

From: [REDACTED]
Sent: 23 January 2019 12:02
To: localplan <localplan@scotborders.gov.uk>
Subject: Scottish Borders MIR - consultation response

Dear Sir/Madam

Further to your email correspondence dated 8th November 2018, please find enclosed the following information relating to a site on the south eastern periphery of West Linton:-

- Representations to Scottish Borders CFS 0717
- Plan of site
- West Linton, Deanfoot Rd sketch

In relation to the options proposed in the Main Issues Report we would offer the following:-

HOUSING LAND SUPPLY SITES

PREFERRED OPTION

The preferred sites for additional housing are set out within this chapter.

ALTERNATIVE OPTION

The alternative sites for additional housing are set out within this chapter.

QUESTION 7

Do you agree with the preferred options for additional housing sites? Do you agree with the alternative options?
Do you have other alternative options?

Alternative Option being proposed:-

Current Scottish Planning Policy (SPP) places particular emphasis on maintaining a generous 5 year land supply and ensuring that there is always enough effective land for at least 5 years (para 123). Furthermore SPP states that LDP's should provide a minimum of 5 year effective land supply at all times.

Placemaking is also an overarching principle policy with SPP. The outcome should be sustainable, well designed places and homes which meet people's needs. Planning should direct development to the right place and support development that is designed to a high quality, which demonstrates the six qualities of successful place (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.

The challenge that Scottish Borders Council faces in identifying new sites is partly driven by the geography and history of the area. Topography and flooding issues can effect a number of sites both brownfield and greenfield. The historic nature of some sites with listed buildings such as mills or contamination can render some sites unviable.

[REDACTED]

The site at Robinsland is a logical and natural extension to West Linton. As part of Masterplan approach, a long term defensible edge to the settlement can be formed with the promotion of this particular site.

The only residential opportunity within West Linton in the current LDP identifies a site of 10 units at School Brae (TWL 15B) and the published Main Issues Report identifies no further land at this settlement as having potential to accommodate new housing.

The existing LDP and LDP2 (based upon the Main Issues Report) will therefore provide no policy direction that will ensure housing demand at West Linton can be served through a new build programme.

We would contend that, given our experience in developing the existing housing at West Linton, a demand for good quality housing exists and that this demand can be best met through the allocation of an appropriate site at Robinsland.

It should be further noted that, in addition to the site being promoted for residential purposes, that we would take access directly through an area currently identified in the extant Local Development Plan, as having potential for business/light industrial uses. The implementation of housing on the site to the south will open up the site identified for industrial purposes and will allow full servicing/infrastructure to be installed to this site if the housing development was given policy support. This enabling development would see the wider aspirations of the Local Development Plan being fulfilled.

I trust that the information given will be given due consideration by Scottish Borders Council in its preparation of Local Development Plan 2.


Land and Planning Manager

**Scottish Borders Council
Main Issues Report (MIR)
Call for sites (Pro Forma)**



Scottish Borders Council is carrying out a Call for Sites as part of the preparation for the Main Issues Report (MIR). The MIR is a front runner to the new Local Development Plan (LDP2) and its purpose is to set out the key planning issues for discussion within the Scottish Borders, including consideration of sites submitted via the Call for Sites process.

The Call for Sites process invites land owners, developers, agents or any other interested parties to submit proposed sites for consideration. All site proposals must use a separate Pro Forma for each site and be accompanied by a Location Plan, clearly showing the site boundary. In relation to housing proposals, only sites for 5 units or more will be considered. In order to ensure genuine potential for delivery it would be beneficial if the site had an interested developer.

Please note that by submitting a site, this does not guarantee that it will be taken forward for inclusion within the final MIR. Any sites that are ultimately included will still be required to go through the normal planning process through the submission of a planning application.

Those making proposals should note that this is a public exercise and that all submissions will be available for public inspection.

How to Submit a Proposal

The form can be completed electronically or printed. All proposals should be submitted by email to: localplan@scotborders.gov.uk or by post to:

Call for Sites, Forward Planning, Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA

All proposals must be received by the Council at the address or email above by 7th August 2017

Contact for Further Information

All information regarding LDP2 can be viewed on the Council website at www.scotborders.gov.uk/ldp2

If you require any further information please contact the Forward Planning Team on (01835-826671) or localplan@scotborders.gov.uk

***NOTE:** The Supplementary Guidance (SG) on Housing has not yet been approved by the Council and therefore at this point in time the sites which will form part of the SG are unknown. The only sites which may be included within the finalised SG are the 'preferred' or 'alternative' options as identified in the Draft SG at the following link www.scotborders.gov.uk/housingSG. Any land owners/agents for the 'preferred' or 'alternative' options may wish to discuss this matter and gain advice from Planning Officers at the contact details above.

Scottish Borders Council
Main Issues Report (MIR)
CALL FOR SITES (Pro Forma)

Response code:

Date received:

Date acknowledged:

FOR OFFICER USE ONLY

A. CONTACT DETAILS

1. Your contact details:

Name	Jim Ravey
Company/Organisation	Springfield Properties PLC
Address	3 Central Park Avenue
Town/City	Larbert
Post code	FK5 4RX
Telephone number	01324 555536

2. Landowner details (if different from above):

Name	██████████
Company/Organisation	
Address	██████████
Town/City	██████████
Post code	██████████
Telephone number	

3. Developer details (if known):

Name	
Company/Organisation	Springfield Properties PLC
Address	3 Central Park Avenue
Town/City	Larbert
Post code	FK5 4RX
Telephone number	01324 555536

Please confirm, by ticking this box that the landowner(s) has been notified that a submission is being made to the 'Call for Sites' process, relating to land in their ownership



B. SITE DETAILS & DELIVERABILITY

4. Site details:

Site address/name (including grid reference if known)	North East of Robinsland Farm, West Linton, EH46 7JD
Site area (hectares)	4ha (in total)
Current land use	Farm land currently used for grazing sheep.
Proposed land use	3ha (7.5 acres) - housing, 1ha (2.5 acres) light industrial
Proposed units (if applicable)	Approx 100 affordable houses

NOTE: Please provide an accompanying Location Plan (1:2500 or larger is preferred), which clearly identifies the site location and boundary)

5. Deliverability:

When is development intended to commence on the site? (Note: Year 1 will be 2021, which is the anticipated adoption year for LDP2)

0-5 Years

5-10 Years

> 10 Years

Describe how this is an effective site which can be developed, including any details which support and justify the economic viability of the site. Reference should be made to phasing of development, where applicable.

The adjacent housing development being implemented by Springfield Properties PLC is scheduled for completion in 2019. Site works on the Robinsland site would be expected to carry on upon completion of the adjacent site. The construction programme would foresee the affordable housing being built in a single phase over a 3 - 5 year period (subject to Registered Social Landlord requirements).

6. Market Interest:

Provide evidence of market interest in the site, this will be treated as commercially sensitive information.

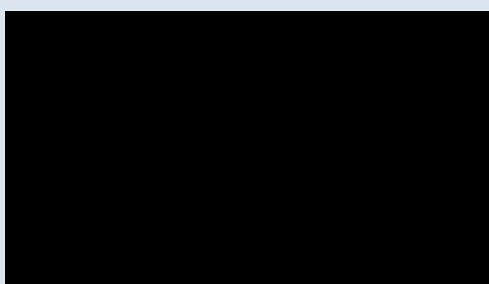
Owned by a developer

Enquiries received by a developer

Being actively marketed

No interest

Unknown



C. POTENTIAL CONSTRAINTS

7. Physical:

Do you have supporting information that the site is free from constraints, or can be made free of such constraints within the LDP plan period? (For example site topography & stability, overhead pylons, ground conditions, health and safety exclusion zones). Please attach supporting information if necessary.

The site is free from constraints and would form a natural extension to the existing development at Robinsland which is currently underway.

Is the site known to be at risk of flooding? If so, what are the proposals for dealing with this?

No, the site is outwith the recognised SEPA flood plain.

Have any drainage or flooding studies been carried out in respect of the proposed development?

No Flood Risk Assessment as the site is outwith the flood plain. A Drainage Impact Assessment was undertaken for the adjoining site and this could be expanded to take in this wider area.

Is the site subject to any known contamination arising from past uses?

The agricultural land use is evident from reviewing old maps on-line (<http://maps.nls.uk/geo/find/#zoom=19&lat=55.7548&lon=-3.3470&layers=7&b=1&point=0,0>) Historic land uses appear to have been confined to agriculture.

8. Servicing (drainage, energy, utilities and access):

Is the site serviced by any of the following utilities? (select all that apply)

Water Sewerage Electricity Gas

If not, have you approached the relevant utility providers to discuss connections/capacity? (Please provide details of any constraints)

There is no capacity in the electricity supply. However, it is possible to make the point of connection at the primary sub station along Deanfoot Road, around 1.5 km away. Connection would cost in the region of £150-£250k.

C. POTENTIAL CONSTRAINTS (continued)

9. Road access & public transport:

Describe how the site will be accessed and confirm whether the land needed to provide any required access is within your control. Please indicate whether there are any ransom strips within the site or required to deliver the site.

It is envisaged that access would be taken from Deanfoot Road via the site designated "Business and Industrial". The "Business and Industrial" portion of the site will be developed by Springfield Properties PLC to provide an appropriate entrance to the intended housing site to the south.
The roads layout implemented throughout the proposed housing site will be designed to provide a future proof capacity in terms of access to the undeveloped sites to the south and west - should these sites ever offer development potential.

10. Environment:

Indicate any known natural, built environment, or ecological constraints within or adjacent to the site proposed.

The majority of the site has been utilised for sheep grazing and has therefore been cultivated as an improved grassland. This managed environment presents an ecological profile that is unlikely to support a diverse biodiversity.

11. Supporting documents:

Set out any further information which you have attached for consideration of your proposal.

Site plan and draft layout plan

Declaration:

Signature:





Jim Ravey

Date:

3 August 2017



Scottish Borders Council

-  Site Boundary
-  Housing
-  Industry and Business (3rd party land)
-  Access corridor (through 3rd party land)

1 Ha or thereby

3 Ha or thereby

Title:-
Main Issues Report
(Call for Sites)

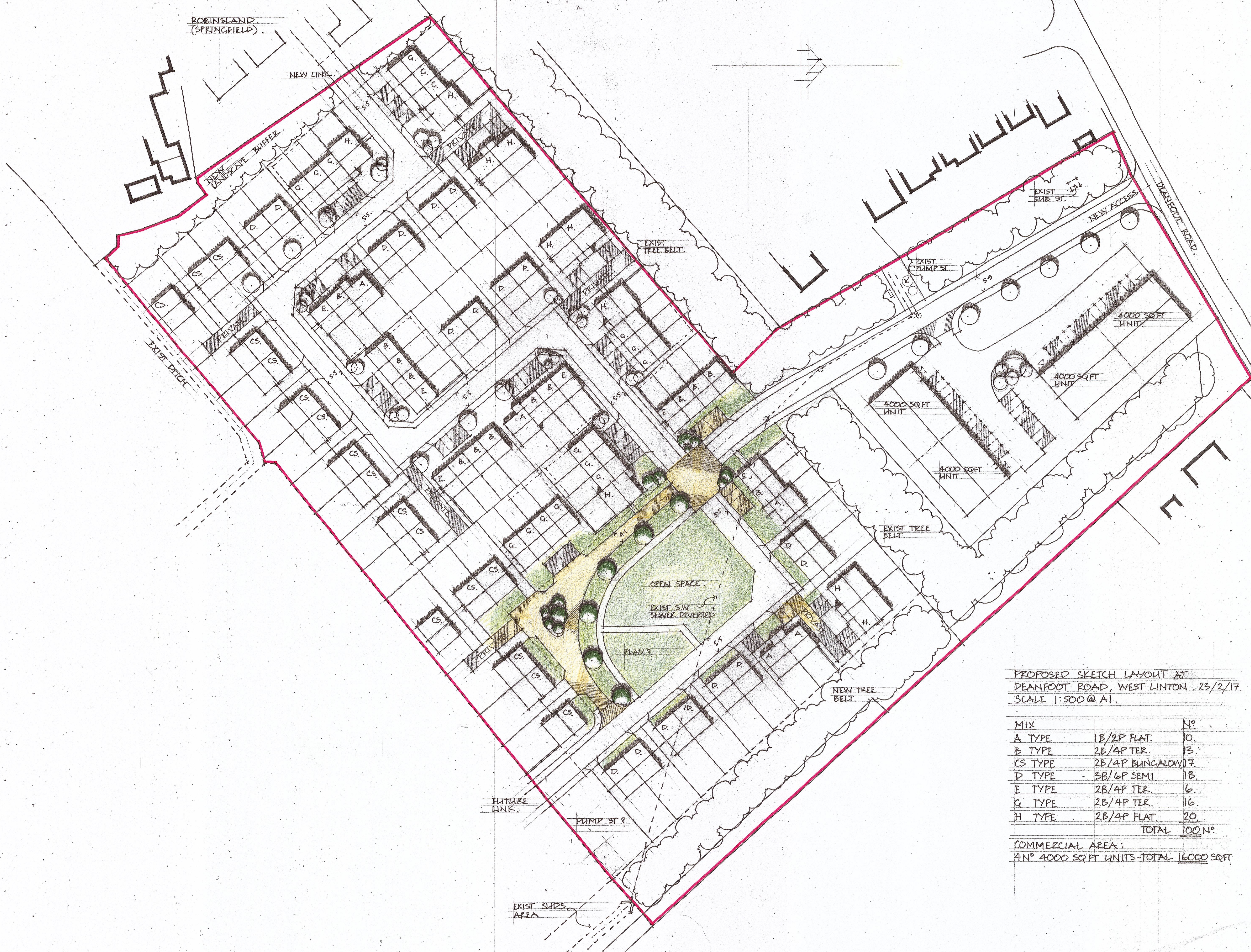
Project:-
Site to North East of Robinsland
Farm, West Linton, EH46 7JD

Scale:


The copyright of this drawing and design remain the sole property of Springfield Properties Plc and must not be reproduced in any way without express written consent.



ROBINSLAND
(SPRINGFIELD)



PROPOSED SKETCH LAYOUT AT
DEANFOOT ROAD, WEST LINTON. 23/2/17.
SCALE 1:500 @ A1.

MIX		Nº
A TYPE	1B/2P FLAT.	10.
B TYPE	2B/4P TER.	13.
CS TYPE	2B/4P BUNGALOW	17.
D TYPE	3B/6P SEMI.	18.
E TYPE	2B/4P TER.	6.
G TYPE	2B/4P TER.	16.
H TYPE	2B/4P FLAT.	20.
		TOTAL 100 Nº

COMMERCIAL AREA:
4 Nº 4000 SQ FT UNITS-TOTAL 16000 SQ FT

Springfield Properties control approximately 23 ha (57 acres) of land in West Linton immediately to the south of our existing housing development (Robinsland) and have submitted representations to previous versions of the Local Development Plan including the Call for Sites exercise in 2016 (AWEST017) and the consultation on the Draft Supplementary Guidance on Housing in January 2017. We would now propose to promote part of that site extending to circa 4 ha (10 acres) for 100% affordable housing and employment uses (start up units). The site, once developed, will be roughly split into 1ha employment uses and 3ha affordable housing.

The Scottish Government has committed to completing 50,000 affordable plots over the 5 year tenure of the current Parliament. This is an opportunity for the Scottish Borders Council to explore, negotiate and secure different and innovative solutions to affordable housing delivery.

Springfield Properties intention is to develop the proposed site for 100% affordable housing and employment uses and we would be in a position to submit a planning application at an early date. The delivery of the 100 affordable plots would be managed in a 3 year period.

As noted in the Draft Supplementary Guidance, the current Local Development Plan (LDP) at the Examination Stage, the Reporter concluded that the LDP did not allocate enough housing land to meet the requirements of the SESplan Supplementary Guidance. Scottish Borders Council are required to undertake their own Supplementary Guidance to identify additional sites for a further 916 units.

Current Scottish Planning Policy (SPP) places particular emphasis on maintaining a generous 5 year land supply and ensuring that there is always enough effective land for at least 5 years (para 123). Furthermore SPP states that LDP's should provide a minimum of 5 year effective land supply at all times. Placemaking is also an overarching principle policy with SPP. The outcome should be sustainable, well designed places and homes which meet people's needs. Planning should direct development to the right place and support development that is designed to a high quality, which demonstrates the six qualities of successful place (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.

The challenge that Scottish Borders Council faces in identifying new sites is partly driven by the geography and history of the area. Topography and flooding issues can effect a number of sites both brownfield and greenfield. The historic nature of some sites with listed buildings such as mills or contamination can render some sites unviable.

Springfield @ West Linton

Springfield have been building at West Linton for three years and have delivered a number of private and affordable homes contributing positively to the village. We have delivered new affordable housing for Eildon Housing Association. Based upon our success of delivery and

the needs in the village, Eildon Housing Association are keen to develop further homes. Our proposed extension to our existing development at Robinsland will facilitate this.

Site Assessment

The draft Supplementary Planning Guidance (SPG) provided a useful background to the requirements arising from the LDP. We note that a RAG (Red/Amber/Green) Assessment was undertaken for 165 sites across the Borders area. All sites were assessed against 14 criteria in a matrix, the cumulative assessment determining whether the site would progress to Stage 2. The Stage 2 Assessment was then carried out which included a detailed site assessment and consultation with internal/external consultees.

The site at Robinsland did not progress beyond Stage 1, as the overall conclusion for the site was “Red”. However, the individual site assessments from Stage 1 are not available to view and comment upon and only a brief summary of the site assessment conclusion is given in the SPG Appendices. In order to assist the process, we have conducted our own assessment of the site, which is outlined above.

Template for the Stage 1 Assessment

	Criteria	Comments	RAG
A	Compliance with SPP/Development Plan/LDP settlement strategy (including presence in settlement or housing market area of potential longer term/mix use/redevelopment sites or current zoned sites)	Not presently allocated for residential development, but adjacent to present settlement envelope.	Red
B	Relationship to settlement and local area (including relationship to Countryside Around Town)	Site at Robinsland is a logical natural extension of West Linton. As part of Masterplan approach, a long term defensible edge to the settlement can be formed.	Amber
C	Capacity within the settlement to accommodate the proposal	Springfield’s consultants Ian White Associates have produced a Landscape and Visual Appraisal which demonstrates how the settlement has the capacity to accommodate the proposals (circa 250 homes). Given that this appraisal was submitted for the larger (23ha) site (SBC ref AWEST017), its conclusions are applicable on the contracted proposals being suggested under this site consideration.	Green

D	Potential contribution to Council Economic Strategy	Through development, it would generate further opportunities for local businesses across a variety of trades. It would also help to support maintain and enhance the quality and vibrancy of West Linton.	Amber
E	Is there an existing planning permission on the site?	No	Red
F	Brownfield or regeneration site	Greenfield	Amber
G	Does the site have a potential to make a significant contribution to the shortfall?	Yes	Green
H	Are there any physical (infrastructure/contamination/hazards) or other limitations?	There are no physical impediments to development. As part of our proposals, any upgrades to the electricity supply would be reviewed.	Green
I	Marketability of the site	The adjacent site under construction is selling well. In terms of affordable housing, Eildon HA are keen to work with us in delivering new homes. Through Scottish Borders allocating the site, a considerable number of urgently required affordable homes can be delivered.	Green
J	Presence of a house builder or developer	Yes	Green
K	Flood Risk	None – proposed development as per the indicative layout plan is outwith the flood plain as identify by SEPA	Green
L	Potential impact upon the natural environment	Minimal. The land is currently used for grazing and is low in biodiversity. Development of the site will create opportunities to enhance the natural development with management of existing shelterbelts, new structured landscaping, maintained open spaces and improved linkages to the wider countryside.	Green
M	Potential impact upon the built environment	Positive – more homes of all tenures within West Linton will help to sustain local shops and services	Green

N	Access to local services	The site is close to existing service and can be accessed by a variety of modes of transport.	Green
	OVERALL		Green

As can be seen from the above assessment, it would appear that the site at Robinsland should have made it at least through Stage 1 and in our option, Stage 2 as well. The conclusion of the Stage 1 report notes on the site at Robinsland, states the following:

“The site submitted is considerable constrained particularly in relation to Road Access as well as Landscape. Numerous sites at this location submitted and considered previously through the Local Plan process. Roads access through to Station Road would be required even for a much reduced site however; the applicant has stated that the land required is out with their control. West Linton currently has a number of allocated sites within the Plan and at this time it is not considered appropriate to bring forward additional land”.

With respect to there being a “number of allocated sites” in West Linton, this position is incorrect. In the current LDP, there are two allocated sites, namely:

- TWL15B – School Brae – planning application submitted September 2016 for 10 homes
- TWL8B/AWEST009 – Robinsland – currently under construction by Springfield.

In reality, both sites are either under construction or likely to be within a relatively short period of time. There are few directions in which West Linton can grow in a sustainable manner. The draft SPG is short sighted in not allocating further land in the village. We know first-hand about the popularity of the village both from a private and affordable housing perspective. We have been in discussions with Eildon Housing Association and we know that there is a demand for additional affordable homes to be delivered in the village. By allocating the land at Robinsland for further development through the Draft MIR, there is an opportunity for the Council to help facilitate much needed affordable homes.

In conclusion the draft SPG (https://www.scotborders.gov.uk/downloads/file/2673/draft_housing_supplementary_guidance) only allocates three additional sites within the Northern Market Area. Whilst it is not our intention to critically assess the sites in detail, it is clear that all three sites have many of the challenges which are characteristics of sites within the Borders area as outlined above.

The Draft SPG also states that for the Northern Housing Market Area, that no alternative options were presented over and above the three that made it through the RAG process. By not having any alternative sites, should any of the three sites not deliver in providing homes within the timeframe required, there is no fall-back position for Scottish Borders Council to ensure that the quantum of homes is delivered in full. Our position is that the site at Robinsland should be one of the preferred sites within the Northern Market Area and at the very least be one of the alternative sites should progress stall on the preferred sites.

Planning is all about guiding the right developments to the right places and we have a scenario with a willing developer and Housing Association to deliver more homes now, in an established community close to all services and amenities.

Conclusion

The 3ha of land at Robinsland is an excellent opportunity to deliver much needed new affordable homes for West Linton and to meet the objectives of Scottish Planning Policy, Local Development Plan and Supplementary Planning Guidance. We are currently active within West Linton and have a clear understanding of the needs of the village.

Springfield having assessed many sites within the Borders are acutely aware of the challenges on sites, such as topography, flooding, contamination and viability, but the proposals at Robinsland is one where delivery of affordable homes is achievable.

Springfield Properties control approximately 23 ha (57 acres) of land in West Linton immediately to the south of our existing housing development (Robinsland) and have submitted representations to previous versions of the Local Development Plan including the Call for Sites exercise in 2016 (AWEST017) and the consultation on the Draft Supplementary Guidance on Housing in January 2017. We would now propose to promote part of that site extending to circa 4 ha (10 acres) for housing and employment uses (start up units). The site, once developed, will be roughly split into 1ha employment uses and 3ha housing.

The Scottish Government has committed to promoting housing development over the 5 year tenure of the current Parliament. This is an opportunity for the Scottish Borders Council to explore, negotiate and secure different and innovative solutions to housing delivery.

Springfield Properties intention is to develop the proposed site for housing and employment uses and we would be in a position to submit a planning application at an early date. The delivery of the 100 plots would be managed in a 3 year period.

As noted in the Draft Supplementary Guidance, the current Local Development Plan (LDP) at the Examination Stage, the Reporter concluded that the LDP did not allocate enough housing land to meet the requirements of the SESplan Supplementary Guidance. Scottish Borders Council are required to undertake their own Supplementary Guidance to identify additional sites for a further 916 units.

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C Capacity within the settlement to accommodate the proposal	Springfield’s consultants Ian White Associates have produced a Landscape and Visual Appraisal which demonstrates how the settlement has the capacity to accommodate the proposals (circa 250 homes). Given that this appraisal was submitted for the larger (23ha) site (SBC ref AWEST017), its conclusions are applicable on the contracted proposals being suggested under this site consideration.	Green
D Potential contribution to Council Economic Strategy	Through development, it would generate further opportunities for local businesses across a variety of trades. It would also help to support maintain and enhance the quality and vibrancy of West Linton.	Amber
E Is there an existing planning permission on the site?	No	Red
F Brownfield or regeneration site	Greenfield	Amber
G Does the site have a potential to make a significant contribution to the shortfall?	Yes	Green
H Are there any physical (infrastructure/contamination/hazards) or other limitations?	There are no physical impediments to development. As part of our proposals, any upgrades to the electricity supply would be reviewed.	Green

I Marketability of the site	The adjacent site under construction is selling well. Through Scottish Borders allocating the site, a considerable number of urgently required homes can be delivered.	Green
J Presence of a house builder or developer	Yes	Green
K Flood Risk	None – proposed development as per the indicative layout plan is outwith the flood plain as identify by SEPA	Green
L Potential impact upon the natural environment	Minimal. The land is currently used for grazing and is low in biodiversity. Development of the site will create opportunities to enhance the natural development with management of existing shelterbelts, new structured landscaping, maintained open spaces and improved linkages to the wider countryside.	Green
M Potential impact upon the built environment	Positive – more homes of all tenures within West Linton will help to sustain local shops and services	Green
N Access to local services	The site is close to existing service and can be accessed by a variety of modes of transport.	Green

OVERALL

Green

As can be seen from the above assessment, it would appear that the site at Robinsland should have made it at least through Stage 1 and in our option, Stage 2 as well. The conclusion of the Stage 1 report notes on the site at Robinsland, states the following:

“The site submitted is considerable constrained particularly in relation to Road Access as well as Landscape. Numerous sites at this location submitted and considered previously through the Local Plan process. Roads access through to Station Road would be required even for a much reduced site however; the applicant has stated that the land required is out with their control. West Linton currently has a number of allocated sites within the Plan and at this time it is not considered appropriate to bring forward additional land”.

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to be delivered in the village. By allocating the land at Robinsland for further development through the Draft MIR, there is an opportunity for the Council to help facilitate much needed homes.

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(https://www.scotborders.gov.uk/downloads/file/2673/draft_housing_supplementary_guidance) only allocates three additional sites within the Northern Market Area. Whilst it is not our intention to critically assess the sites in detail, it is clear that all three sites have many of the challenges which are characteristics of sites within the Borders area as outlined above.

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