

Johnston, Charles

From: Alan Couper [REDACTED]
Sent: 03 March 2014 16:55
To: localplan
Subject: Online submission in respect of the Local Development Plan
Attachments: Online Submission on Local Decvelopment Plan 030314.pdf

Please find enclosed a submission made on behalf of Lord Devonport.
Thank you

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**SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2013
VOLUME 1 POLICIES AND VOLUME 2 SETTLEMENT PROFILES**

**ONLINE RESPONSE ON BEHALF OF LORD DEVONPORT
IN CONNECTION WITH A MIXED USE SITE AT NEWSTEAD EAST, MELROSE**

1. Under Appendix 2 Meeting the Housing land Requirement, Section 3 New Allocations within the Plan, Table 5 highlights a site within the Central SDA under site code AGALA 027 Extension of Birks Avenue as a site of 4.4 ha for housing use with a capacity of 20 units.



2. This site together with others is anticipated to provide a total of 630 units to meet the requirement of the Housing Need and Demand assessment (HNDA) and continue to provide a generous supply of housing land over the plan period.
3. In Table 2 the HNDA figure is given as 5958 units in the Plan Period 2009 to 2014, of which 1243 units have been completed within the same period, leaving 4,715 units to be constructed and occupied within the same period which implies a build rate of 943 units for the remaining five years of the same period.
4. Table 4 indicates the number of completions in the Scottish Borders from 2008-2012 which shows a decline in completions of 40% in completions since 2008 despite the table projecting an annual average of 503 units completed a year. The reality of the Scottish Borders housing market as a whole is a market where an upturn to deliver the HNDA total has not yet been achieved.
5. Without adding in the effect of windfall sites and the constrained sites, the delivery of the HNDA total of 59858 units, even the Effective Supply total of 5779 units, is unrealistic against the actual Scottish Borders housing market performance. The

annual rate of Completions in Table 4 of 503 units is 53% of the build rate that is needed to deliver the HNDA total.

6. In Paragraph 3.9 under the Aims of the Local Development Plan the vision is “to provide a generous supply of land for mainstream and affordable housing”. This is a core ingredient of the Plan (Paragraph 3.6)
7. With the Scottish Borders housing market still not on an upturn as evidenced from Table 4 on completions, for the Plan to pursue a new allocation within the Central SDA site AGALA027 Extension to Birks Avenue is premature.
8. Promoting this site contradicts Policy PMD4 Development outwith Development Boundaries and undermines the value of SPG Countryside Around Towns approved in January 2011.
9. In the Appendix 2: Central Borders Coalescence Study – Technical Note of SPG Countryside Around Towns this site lies in survey grid square 27 which in Map 7 the overall results carries a land value of high, the highest grading.
10. Further the site does not conform to SPG New Housing in the Borders Countryside approved December 2008 in that it is development in an undeveloped field and has no natural boundaries to define the edges of the site: in sits on an exposed ridge, contrary to Appendix 1 Settlement Appraisal Methodology, Stages 1 - V.
11. The proposed Newstead East offers more compliance with planning policies but is a mixed-used site providing market and affordable housing, live/work units and a small amount of retail space. It is a smaller site at 1.5 ha.



12. In terms of Policy PMD4 Development outwith Development Boundaries and SPG Countryside Around Towns it is the same the Extension to Birks Avenue in that it is beyond the settlement boundary of Newstead shown in Volume 2 and is lies in survey

grid squares 51/5527 which in Map 7 the overall results carry a land value of high, the highest grading.

13. However as it is contained by natural and manmade boundaries it complies with SPG New Housing in the Borders Countryside. Further with planning permission being granted for 6 dwelling houses on The Orchard site in September 2008, the character of the existing east boundary of the settlement has changes from a natural boundary to a built-up one, reinforcing the potential for developing Newstead East.
14. Newstead East is a deliverable site and would enhance Newstead as a village by offering not simply housing but working from home opportunities, live/work units, which are much in tune with the digital age, something that Policy ED6 Digital Connectivity does recognise nor accommodate.
15. This development does not extend into the arable fields to the east of Newstead Village which in Volume 2 Settlement Profile of Newstead states they should be protected from future development. However whilst the Settlement Profile concedes that it has not been possible to identify any land for development, the reality is that Newstead East offers a contained site, contained by strong natural and manmade features, unlike the Extension to Birks Avenue site, which would act as a gateway into the village but more importantly offer a mixed use solution. The road sign announcing Newstead Village is at the east boundary of this site



16. The case for this site will be taken forward to the Examination in Public of the Local Development Plan.