

Johnston, Charles

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, Glen Estate.docx; SBC LDP Representation, Glen Village.docx; Figure 1 - Village Boundary-1.pdf; GVmanifesto2012.pdf

Dear Sirs,

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

Policy HD2
Policy PMD 3

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

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Click on the logos below to find out more about our property development business and our linked professional services and estate agency business, Ristol Estates.



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Briefing Note



RISTOL

Date:

28th February 2014

To:

Scottish Borders Council,
Proposed Plan

From:

Mark Richardson

Ristol Consulting Ltd

2 Kirk Street
Dunblane
FK15 0AN

Subject:

Local Development Plan - Proposed Plan
Policy HD2



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1. On behalf of the Glen Estate we submit that Policy HD2 criteria, category A building group should not set a 2 unit or 30% threshold restriction but instead provide for an approach in which assessment, layout and design determines the capacity for new development within a building group.

C Mark Richardson BSc (Hons) MRTPI

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Policy PMD 3

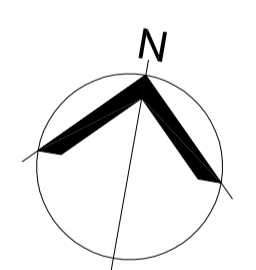
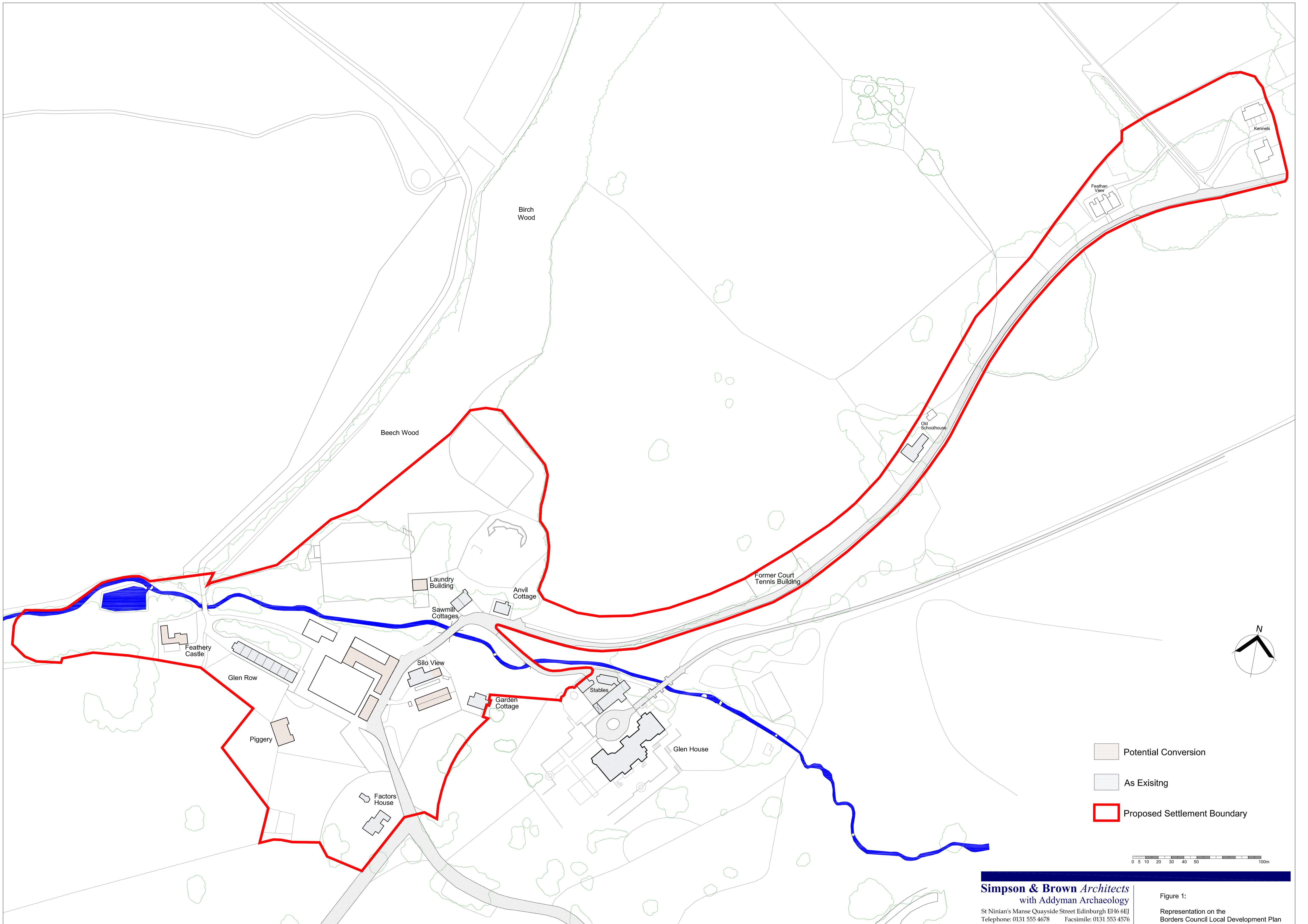
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1. On behalf of the Glen Estate we submit that the Glen Village, Peebles, is defined as a Development Boundary, as shown on the attached plan. This reflects the facts that the Glen estate is a village, hosting a range of amenities and a resident population. Through the definition of a development boundary, regeneration plans can be advanced to reflect a set of principles contained with the accompanying Glen Manifesto dated 2012 which accompanies this submission. Reliance on Policy HD2 with its accompanying threshold restriction on new development would not enable the project principles to be realised, as has been submitted on the main Issues Report. To that end, we disagree with the conclusions contained in Site Assessment SBGLE001.

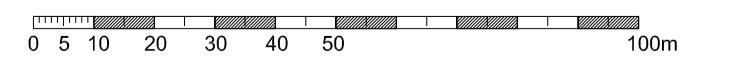
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Site Plan - Development Boundary
The Glen estate Manifesto 2012

C Mark Richardson BSc (Hons) MRTPI

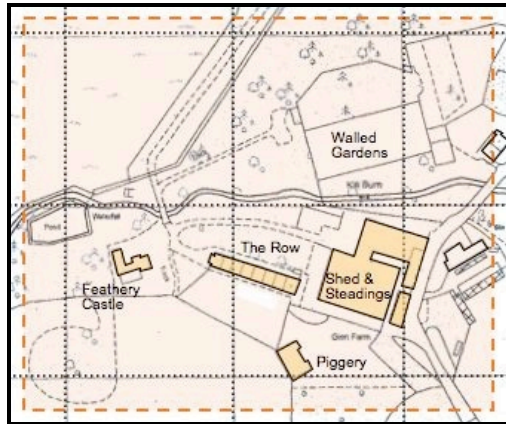


- Potential Conversion
- As Existing
- Proposed Settlement Boundary



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Figure 1:
 Representation on the
 Borders Council Local Development Plan



Glen Village Project Manifesto

Prepared by Glen Estate
June 2012

Contents

Project Vision
Development Priorities

Project Vision

Glen Village will bring new residential opportunities into the heart of Glen Estate. Centered on the footprint of the existing farm operation, walled gardens, and adjacent to existing village residences, it will create up to 20 residential units through a combination of conversions, renovations and new construction.

The project will succeed by creating a vibrant contemporary village that is well integrated into the existing Estate community of nearly 60 residents and crafted to enhance all residents' sense of living on a unique 5,000-acre country estate.

Exceptional attention to design and environmental factors will be key attributes of the project. Glen House is a Category-A listed Scottish Baronial residence set within a Designed Landscape. This project will both reverse and stabilize the deterioration of existing outbuildings and infrastructure and establish new economic vitality for on-going maintenance of Glen's built environment.

Development
Priorities

Sustainability
Place-making & Community
Ecology & Landscape Integration
Architectural Scale & Design

Development Priorities

Sustainability

- Adaptive re-use of existing structures
- Low energy & carbon neutral
- On site renewable energy production
- People, not car, oriented
- Use of local and recycled materials
- Passive solar and daylighting
- Reed-bed drainage
- Places for people to grow food
- Meet or exceed EU energy performance guidelines
- Follow progressive strategies but this project is not an experiment for new or untested technologies & processes
- Measurable performance

Development Priorities

Place-Making & Community

- Build on the existing nature of the Estate as unique, rural, secluded, enchanted.
- Return to the Estate's historic population levels (100+)
- Comfortable coexistence of tenants & new residents
- Active Village Hall
- Use of Glen House for events
- Shared Estate amenities (eg fishing, horse riding)
- Allotments & orchard
- Provision for parking walkers & cyclists cars
- Enhanced connection to Innerleithen community
- School bus service supported
- Provision within Village Hall for a small not-for-profit tea room / shop

Development Priorities

Ecology & Landscape Integration

- Follow the existing pattern of open courtyards
- Incorporate existing walls and cast-iron gates
- Kill Burn and adjacent path should be an integrating feature / connection to the picturesque and larger designed landscape.
- Permeable surfaces wherever practical
- Low maintenance plantings
- Enhance / encourage ecological systems
- Avoid sub-urban patterns of detached houses with individual garages, sheds, gardens and fences
- Soft edges rather than curbs & pavement
- Minimize street-light requirements
- Minimal excavation – work with contours

Development Priorities

Architectural Scale & Design

- Use Estate livery (details, materials) where appropriate
- Contemporary & traditional forms & materials can coexist
- Consider a tall(ish) building or structure to serve as a marker or point of focus
- Mix of building forms (eg The Row vs Anvil Cottage)
- Build within existing walls and other established boundaries
- Allow for rural pursuits (horse pasture / stables, etc)
- Avoid visual dominance of car-culture
- Natural materials throughout
- Unified signage
- Clear boundaries between individual ownership, common areas and Estate grounds