

Response ID ANON-7TG7-FA7C-A

Submitted to LDP2 - Main Issues Report
Submitted on 2019-01-29 09:46:14

Data protection

About you

Are you responding as an: individual, organisation, or an agent acting on behalf of a client?

████

Agent

If you are responding as an agent on behalf of a client, please provide details below:

Name:

██████████

Business/ Company:

██████████

Job title:

██████████

Address line 1 :

██

Address line 2:

Address line 3:

Town/ City:

Edinburgh

Postcode:

████████

Contact number:

Email address:

██

Name:

██████████████████

Address line 1:

██████████████████

Address line 2:

████████████████████

Address line 3:

Town/ City:

Edinburgh

Postcode:

████████

Contact number:

Email address:

Vision aims and spatial strategy

Question 1

Q1 Agree aims LDP2:

We agree that the Local Development Plan 2 should incorporate a generous supply of housing land for a range of users. We note the Council's reference to the "limited take up of allocated housing sites" and we would propose that there are other sites which would be more effective for delivery within the Scottish Borders, including our client's site at Dingleton Mains, Melrose. This site is effective and can be delivered within the short term.

Growing our economy**Question 2****Q2:**

N/A

Q2 upload:

No file was uploaded

Question 3**Settlement business allocated:**

N/A

Upload Q3:

No file was uploaded

Question 4**Business Use Towns:**

N/A

Upload Q4:

No file was uploaded

Question 5**Land delivery effectively:**

N/A

Question 6**Agree?:**

N/A

Upload Q6:

No file was uploaded

Planning for housing**Question 7****Housing agree?:**

Melrose is located within the Central Borders Strategic Development Area (SDA) which is one of the four SDAs that SESplan states that development will be focused on within the Midlothian / Borders Sub Regional Area, and which is further articulated within the emerging SDP. Policy 5 Housing Land articulates that the Development Plan shall maintain a sufficient supply of housing land throughout the Plan period.

Our client owns land at Dingleton Mains, which is located to the east of Dingleton Road, Melrose. We have previously submitted information at the Call for Sites stage. Please see Site Location Plan attached.

Our client's site is 3.2 hectares and is located adjacent to the site allocation of EM4B within the Scottish Borders Local Development Plan 2016. This site is referred to as The Croft and is allocated for 25 houses. We note that this site was originally allocated for 50 units in the former Scottish Borders Local Plan. We also note that a planning application for this site was submitted in October 2018 for 26 housing units (ref: 18/01385/FUL).

The Dingleton Mains site forms an appropriate extension of The Croft site and offers the opportunity to meet the Council's original aspiration for 50 new homes in the area. The site can be considered to be a logical extension to the settlement boundary of Melrose. The site is well contained by roads and existing landscape. The topography of the site allows for development that would not significantly impact upon the surrounding landscape and would not be readily visible from Dingleton Road. Indeed our client's site is not dissimilar to The Croft site.

Our client's site is in close proximity to Melrose and offers convenient and sustainable access to local services. The site represents an opportunity for modest expansion of Melrose within clearly defensible boundaries.

The site is in our client's ownership and is an effective site that can come forward in the short term. It is submitted that the site should be allocated for residential development within the forthcoming Scottish Borders LDP.

Upload Q7:

Dingleton Mains Melrose Location Plan.pdf was uploaded

Question 8

Housing countryside:

N/A

Upload Q8:

No file was uploaded

Question 9

Agree removed housing :

N/A

Supporting our town centres

Question 10

Core Activity Areas:

N/A

Question 11

Berwickshire supermarket:

N/A

Upload Q11:

No file was uploaded

Question 12

Develp contrib town:

N/A

Delivering sustainability and climate change agenda

Question 13

Support alternative option:

N/A

Question 14

National park:

N/A

Upload Q14:

No file was uploaded

Regeneration

Question 15

Agree redevelopment:

N/A

Upload Q15:

No file was uploaded

Settlement Map

Question 16

Oxnam settlement:

N/A

Question 17

Core frontage Newcastleton:

N/A

Planning policy issues

Question 18

Agree amendments appendix3:

N/A

Any other comments

Question 19

Other main issues:

N/A

Landowner details

Have you submitted any site suggestions in this consultation?

Yes

If yes, please confirm the site and provide the landowner details (if known) for each site you have suggested.:

Land at Dingleton Mains, Melrose, owned by our [REDACTED]. A Site Location Plan is also submitted.

