

Johnston, Charles

From: Paul Scott [REDACTED]
Sent: 03 March 2014 16:01
To: localplan
Subject: Response to Proposed Plan consultation
Attachments: Lennel Plan.pdf; Duns Road plan.pdf; 140228 Response to SB LDP PP.pdf

Please find letter attached on behalf of the Sir Ilay Campbell Settlement in relation to land at Coldstream and Lennel.

Regards

Paul

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28 February 2014

Plans and Research Team
Scottish Borders Council
Council Headquarters,
Newtown St Boswells,
Scottish Borders,
TD6 0SA

Dear LDP Team

Scottish Borders Local Development Plan Proposed Plan Consultation

We act for the Trustees of the Sir Ilay Campbell Settlement, owners of land in the vicinity of Coldstream. Please accept this submission as a formal representation on behalf of the Trustees in relation to the Scottish Borders Local Development Plan (LDP) Proposed Plan.

Land at Lennel, Coldstream

Our client has an interest in land north-west of the A6112 at Lennel. The land provides the opportunity to consolidate the village of Lennel which is traditionally centred around Lennel House and the estate properties clustered to the south of the A6112. The Land extends to approximately 1.7 hectares (4.2 acres) and comprises grazing land for horses. A plan is attached.

The Local Development Plan (LDP) should identify Lennel as a settlement, and include a settlement boundary, together with proposals for its consolidation. Our client's site provides the opportunity for such consolidation, and should be identified in Appendix A as a preferred housing site. It is recognised that Lennel is located outwith the Strategic Growth Areas established by SESPlan. SESPlan sets a target of 50 units for such locations, however, and our client's site can make a modest contribution to this target, in a sustainable and logical location.

In response to our representation to the MIR stage of the LDP process Scottish Borders Council (SBC) refers to previous comments of the Reporter as follows: *"A very similar site to the land north-west of Lennel has been considered and rejected by the independent Reporter at the Local Plan Inquiry and the Local Plan Amendment Inquiry respectively. Reasons for this rejection such as being visible in the open countryside and being remote from Coldstream are relevant to this proposal"*.

This response provides no detailed assessment of the merits of the site to which the representation related, and as a result, the representation is re-stated in response to the Proposed Plan. In particular, the proposed site offers the opportunity to consolidate the settlement of Lennel with a small number of new houses with frontages to the south-west of the road, mirroring the approach adopted on north-east side of the road. Individual new houses have recently been approved by SBC on the north-east side of the road, despite the SBC assertion that Lennel is not a settlement. It is clearly a settlement, with its own identity and a 30 MPH speed limit, and should be properly defined as such in the LDP. The future of the settlement of Lennel should be safeguarded by allowing the community to modestly expand with the introduction of appropriately sited and design housing on the proposed site.



Land for cemetery expansion, Lennel

Our client has an interest in land north of Lennel sought by SBC for the expansion of the existing cemetery. The site of the proposed expansion is located on the north side of the A6112. This land is on the opposite side of the road from the existing cemetery, and will result in an incursion into the currently undeveloped countryside north of the A6112. This land is prime agricultural land, and is currently being actively farmed.

Our client proposes that a preferred alternative to this site for the expansion of the cemetery is the land located directly to the south of the existing cemetery, currently planted with young trees and self-seeded vegetation. The land could be accessed via a new access from the A6112, and represents a logical extension to the cemetery which has always been located on the south side of the road, thereby preventing any intrusion into the open countryside to the north, and the loss of prime agricultural land.

We have reviewed the SBC Site Assessment as it relates to the proposed extension of the cemetery in the manner suggested in our response to the MIR and would comment as follows:

- Initial assessment summary – the issues of land slippage and flooding are of no concern, as the area of such concern referred to in the Flooding response would be avoided, and only the part of the site nearest the road would be developed. At 0.5 hectares, the proposed site is larger than the Proposed Plan site (FCOLD001).
- Accessibility and sustainability summary – the Assessment refers to the site being located some distance from Coldstream, although clearly any criticism of the site in these terms is equally applicable to the FCOLD001 site included for the cemetery expansion in the Proposed Plan. The public right of way through the proposed site is an added accessibility benefit that is not applicable to the remotely-located FCOLD001 site. The references to the SAC and SSSI, which are some 40m away, are of no concern to the acceptability of the site for cemetery expansion.
- Local Impact and integration summary – the woodland referred to is predominantly self-seeded, non-mature trees, with the more mature area of woodland located to the south-west of the site. In contrast, site FCOLD001 would involve the loss of prime agricultural land, and the disruption of farming. Development of the proposed site is therefore preferable in this regard.
- Landscape summary – the prominence of the woodland to be removed is of no consequence when compared to the prominence of FCOLD001 site, located in the open countryside, in prime agricultural land, and where no development is in evidence at all. The loss of non-mature trees, most of which are self-seeded, is clearly preferable to the setting of such an undesirable precedence as unnecessary development in the open countryside.
- Planning and infrastructure summary – the SBC Assessment considers that the site is unsuitable due, principally, to the lack of car parking provision and a suitable access. Neither of these issues is considered to be insurmountable when assessment through the detailed design stage, and certainly neither of these issues is of any greater concern than for the FCOLD001 site. Indeed the allocation of that site in the Proposed Plan is dependent upon car parking, sight lines and pedestrian safety being proven. The location of the cemetery extension on the south side of the road, consistent with the existing cemetery provision, would avoid the need for dangerous pedestrian movement across the A6112.



Our client requests that this site is allocated in the LDP for cemetery expansion, and the current intention to develop the site to the north of the A6112 is deleted.

Land at Duns Road, Coldstream

Our client has an interest in land at Duns Road, Coldstream. The land is indicated on the plan attached. The land comprises a site currently in use as tennis courts, and land to the north. The land comprises a total of 1.5 hectares (3.71 acres) overall.

The tennis courts site and land immediately to the north, including the access roads from the A6112, are currently included within the development limit of Coldstream. The tennis court site is, however, currently protected from any form of development as a result of Policy BE6 – Protection of Open Space, and the Proposed Plan includes it within a new designation of protected green space. In response to our client's submission in the relation to the MIR SBC raises the prospect of the land to which the representation relates being developed in conjunction with a retained and enhanced tennis club. This is an approach that our client would wish to explore further, and indeed this approach was raised in our client's submission to the MIR, which stated *"The allocation of the overall site offers the potential to incorporate the tennis court facilities into the overall redevelopment of the site in a manner that may allow further investment in the tennis court facilities."*

The part of the proposed site that currently sits outwith the settlement boundary is recognised in the SBC Site Assessment as being well located to the town centre, easily accessible on foot, and therefore represents an appropriate and sustainable location for modest housing development to strengthen this part of the Coldstream community. The site is well screened from the public road, and there would be no loss of trees or protected habitats. From a visual and landscape perspective, given the flat nature of the site, there would be no unacceptable impact. The established tree belts to the east and west of the site would be retained. The site could be developed whilst retaining the tennis club facilities, which could be incorporated into an integrated and sensitively designed solution for the overall site. All of these issues are recognised in SBC's own Assessment.

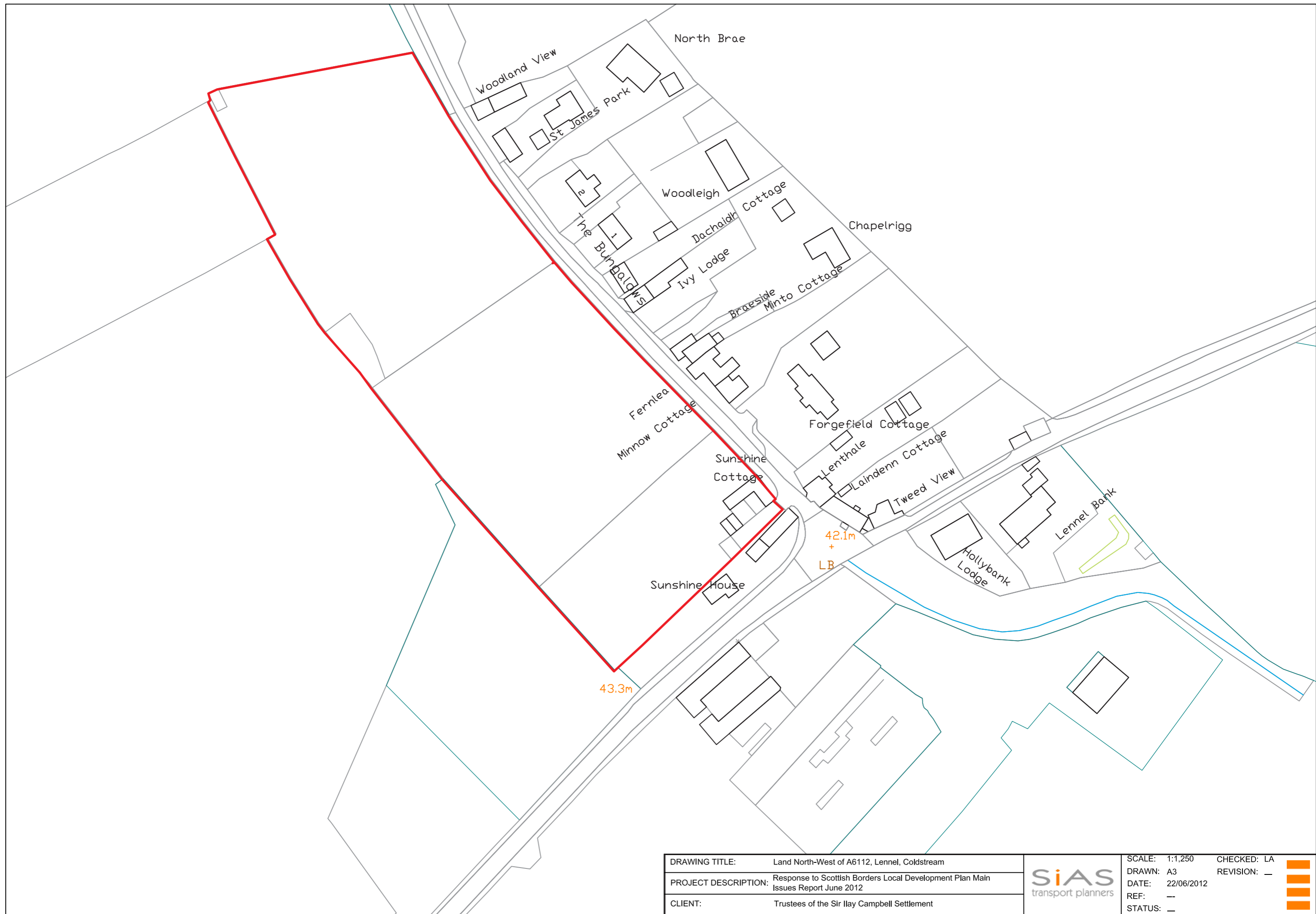
Summary

Our client is a substantial landowner in the Coldstream area, and has worked closely with the local community over many years. Our client would welcome continued interaction with SBC in the process of the preparation of the LDP, and if it would be helpful to discuss these matters further then please do not hesitate to get in touch with me.

Yours sincerely,

Paul Scott BSc (Hons) MRTPI
Managing Director

Scott Hobbs Planning

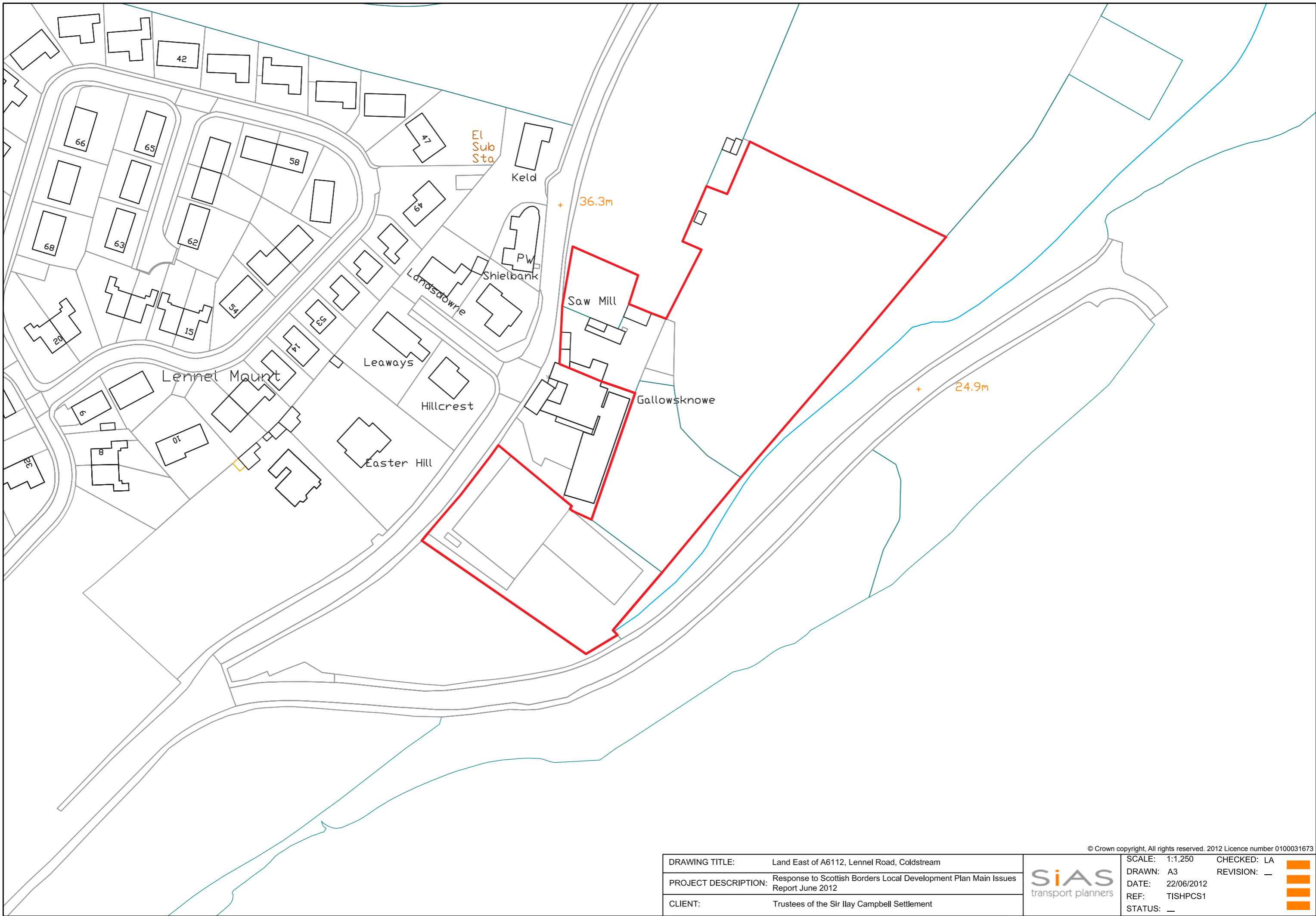


DRAWING TITLE:	Land North-West of A6112, Lennel, Coldstream
PROJECT DESCRIPTION:	Response to Scottish Borders Local Development Plan Main Issues Report June 2012
CLIENT:	Trustees of the Sir Ilay Campbell Settlement



SCALE:	1:1,250	CHECKED:	LA
DRAWN:	A3	REVISION:	—
DATE:	22/06/2012	REF:	—
STATUS:	—		





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STATUS:	—		



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