

From: Tim Ferguson [mailto:tim@fergusonplanning.co.uk]

Sent: 31 January 2019 16:35

To: localplan <localplan@scotborders.gov.uk>

Subject: [REDACTED]

Dear Sir/Madam

We write on behalf of our client [REDACTED] and in relation to the [REDACTED] consultation.

Enclosed is our related submission and with regard to lands at Ancrum which we consider should be afforded 'Preferred' status.

Should you have any related queries please do not hesitate to contact me.

Regards

Tim

Tim Ferguson
Director





Local Development Plans Team
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

████████████████████ **ANCRUM AANCR002**
REPRESENTATION TO LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT.

Dear Sir/Madam

We write on behalf of our Client ██████████ in relation to the above consultation. This representation relates to site **AANCR002** which has been identified in the Main Issues Report as an “**Alternative Option**”, following our submission at “Call for Sites” stage and the Council’s own MIR Site Assessment which forms part of the Report’s background documents.

This representation is fully **in support** of this site being taken forward for housing development, with an indicative site capacity of approximately 60 dwellings. The site, should, however be identified as a “**preferred option**” and be carried through with an allocation for approximately 60 dwellings in the LDP2 for the reasons set out within this submission.

The allocation of this site will make a positive contribution towards meeting the housing land requirement within the next Local Development Plan period and it should be noted that early interest has been shown by Housebuilders as well as Housing Associations. Indeed, the MIR Site Assessment notes that the site is an ██████████ ‘potential pipeline’ site for 12 houses.

Site Details

The site is approximately 3 hectares in size and is situated on land immediately to the south west of West Myrescroft in Ancrum. The area has an indicative capacity for 60 dwellings. A Proposed Site Plan accompanies this representation. It is noted that there is currently no housing land allocated within Ancrum in the current LDP and that the site was included within the finalised Housing SG 2017.

Main Office:

Shiel House | 54 Island Street | Galashiels | TD1 1NU

NI Office:

61 Moyle Road | Ballycastle | Co. Antrim | BT54 6LG

T 01896 668 744

M 07960003358

E tim@fergusonplanning.co.uk

W www.fergusonplanning.co.uk



Opportunity

Development is constrained around the current settlement boundary of Ancrum to the north, east and south due to potential flood risk from the Ale Water. Development to the south west is therefore the only feasible option.

The proposed site offers a logical extension and natural rounding off to the settlement boundary which would bring it in line with the properties 'Woodlands' and 'Heatherlands'. Development which is close to those larger houses would be less dense to respect and reflect existing character.

The site is well contained by existing roads and lanes on three sides and frontages could be provided to the lanes. Pedestrian linkage to the footpath along the north west edge of the Myrescroft development can be provided for, as shown on the Site Plan, and as identified as necessary within the MIR Site Assessment. It is noted that the Assessment supports vehicular access into the site from all roads which currently border the site.

Development of the site will not have a major impact on the local road network, subject to reasonable mitigation measures and it is highly accessible from the A68 and the village centre is close to the site. The upgrading requirements in relation to existing roads and access as set out within the MIR are noted, as is the potential requirement for a Transport Statement.

As illustrated on the Site Plan, there is ample space for a 'Green' to be provided to the north of the site and a further amenity space could be positioned towards the centre of the site.

The site is gently sloping but does not present significant topographical challenges. In terms of potential surface water arising, there is ample space for an area for the management of surface water in a sustainable way and this could be positioned to the south west of the site as shown on the Site Plan.

Wider biodiversity impacts have been identified as 'minor' in the MIR Site Assessment and it is noted that there is no obvious connectivity to the River Tweed SAC via the Ale Water. It is noted that the development, whilst located outwith the Conservation Area, will need to take cognisance of it in its design. There are no potential constraints associated with the site, including good proximity to existing infrastructure and there are no known contamination issues.

Main Office:

Shiel House | 54 Island Street | Galashiels | TD1 1NU

NI Office:

61 Moyle Road | Ballycastle | Co. Antrim | BT54 6LG

T 01896 668 744

M 07960003358

E tim@fergusonplanning.co.uk

W www.fergusonplanning.co.uk

F E R G U S O N P L A N N I N G



The Site Assessment seeks protection of boundary trees and hedgerows. Whilst some removal will be necessary due to road widening requirements, others can be preserved and replacement planting can take place. It is accepted that it will be necessary to provide robust landscaping to the western edge in order that containment may be achieved.

The site is located in a sustainable location and is close to the strategic public transport network on the A68. It has good access to public transport, with bus stops lying within walking distance providing regular bus services to Edinburgh and the central Borders via the A68. A wider range of services is available ten minutes' drive away in Jedburgh.

The opportunity is one which is considered deliverable in a short time-frame given housing demand in this part of the Borders. Ancrum is a popular village in which to live, mainly due to its countryside setting combined with excellent public transport links to both Edinburgh and the central and southern Borders via the A68. It is important that land allocations are made in sustainable and sought after locations where development proposals will come forward and be deliverable in a reasonable time-frame.

Importantly, development will help to sustain local services in the settlement including the primary school, shop, post office, public bar, bowling club, church and village hall.

It is understood that Scottish Water's waste water treatment works has sufficient capacity but dialogue will take place to confirm whether investment is required. The water treatment works are believed to have capacity, although a water impact assessment is acknowledged to be required to confirm the effect on the existing network.

Main Office:

Shiel House | 54 Island Street | Galashiels | TD1 1NU

NI Office:

61 Moyle Road | Ballycastle | Co. Antrim | BT54 6LG

T 01896 668 744

M 07960003358

E tim@fergusonplanning.co.uk

W www.fergusonplanning.co.uk





Conclusion

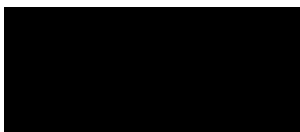
Ferguson Planning believes that this site on the south western edge of Ancrum should progress to be allocated as a 'preferred site' within the Local Development Plan 2 for approximately 60 houses. It is noted that whilst designated as an 'alternative' site within the MIR it is, within the 'overall assessment' deemed to be **'acceptable'**.

We agree with that and for the following reasons

- There is interest being shown from housebuilders and there is also further interest from [REDACTED] for the provision of at least 12 affordable units on site.
- The development of the site will help to sustain local facilities and services.
- Ancrum is a very popular place to live, however, there is no land for housing allocated within the current LDP period. It is important that land allocations are made in sustainable and sought after locations to live.
- The site is not within an area at risk from flooding.
- It is next to existing built form and roads and is therefore close to existing infrastructure and utilities.
- The opportunity represents a logical rounding off of the settlement boundary.
- It is within a sustainable location being close to Ancrum Village Centre, nearby public transport and close to the strategic transport network.
- Wider biodiversity impacts have been assessed as being 'minor'.

Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Tim Ferguson on 01896 668 744.

Yours faithfully



FERGUSON PLANNING

Main Office:

Shiel House | 54 Island Street | Galashiels | TD1 1NU

NI Office:

61 Moyle Road | Ballycastle | Co. Antrim | BT54 6LG

T 01896 668 744

M 07960003358

E tim@fergusonplanning.co.uk

W www.fergusonplanning.co.uk



Proposed housing allocation land
3.18 Hectares

Revision	Description	By	Chk
project			

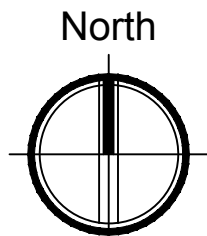
Roxburghe Estates
Call for Sites
Land South West of Dukes Field
Ancrum
Scottish Borders
title
Proposed Site Plan

scale	size	date	drawn	checked
1:1000	A1	March'16	BG	

AITKEN TURNBULL ARCHITECTS
9 Bridge Place
Galashiels
TD1 1SN
01896 752760
enquiries@aitken-turnbull.co.uk
www.aitken-turnbull.co.uk
Also at Dumfries & Edinburgh



project no. AT2719 drawing no. L(01)01.B



0 50 100 150 Metres
Scale 1:1000