

HolderPlanning

Town Planning and Development Consultants

Scottish Borders Council
Forward Planning
Council Headquarters
Newtown St Boswells
TD6 0SA

30th January 2019

Dear Sirs,

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT LAND SOUTH OF NEWTOWN ST BOSWELLS

The following representation have been prepared on behalf of CWP in respect of a 37 hectare landholding located to the south of the existing settlement of Newtown St Boswells and forming an extension to the southern section of the Newtown Expansion Area identified in the adopted Local Development Plan. The LDP identifies the Newtown Expansion Area for the development of 900 houses.

In February 2010, an application for outline planning permission (09/01005/OUT) for 900 homes obtained 'minded to grant planning permission' subject to a S.75 legal agreement. The S75 is now nearing completion.

This representation seeks to extend the allocation southwards by an additional 37 hectares. The proposed area of extension is highlighted on the attached plan.

The proposed extension is justified on the following basis:

Site Specific Issues

The area proposed for development will extend from the existing southern boundary of the currently allocated land to the Selkirk Road (A699). The land comprises 37 hectares of gently sloping farmland. Development of the site would adopt and continue the previously established design parameters of creating housing zones between existing and proposed landscaped areas.

The indicative site masterplan (attached) proposes the location of a substantial tree belt along the site's southern boundary (to the A699) including at the south-east boundary i.e. the location within closest proximity to the village of St Boswells. The proposed tree belt will be approximately 40 metres wide and provide a green link with existing tree belts in the locality. It will create a visual barrier to the development, and provide for enhanced leisure/recreation opportunities via the creation of woodland walkways and cycle paths. Additional landscape 'pockets' will be provided throughout the development, enhancing site identity and character and increasing amenity levels for the residents of the proposed housing.

The existing allocated land is accessed from both the proposed new junction on the A68, and directly from Newtown St Boswells. The intention is to create a primary route through the site from these two points that will connect directly to the A699, offering residents of the proposed Newtown Expansion Area significantly enhanced access to the surrounding road network. The proposed extension to the planned Newtown Expansion Area offers indicative development capacity for circa 500 – 700 homes.

Locational Issues

Newtown St Boswells is located within the Central Borders Strategic Development Area (SDA), as defined by SESplan. The Central Borders SDA contains the largest settlements in the Borders, and the greatest concentration of local services and facilities. It has been identified as having capacity for further development in addition to that already identified in the approved development plan.

The LDP Spatial Strategy places significant emphasis on the role of the Central Borders SDA as the primary focus for growth – and makes clear that the Western and Eastern SDAs perform “secondary roles” to the Central SDA within the spatial strategy.

Newtown St Boswells is centrally located within the SDA and the settlement is highly accessible, both in terms of existing road connections and the Borders Railway line.

The expansion of Newtown St Boswells is recognised by Scottish Borders Council as the best long-term solution in terms of its role in helping to meet the housing requirement and addressing development pressures within Central Borders.

The Council’s basis for adopting this position is in recognition that incremental additions to existing settlements would be unlikely to provide either the quantity of land required to meet the housing land requirement or the most suitable sites for development.

We trust this representation will be taken into account in the preparation of LDP2.

Regards

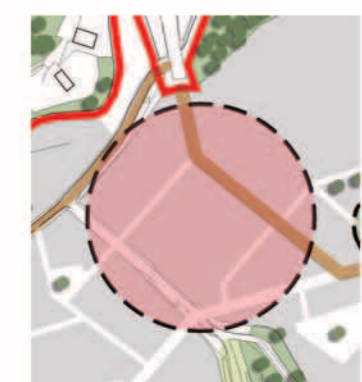
Robin Holder
Director

HolderPlanning



Scale of Metres - 1:2500

Legend



Key nodal points



Proposed Green Spaces



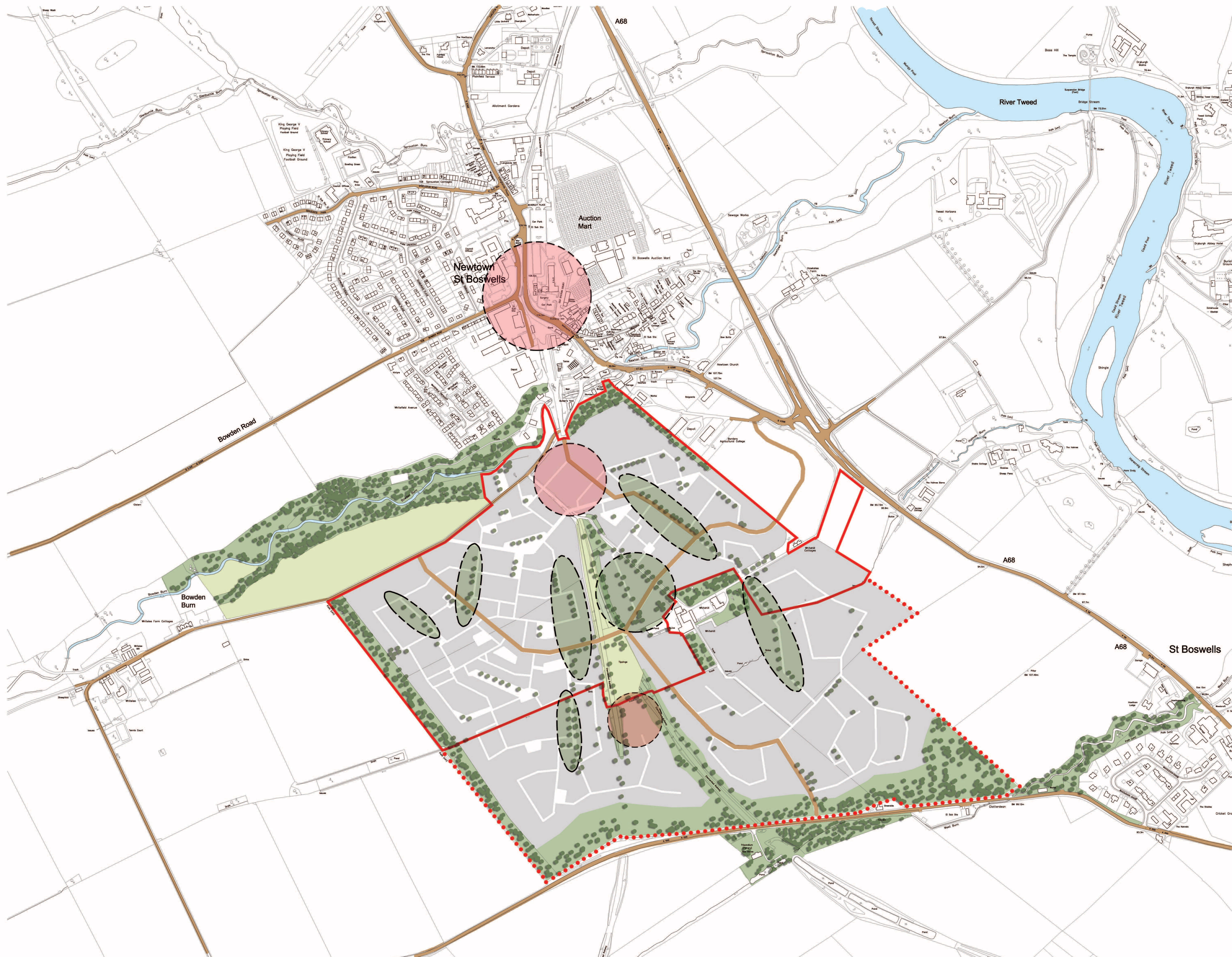
Development Areas



Tree Belts



Additional Land



MansonArchitects

Hardern Rise
10 Bedford Road
Edinburgh EH4 3SE
T: 0131 225 2958
F: 0131 226 5718
E: info@mansonarchitects.co.uk
www.mansonarchitects.co.uk

Client	CWP		
Project	Newtown St Boswells		
Drawing Title	Indicative Expansion Plan		
Date	FEB 2014	Scale	1:2500 @ A0 Drawn DD
Issue Status	Feasibility		
Drawing No.	1978 104	Rev.	

Drafter: Ollie
11 South Tree Street
Dundee DD1 1JL
T: 01382 224 841
F: 01382 224 844
E: info@mansonarchitects.co.uk
www.mansonarchitects.co.uk
Associate Office:
London

All dimensions and levels to be checked on site and the architect to be informed of any discrepancies prior to the commencement of work. Unspecified dimensions are not to be added off the drawing. All dimensions are to include unless otherwise specified. Any dimensions in circles shall prevail over the indicated dimensions.