

Johnston, Charles

From: Suzanne McIntosh [REDACTED]
Sent: 03 March 2014 09:35
To: localplan
Subject: LDP Proposed Plan Representation

Dear Sirs,

I write as a regular visitor to Coldingham Sands in order to make representation to the proposed plan. Coldingham Sands has in recent years been under pressure for development. A significant development at the Pavillion has been undertaken that impacts upon the character, setting and local distinctiveness of the bay. In examining the planning policies that the council intends to apply to the Coldingham Sands area it would be useful to identify Coldingham Sands as a settlement with a distinct boundary and bring it in line with other similarly sized groups of dwellings. This would also enable the council to examine what constraints and opportunities should be placed on that area and consider producing a series of design codes that could be used in order to inform any future development opportunities. The issues presented in the recent past in relation to development at the bay have resulted from both the method by which this was undertaken and the resulting design and massing of the proposal. A proactive planning lead on this through supplementary guidance could avoid many of the difficulties we have seen and the volume of local opposition. The use of planning mediation as a tool to assist communication and relations between the council, developer and local residents should also be considered.

In relation to the physical planning of the bay it is considered that the landscape heritage and physical vulnerability of the bay requires to be protected further in the plan. A settlement boundary for Coldingham Sands Road requires to be identified. Improvements to the physical nature of the road, access and stabilisation of the road require to be stated for future developments to contribute to. Design guidance, codes/ SPG is required specific to Coldingham Sands.

The character, nature and local distinctiveness of Coldingham Sands is required to be protected and enhanced and the LDP should be the place to facilitate this.

Yours Sincerely

Suzanne McIntosh BA(Hons) MRTPI

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