

494

PASSIVE PLANNING LTD.

Springs House,
Chipping,
Preston,
Lancashire.
PR3 2GQ.



Also at :-
Unit 1-A Duns Ind. Est.
Station Rd.
Duns
Berwickshire
TD11 3HS



Forward Planning Dept.
Scottish Borders Council
Newton st Boswells
Melrose
Scottish Borders
TD6 0SA

Re:- Local Plan Consultation

Dear Sirs,

Please find enclosed details we would ask to submit as part of the Local Plan Consultation currently being conducted.

We have been asked by our client Mr. Tom Leddy who is the current owner of the property No.4 & 6 Coldstream Rd, to submit the additional comments enclosed and also request that the plot of land (zEL 45 - Swinton Plan) to include part of the site shown as available for Housing and the strip next to this for a Retail unit, as Firstly he wishes to construct a number of Zero carbon Emissions properties for the affordable market and also to build a village store since the previous one had closed some time ago and consequently the village has lost a valued amenity.

I trust that the above is satisfactory and look forward to hearing from you, however should you require any further information please do not hesitate to contact me.

Yours Sincerely



Jonathan Hadfield
Passiv Planning Ltd.

ENVIRONMENT &
INFRASTRUCTURE

-3 MAR 2014 MW CS

To _____
Ackn _____
File _____
Comment/Complaint _____
Ref No _____

SWINTON - LOCAL PLAN ADDITIONAL COMMENTS.

**On BEHALF OF
Mr T. Leddy.**

In relation to Site Ref:- Zel 45 (Swinton)

FD1

6.1.4

The policy does however recognise that there are certain uses that can co-exist on an industrial estate, these may include for example waste management facilities, car showrooms and other 'sui generis' uses as identified in the Use Classes Order as well as small scale renewable energy and radio telecommunications development. Acceptable uses are associated facilities related to other uses on the site and would include those that are complementary but would not conflict with existing employment uses. These alternative uses would depend on the location of the site, the needs of the community and the deliverability of alternative uses. Retail is not an acceptable use but may be appropriate within the local category classification.

In Addition :-

It should be acceptable for Retail units to be approved if it can be shown there are no other local amenity units within a practical distance.

7.1.2 HD1

'Affordable' housing is broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need. A more detailed definition is given in the Supplementary Planning Guidance.

In Addition :-

"Reasonable" should be replaced with "quality property to a suitable modern standard" having low or negligible running costs in relation to power consumption.
(As the initial purchase or rental costs of a property are affordable so should its running costs)

9.2.2 152

Contributions towards Affordable Housing provision are detailed in Policy HD1 - Affordable and Special Needs Housing. Contributions to the Waverley Railway Project are the subject of special provisions set out in Policy IS3 - Developer Contributions related to Borders Railway. Policy IS2 is only intended to cover planning agreements, not planning conditions which cover on-site matters that are an integral part of the development and are regarded as normal development costs.

In Addition :-

There should be exemption for Affordable housing units built from all contributions.

Reasons: -

- 1- The reduction in sale value is greatly reducing the return in the investment made with little margin for these costs.
- 2- This will encourage developers to build more affordable homes to a better standard.

10.82.5 *- Swinton settlement*

The site assessment process in preparation of the Local Development Plan (LDP) identified the possibility of an additional allocation to the South-East of Swinton which would bring forward further housing and the possibility of community benefit. As a result a mixed use allocation (MSWIN002) is included in the LDP for which land must be included for community benefit in any development proposal.

In Addition :-

The additional allocation should include part of the business & industrial land (Zel 45, see att plan) allocated to be used for affordable housing due to its location opposite the primary school and situated between existing residential properties in the existing settlement boundry.

- Reasons: -
- 1 - Highway safety.
 - 2 – Environmental impact.
 - 3 – Need for Affordable Housing.
 - 4 – Reduces urban sprawl.

10.82.7 *- Swinton settlement*

Affordable Housing will require to be provided under the provisions of Policy HD1 and the Supplementary Guidance/Supplementary Planning Guidance on Affordable Housing.

In Addition :-

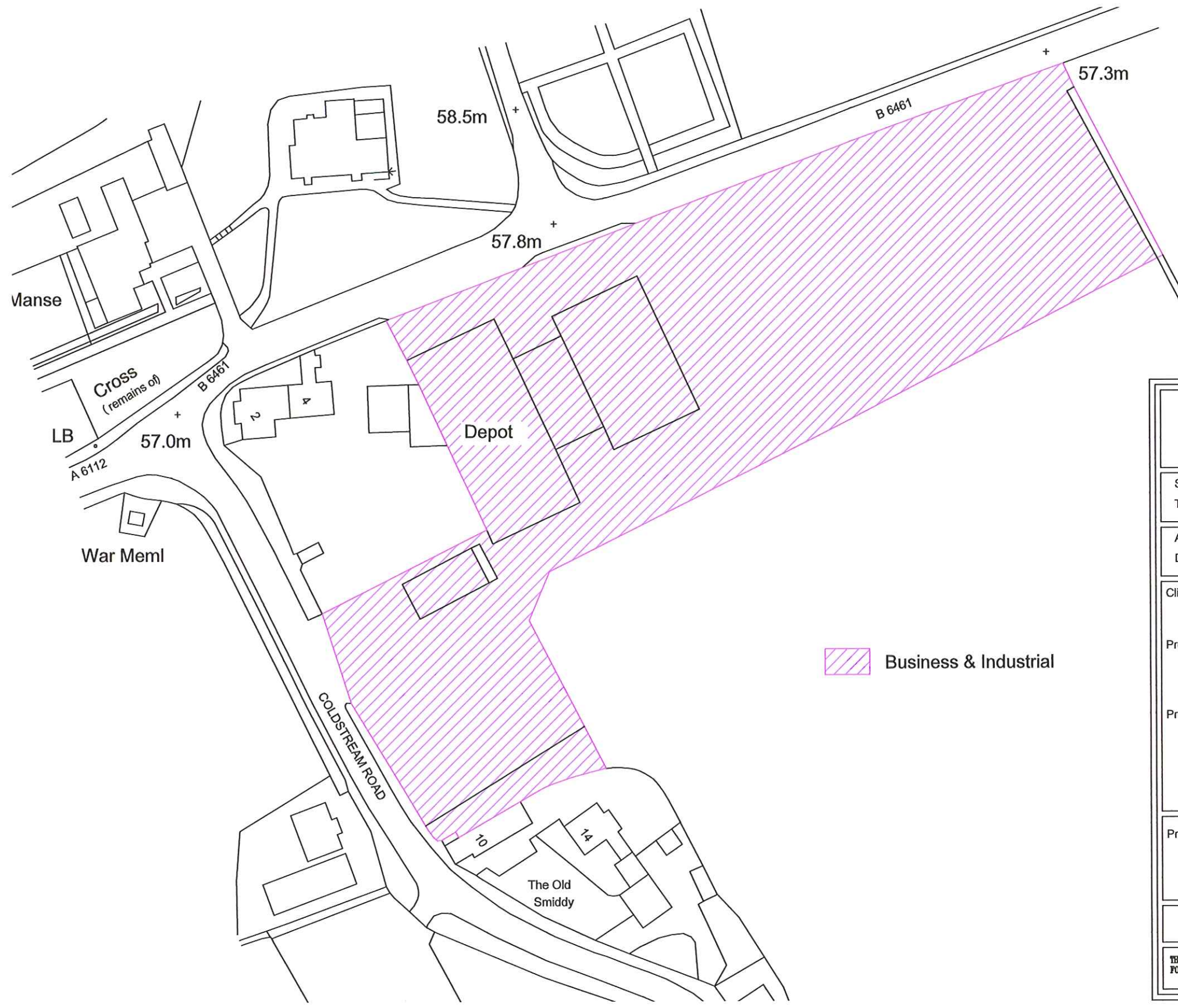
These properties should conform to the current and future E.U. Legislation to meet Sustainable and Carbon-Neutral Housing for the future.

10.82.8

A contribution towards Berwickshire High School will be sought to supplement Scottish Borders Council's investment in the new school which opened in 2009-2010 under the 3 High Schools project.

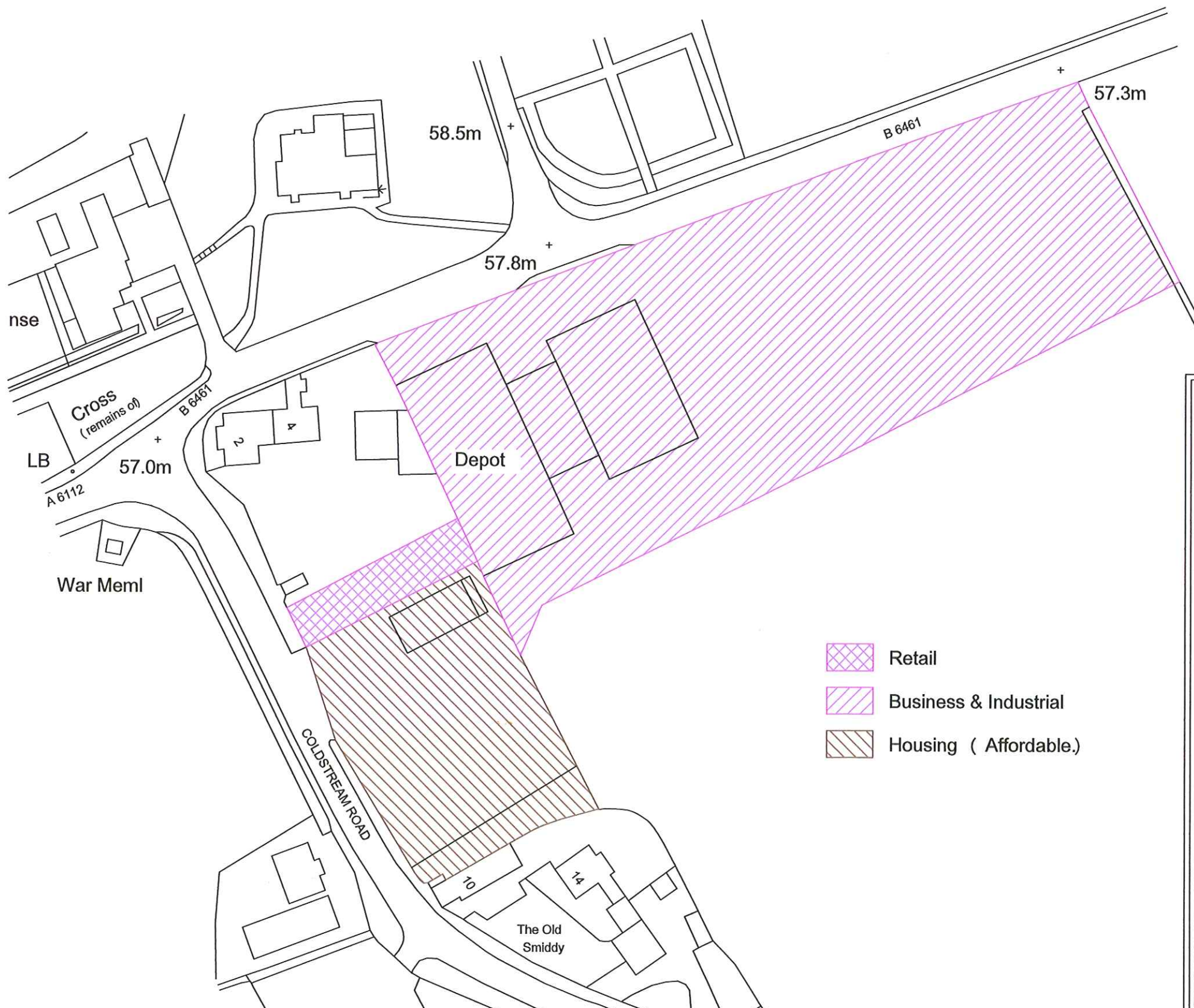
In Addition :-

There should be exemption for Affordable housing units built.



 Business & Industrial

PASSIV PLANNING Ltd. Zero Carbon Planning for the Future.			
Springs House, Chipping, Lancashire. PR3 2GQ. Tel 07740 929096. Fax 08708 362185			
Also at :- Unit 1-A Duns Industrial Est. Station Rd. Duns, Berwickshire. TD11 3HS			
Clients Details, Mr T. LEDDY			
Project Details, LOCAL PLAN CONSULTATION EXISTING USE CLASSIFICATION			
Project Address, 4-6 COLDSTREAM Rd. SWINTON BERWICKSHIRE			
Project Number, 305/901	Date, FEB/14	Scale, 1:1000 @A3	By, JH
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			
<small>THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM PASSIV PLANNING LTD.</small>			



-  Retail
-  Business & Industrial
-  Housing (Affordable.)

PASSIV PLANNING Ltd. Zero Carbon Planning for the Future.			
Springs House, Chipping, Lancashire. PR3 2GQ. Tel 07740 929096. Fax 08708 362185			
Also at :- Unit 1-A Duns Industrial Est. Station Rd. Duns, Berwickshire. TD11 3HS			
Clients Details, Mr T. LEDDY			
Project Details, LOCAL PLAN CONSULTATION PROPOSED USE CLASSIFICATION			
Project Address, 4-6 COLDSTREAM Rd. SWINTON BERWICKSHIRE			
Project Number, 305/902	Date, FEB/14	Scale, 1:1000 @A3	By. JH
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			
<small>THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM PASSIV PLANNING LTD.</small>			