prepared by John Duff Planning on behalf of Boyd Farming who own land in the Bowden area. The Boyd family have lived in the area for several generations.

1.2 Boyd Farming recognise the attractiveness of this important Borders village, however they are also aware it is essential to provide new housing opportunities to meet the developing needs of the village – housing to accommodate aging residents, housing to allow the children of local people to live locally and also to provide housing to encourage modest levels of in moving which has proved so positive in the past.

1.3 No land for any type of housing has been provided in Bowden in this Proposed Local Development Plan or in the previous Local Plan –it seems clearly unacceptable that development opportunities have been ignored in this community for in excess of 15 years.

1.4 Since their inception in 1947, the Town & Country Planning Acts have been designed to facilitate development and to support the reasonable development ambitions of local communities. My clients have sought to discuss this matter with Scottish Borders Council over an extensive period and have been ignored.

1.5 Boyd Farming own much of the edge of Bowden [plan included] and do not visualise their entire land holding being developed – they want to discuss with the Scottish Borders Council and the local community the early release of a modest amount of land for housing which could include affordable units and housing for the elderly as well as mainstream private housing.

2.0 Proposed Local Development Plan

2.1 The Proposed Scottish Borders Local Development Plan is available for public comment until early March 2014.

2.2 In the Introduction Councillor Ron Smith states “ the Proposed Local Development Plan has been developed to address the future needs of the Scottish Borders community up to 2024”. He further goes on to state that the plan “ensures there is a good supply of land for development”

2.3 Boyd Farming therefore express concern at a plan which looks to guide development for Bowden for the next 10 years and yet has no sites identified for development. Unless this changes it will mean no new housing in Bowden for a 25 year period – surely this cannot be proper planning to satisfy the reasonable

aspirations of communities such as Bowden and it will not deliver affordable housing another Council stated priority.

2.4 In the stated National Outcomes – the document states “we live in well-designed sustainable places”. Again this cannot be correct for Bowden if there is no new development proposed in 25 years [this plan covers 10 years and there has been no new development for the last 15 years]

2.5 Further, in the Strategic Aims, the Proposed LDP looks to deliver 25% Affordable Homes via Private Development. However as there is no new development proposed for Bowden this will also mean no affordable housing for 25 years – again not a sustainable approach to community development.

2.6 In the Business Aims of the plan there is an assumption that business is only provided via specific sites when in fact many new businesses are established from home using the internet plus many individuals now work from home for at least part of the week. All the evidence is that home working for all or part weeks is a very positive economic factor supporting local businesses / services helping to sustain communities. By developing well connected houses in Bowden this would help to create a sustainable community with those economically active in the community as well as the increasingly older age groups currently in the village.

2.7 In the Spatial Strategy in the Proposed LDP the priority is given to the housing markets in Central, West & East Borders, Boyd Farming do not challenge this overall strategy but request that there is recognition in the plan

[a] That existing communities are given reasonable scope to develop and allow modest private housing to deliver affordable housing. Further the potential for residential care is mentioned in the LDP but no sites have been identified in areas such as Bowden.

[b] That delivery of private housing is still very constrained by the lack of bank finance in many parts of Scotland, however areas such as Bowden which have a strong track record of house sales are likely to deliver early. It is essential that areas such as Bowden are included in the LDP to maintain the supply of houses.

2.8 The need for deliverable early housing sites is highlighted by the anticipated household growth of 23% by 2032 to 64,000 households in Scottish Borders. Without sites that can be developed early there is likely to be significant house price inflation making housing less affordable - an outcome at direct odds to the main thrusts of the Proposed LDP.

3.0 Bowden

3.1 The settlement section covering Bowden states in 10.8.6 “there is little scope for new development” yet proceeds to allocate no new development – surely a modest development on either of the sites we suggest would help to sustain the community and avoid a development embargo for 25 years.

3.2 In paragraph 10.8.7 the LDP states “Affordable Housing will be delivered in association with proposed housing sites”, however as there is currently no private development proposed there will be no affordable housing over a 10 year period, again not a sustainable approach when those on limited incomes from Bowden are all but excluded and forced to move to other locations or stay with relatives.

3.3 In paragraph 10.8.9 – the LDP states that new houses will make a contribution to railway project however as there are no new houses there will not be any contribution to this major project. Further as Bowden is by inference a community within easy reach of the proposed new railway surely this should lead to modest housing growth in the community to benefit from this major public investment.

3.4 The Settlement statement for Bowden has only one proposal – to protect an existing green space – this cannot by any stretch of the imagination be seen as a strategic vision for 10 years creating a sustainable community

4.0 Conclusion

4.1 Boyd Farming ask Scottish Borders Council to reconsider their approach to Bowden by allowing modest housing growth as suggested in our submission.

4.2 Modest housing – say 20-30 units – will support the community making it more sustainable. Delivering affordable housing and making a contribution to the Borders Railway.

4.3 A new housing site will ensure there are new houses available for sale with a 25 year window – these new units will be designed to encourage home working with the resultant social and economic benefits.

4.4 Boyd Farming look forward to discussing their approach with Scottish Borders Council before the opportunity is missed.

John Duff Planning

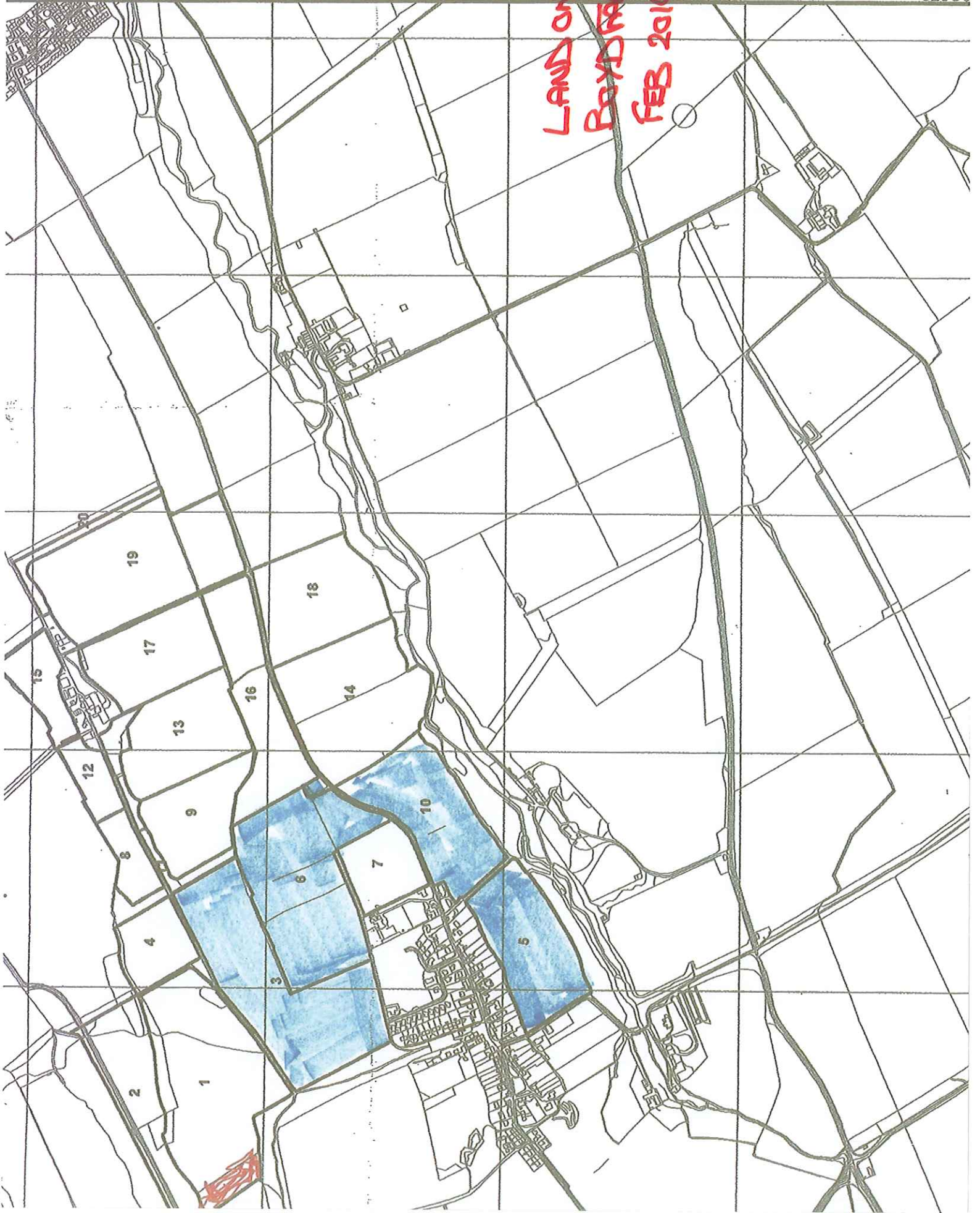
26th February 2014

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LAND OWNED BY
BOYD HARTS
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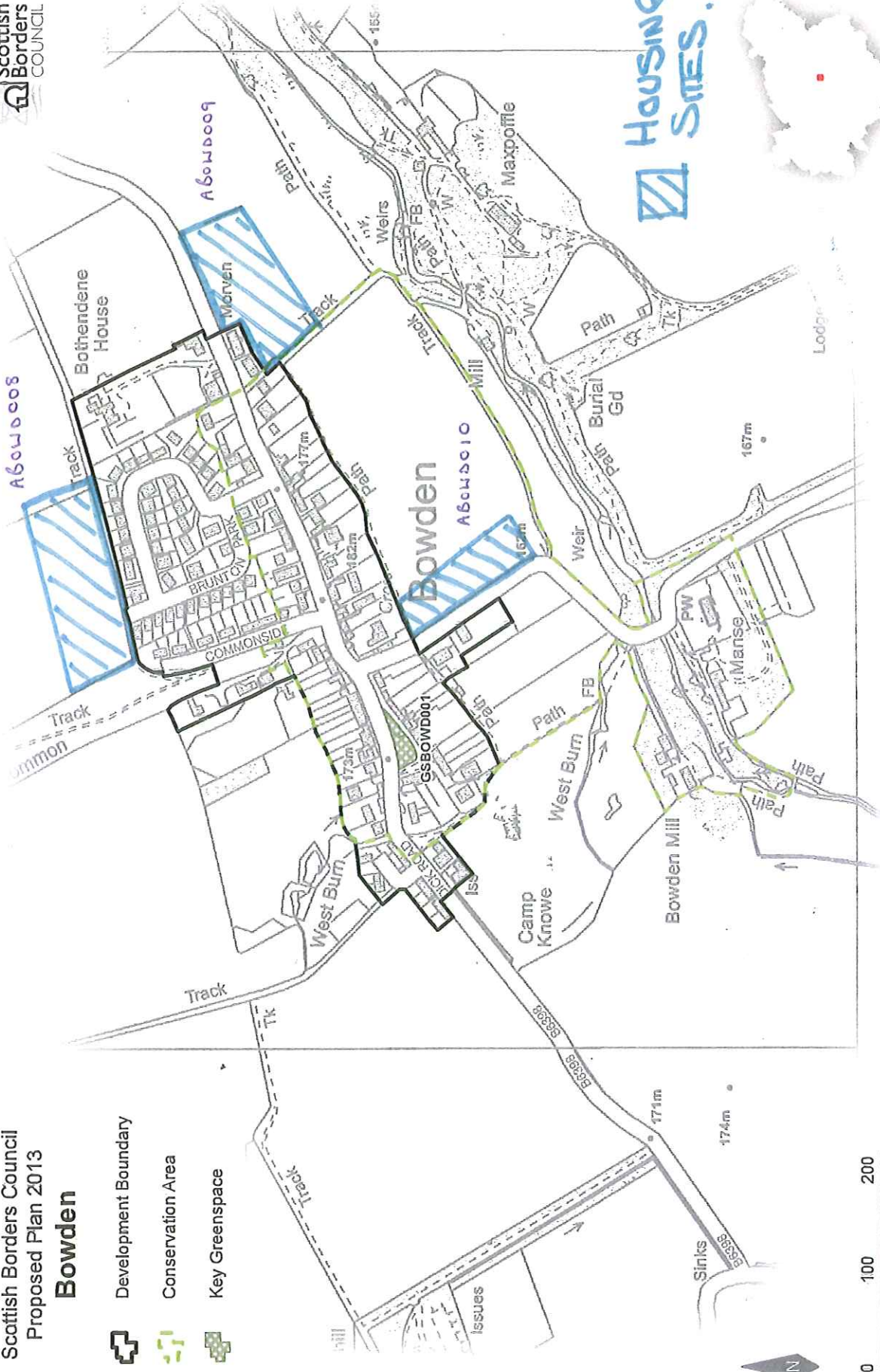
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Scottish Borders Council
Proposed Plan 2013

Bowden

-  Development Boundary
-  Conservation Area
-  Key Greenspace



HOUSING SITES.

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