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**FINALISED SCOTTISH BORDERS**  
**LOCAL DEVELOPMENT PLAN**

**STATEMENT OF OBJECTION**

**GREENLAW**

**1.0 Introduction**

We write to object to the allocation of site 'MGREE001', instead of site 'SGREE003' in the Finalised Scottish Borders Council Local Development Plan for Greenlaw. Site 'MGREE001' has leap frogged site 'SGREE003', already identified in the current Local Plan for future development.

It is agreed that an additional housing allocation should be provided in Greenlaw, however we strongly believe the location of the proposed site to be unsuitable and set out below an alternative proposal for the Village.

**2.0 Site proposed in Local Development Plan – 'MGREE001',**

The site proposed in Local Development Plan 'MGREE001', formed part of a previous Planning application in Principal '12/01383/PPP'. The application for development on the Western part of the site was refused.

The reasons for refusal included the following:-

- **Statement in Refusal Notice** - *"the site does not represent a logical extension of the built up area, would prejudice the character, visual cohesion and natural built up edge of the settlement at Greenlaw; and is not compatible with and does not respect the character of the surrounding area, neighbouring uses or neighbour built form"*.

Had this part of the application site also included housing accessed from the Edinburgh Road, based on the Roads Departments comments made at consultation stage, we believe that they would have resisted approval, based on their clearly articulated previous agreement. (N.B. The area of land on the opposite side of Edinburgh Road, 'AGREE004', is allocated for an affordable residential development) (original approval '08/01773/OUT').

The Roads Departments comments were as follows:-

- "Had the development site been for residential use, then the crossroads element would have been a real concern, as vehicles and pedestrians would frequently cross over on a daily basis, creating many road safety issues".

### 3.0 Proposed Alternative Site 'SGREE003'.

The land on the North side of Edinburgh Road (A697), already identified in the Scottish Borders Council, Local Plan (adopted 2011) for future development is considered to be the most suitable area for additional housing. The area is also large enough to accommodate employment land to satisfy local demand.

The current adopted Local Plan 2011 has already identified the proposed site 'SGREE003' as the next logical progression for the provision of development land in the Village. Access to the A697, has already been agreed in principal.

The Local Plan (area zEL23) is already identified as an extension to the Duns Road Industrial estate for employment land in Greenlaw. This is the same site area as 'MGREE003' identified in the Local Development Plan for mixed use.

The Planning Department have already approved the roadside development for 13 affordable houses, with access road to the subject development area 'SGREE003'.

The geometry of the access to site SGREE003 has been accepted in principal by the Roads Authority, at the application stage for approval 08/01773/OUT.

Local Roads Authority comment on the access to serve site SGREE003 and AGREE004: -

*"My staff have worked extensively with the applicants and their agent on this proposal to the point that I am now satisfied that a junction which meets my requirements is achievable onto the A697. While I have some reservations on the principle of a new junction onto the main road in this location, the associated requirement for a footway extension from the town, and probable extension of the 30 mph speed limit, along with the junction itself, and increased pedestrian movement in the area, will all help create an environmental change which should have a positive influence on driver speeds on the main road adjacent to the site and towards the village centre."*

Site 'MGREE001' will undoubtedly create a ribbon development, which is contrary to planning policy and will unnecessarily extends the Western extremities of the Village boundary.

The Village streetscape will be unaffected by the proposed development site SGREE003, as this development will be behind the area approved for low-cost housing and the long established housing on Edinburgh Road.

The proposed alternative site 'SGREE003' is on land of lesser agricultural quality than site 'MGREE001' and as such is more suited to development.

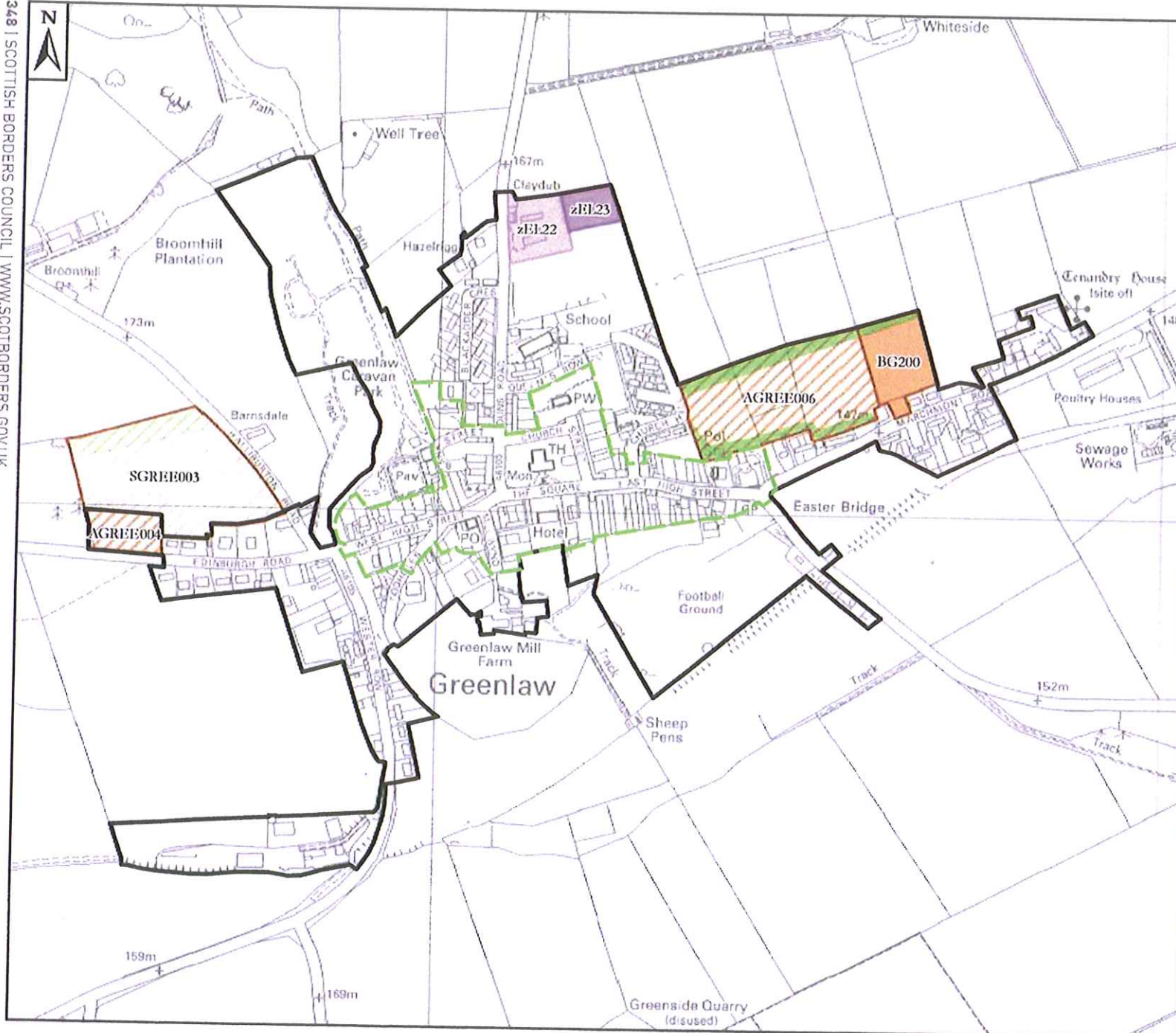
### 4.0 Proposal

It is proposed that the Finalised Local Development Plan site 'MGREE001' be deemed inappropriate and that the alternative site 'SGREE003', already identified in the current Local Plan for future development, be brought within the Village Development Plan boundary. The land should be allocated to satisfy the identified development needs of the Village.

# **APPENDIX I**

## **Scottish Borders Local Plan (Adopted 2011)**








Scottish Borders Council  
Consolidated Local Plan 2011  
**Greenlaw**  
Scale 1:7,500



**Key**

**Policy Boundaries**





-  Development Boundary (G8)
-  Conservation Area (BE4)
-  Employment Land Safeguarding (ED1)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

**Land Use Proposals (H3 Applies)**

-  Housing
-  Employment (ED1)

**Amendments**

-  Housing
-  Longer Term Housing
-  Structure Planting/Landscaping
-  Open Space

For further information, including help reading this document, please contact:

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Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

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## **APPENDIX II**

### **Scottish Border Local Development Plan (As Proposed)**



Scottish Borders Council  
Proposed Plan 2013  
**Greenlaw**



-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping



## **APPENDIX III**

### **Scottish Borders Local Development Plan Main Issues Report 2012 Representation**

## SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN, MAIN ISSUES REPORT 2012 REPRESENTATION

### MAIN ISSUES REPORT 2012 REPRESENTATION

The Main Issues Report 2012, identifies current Scottish Planning Policy, which we believe would be better satisfied by the following amendment to the Local Development Plan for future housing and employment land in Greenlaw.

### SCOTTISH PLANNING POLICY

- 70 To deliver housing through the Local Development Plan to support the creation of sustainable mixed communities. Depends on:
- The **generous supply** of appropriate and effective sites being made available and
  - on the **timely release** of allocated sites.
- 71 Allocating a generous supply of land for housing in the development plan will give:
- the **flexibility necessary** for the **continued delivery of new housing**, even if **unpredictable change** to the effective land supply occurs during the life of the plan.
- 73 Outwith the City regions, the Local Development Plan should identify the housing land requirement and allocate a range of sites, which are effective or capable of becoming effective to meet these requirements up to:
- **Year 10** beyond the predicted year of plan adoption,
  - Ensuring a **minimum of 5 years effective land supply at all times**.

### THE LOCAL PLAN 2011

Table 2.1 The total Housing unit indicative capacity allocated for Berwickshire is 1440 (92.7ha) (15.5 units per ha).

BE12 The Halliburton Road site in Greenlaw, Reference 'SGREE003', is allocated for long term housing under Policy 'BE12', in the approved Consolidated Local Plan 2011.

The Consolidated Local Plan 2011, sites 'BG200' and 'AGREE006', provide a total development area of 4.2ha, with an indicative housing capacity of 85 houses representing 20 units per ha. This is a long narrow site and housing plots are almost certain to be developed on either side of a spine roadway. The sites are highly unlikely to achieve these densities, if a true housing mix is to be provided. Larger plots for individual houses, such as those on Edinburgh Road, will have a density as low as 8 houses per ha.

### MAIN ISSUES REPORT 2012

A site, on the South side of the Edinburgh Road, is identified as an "Alternative Site" with the capacity for 6 houses and employment land.

It is agreed that there is a requirement for this additional land allocation in Greenlaw. However, when compared with the Haliburton Road site 'SGREE003', the proposed "Alternative Site" would be relatively expensive and less practical in infrastructural terms to develop.



## REPRESENTATION

It is considered that the Haliburton Road site, Reference 'SGREE003', should be included within the Local Development Plan boundary and be made available for development as soon as the plan is adopted.

This will go a long way to satisfying Government Policy, the combined Marchmont Road and Haliburton Road sites will provide the required **generous land supply** and will have the **flexibility** to ensure that the Local Development Plan will deliver land for a **diverse and sustainable housing mix for 10 years beyond Plan adoption**. This will provide the housing market and developers with a **constant 5 year supply**. The site could also provide space for some employment land and as such would provide a **truly diverse site**.

Development of the Haliburton Road site should not be held back until the Marchmont Road sites ('AGREE006' and 'BG200') have been developed. This removes the **flexibility** and the opportunity to provide the necessary housing and Employment land to sustain future development of the Village and the Planned extension of its Primary School.

There are no access restrictions to the Haliburton Road site. The site will be accessed through the already approved Low Cost Housing development site, Reference 'AGREE004'. This site has Outline approval for 16 Low Cost units (Approval Ref: 08/01773/OUT) with an approved vehicular access onto the Edinburgh Road.

Vehicular access, a pedestrian / cycle path, mains drainage and the public utilities infrastructure will be provided when the approved Edinburgh Road Low Cost housing site 'AGREE004' is developed. As a result this part of the Village will be securely linked to the Village Hub.

To develop the Haliburton Road site, along with, or following on from, the development of the approved Edinburgh Road site 'AGREE004', will provide a **coherent and holistic approach** to the development of the Western edge of the Village.

## THE PROPOSAL

The proposed amendment to the Main Issues Report is to include the Haliburton Road site (Reference 'SGREE003') in the forthcoming Local Development Plan. The proposed amendment will allow a site capable of providing a **diverse and sustainable housing mix along with any required employment land**. Making the Haliburton Road site available, at the same time as the Marchmont Road site will cater for **unpredictable change** and ensure the **timely release** of sufficient land to sustain the future development of Greenlaw Village.

## CONCLUSION

There are many advantages to making the Haliburton Road and Marchmont Road sites available for development in the Local Development Plan. There is no sound reasoning for restricting the natural flow of development on these sites. Should there be **unpredictable change** or difficulty in developing the Marchmont Road site, there would be no available alternative and this would be a great disadvantage to the future development of Greenlaw Village.

**Marsh, Michael**

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**From:** Graham, Philip  
**Sent:** 21 February 2014 10:35  
**To:** Johnston, Charles  
**Subject:** FW: Greenlaw Local Development Plan  
**Attachments:** Greenlaw Local Development Plan Objection.pdf

Please see attached.

**From:** Richard Amos [REDACTED]  
**Sent:** 21 February 2014 09:54  
**To:** Graham, Philip  
**Subject:** Greenlaw Local Development Plan

Good morning Philip

Further to attempting to submit our objection to the Local Development Plan online (last week and this week) we attach the information we have been trying to lodge.

Could you please confirm receipt of the submission and confirm if there is anything else we are require to provide to validate the objection?

Kind Regards

Richard Amos

Richard Amos Ltd  
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Duns  
Berwickshire  
TD11 3AW  
[REDACTED]

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