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Springfield

Please reply to the Larbert office

Scottish Borders Council
Council Headquarters
Newtown St Boswells
TD6 0SA

Thursday, 27 February 2014

Dear Sirs,

Scottish Borders Council Proposed Local Development Plan

Please find attached for your interest, a copy of our representations to the Proposed Development Plan. We have attached a Plan highlighting the areas we are referring to and hope that our representations are clear. If you require any further information or wish to discuss any aspect of this representation, please do not hesitate to contact me.

Yours sincerely,

Sandra Lindsay
Land Manager



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Please reply to the Larbert office

Scottish Borders Council Proposed Local Development Plan 2013

Springfield Properties welcome the opportunity to comment on the Scottish Borders Proposed Local Development Plan 2013 and supports the separate response being provided by Homes for Scotland.

Springfield Properties are a national house builder, active on over 20 sites across Scotland. We currently have an existing planning permission to build in West Linton and with our land holdings adjacent to this site, are keen to ensure that the Council is aware of the potential of both our long and short term land; both for what it can contribute to the housing land supply and to the community of West Linton.

There are four separate areas that we would wish our representations to be accepted for. These are (with the site refs previously given to them in the Site Assessment Report December 2013 in blue):-

1. Site TWL8B – Robinsland and AWEST009 – Robinsland Steading
2. Site zEL18 – Deanfoot Road (AWEST001 – Deanfoot)
3. **Option 1** AWEST013 South Robinsland and AWEST014 Extended South Robinsland
4. **Option 2** AWEST012 Robinsland Farm East

1. Site TWL8B - Robinsland and AEWST009 – Robinsland Steading

Springfield Properties have an existing planning permission which covers both of these allocations and are pleased to see this reflected in the allocations for the West Linton. We support the continued inclusion of both these opportunities and look forward to working with Scottish Borders Council to bring forward a high quality development here. This site will contribute 24 much needed affordable homes to West Linton over the next 18 months and 68 private homes over the coming three years. Once these developments are completed, there are no further housing sites in West Linton and the Proposed Pan makes no provision for future housing.

2. Site zEL18 - Deanfoot Road

It is noted that Proposed Plan identifies this site as a 'district business and industrial site' as defined in the Local Development Plan. However, we are aware that this site has been

designated for employment uses for some time and that there has been no progress in securing such a use. We therefore respectfully request that the proposed land use is changed from business and industry to housing. Scottish Planning Policy, SPP (2010) highlights that the '*supply of marketable sites should be regularly reviewed. New sites should be brought forward where existing allocations do not meet current and anticipated market expectations*'. Having been underutilised for some time, Springfield Properties view is that this allocation needs to be reviewed and indeed SPP continues that '*where identified sites are no longer considered appropriate or marketable, they should be reallocated for another use through the local development plan*'. This is the time to amend this historical allocation and to allow the site to contribute to the housing land supply locally. Further, Springfield are of the view that this site could be developed for solely affordable housing, which would help meet the high demand in this area.

3. Option 1 AWEST013 South Robinsland and AWEST014 Extended South Robinsland

Springfield Properties would contest that this particular site has the potential to provide continuity of housing land supply, both affordable and private after, the completion of the site to the north east where there is an existing planning permission. Being allocated to follow on from this site, the land hatched as Option 1 on the attached plan, could provide housing for 3-7 years from now.

It is recognised that some of the site sits within the 200 year flood plain and this section could be excluded from the allocation. The Site Assessment Report 2013 highlights that the site has good accessibility and can accommodate development and it considers that the extension at this point of the village would integrate well and would not elongate the village. The issues raised under Archaeology and Heritage and Design can be mitigated for.

The Report also recognises that further housing in West Linton is limited by the road infrastructure and particularly by Main Street which cannot support any additional traffic. The solution to this would appear to be a link road between Deanfoot and Station Road which would require to cross this site. The report highlights that minimal housing could be justified in this area to justify the link road but that the western portion would be easier to support.

Springfield Properties would suggest that in the interests of long term planning for the village of West Linton, it would be pragmatic to highlight where development will be located to follow on from the current planning permission and allocated site at Robinsland. This would also provide an indication of the solution to the traffic problems faced in the village.

4. Option 2 AWEST012 Robinsland Farm East

Springfield Properties would like to promote this site for longer term residential development to meet the demand locally for housing and address the wider housing land supply issues as highlighted in the Homes for Scotland submission.

The Site Assessment Report highlighted that there were concerns regarding the impact that development here would have on the landscape and setting on West Linton's historical shape and structured planting boundary. Springfield Properties would argue that the planting in the adjoining areas could be replicated and the envisaged 'waste' of 'the existing planted settlement boundary', could be mitigated by replicating the structure planting at a more southerly boundary.

Further, the traffic problems in West Linton are document in the assessment of AWEST012 Robinsland East Farm as it states that a new road link suggested between Deanfoot Road and Station Road, would offer 'relief' to Main Street. This land would be required to facilitate such a link.

The concerns raised in relation to Archaeology and Heritage and Design in the Site Assessment Report in relation to this proposal are not barriers to development. Mitigation measures can be implemented to ensure these issues are addressed to the satisfaction of the Planning Authority and the land identified as Option 2 on the attached plan, could be identified as a long term development opportunity, for both private and affordable housing, to follow on from the development of the area identified as Option 1.

Summary

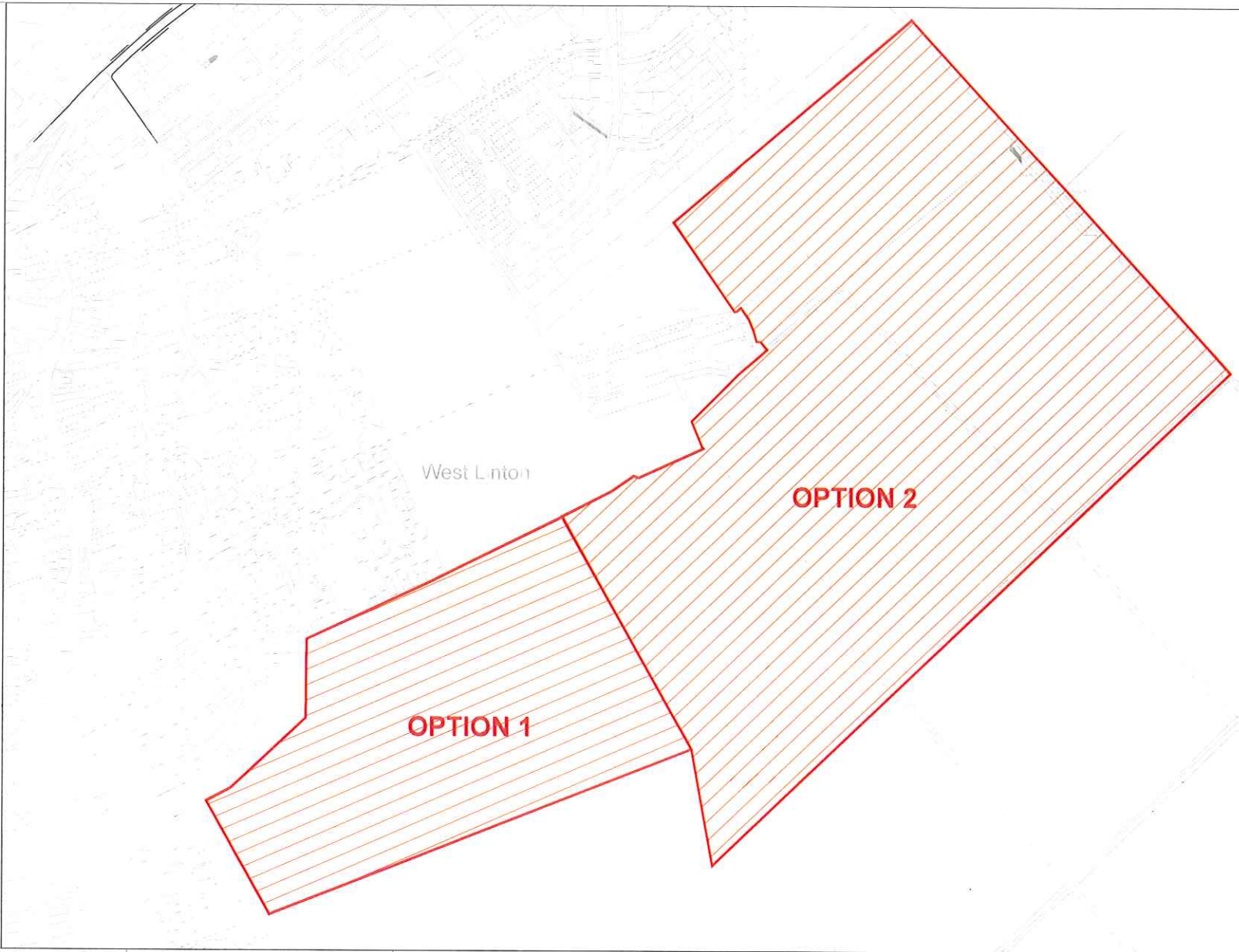
Springfield Properties are delighted to be beginning work on a development of private and affordable homes in West Linton but consider that although the current planning permission for 92 dwellings will take up to three and half years to complete, there should be plans in place to allow continuity of development and continued creation of affordable housing.

In light of this, we would respectfully request that the business and industry site zEL18 – Deanfoot Road (AWEST001 – Deanfoot), be considered for a change to housing to allow the development of a purely affordable housing site.

We would also request that the site identified as Option 1 on the attached plan (AWEST013 South Robinsland and AWEST014 Extended South Robinsland) is identified for housing development to allow continuity of new homes after the completion of the site Robinsland / Robinsland Steading. It is anticipated that this would be after 3 years and would still be within this Local Development Plan period.

This would allow the site at Option 2 AWEST012 Robinsland Farm East, to come forward in the longer term.

Further, the development of the sites identified as Option 1 and Option 2 would facilitate the development of the relief road for the village by releasing the land for housing.



West Linton

OPTION 1

OPTION 2



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REVISIONS

PROJECT
 ROBINSLANE

DESCRIPTION
 OPTION AREAS A & B

DRAWN
 AJY

CHECKED
 -

SCALE
 n/s

LOCATION
 WEST LINTON, SCOTTISH BORDERS

CLIENT
 SPRINGFIELD PROPERTIES PLC

DWG No
 WL-AREAS 01