

# Response ID ANON-7TG7-FA95-X

Submitted to LDP2 - Main Issues Report  
Submitted on 2019-01-29 09:58:44

## 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:

██████████

Postcode:

██████████

Contact number:

██████████

Email address:

████████████████████

Name:

████████████████

Address line 1:

██████████

Address line 2:

Address line 3:

Town/ City:

██████████

Postcode:

██████████

Contact number:

Email address:

## Vision aims and spatial strategy

Question 1

**Q1 Agree aims LDP2:**

We agree with the position of Scottish Borders Council (SBC) that LDP 2 must incorporate a generous supply of housing land for a range of users (MIR, 3.3). We would encourage SBC to allocate within LDP 2 sites that are effective or with a high probability of becoming effective in the short to medium term. Sites granted permission in principle, such as AGREE009, should be prioritised for inclusion in LDP 2 to the exclusion of other sites that have been acknowledged as having no development interest.

We also concur with the aim of SBC to promote development of brownfield sites. This aim aligns with Scottish Planning Policy, which stipulates that planning should direct the right development to the right place. Integral to this concept is the re-use and re-development of brownfield land before development takes place on greenfield sites.

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

No file was uploaded

**Question 3****Settlement business allocated:****Upload Q3:**

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**Question 4****Business Use Towns:****Upload Q4:**

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**Question 5****Land delivery effectively:****Question 6****Agree?:****Upload Q6:**

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

We support the allocation of the preferred site AGREE009 at the former Poultry Farm on Marchmont Road in Greenlaw. Planning permission in principle for 38 dwelling units was granted on 11 October 2018 demonstrating that the site is not obstructed by any specific technical matters relating to ecology, hydrology, and archeology or planning policy. The conditions attached to the planning permission in principle demonstrate that these matters can be mitigated or accommodated.

With completions at their lowest since 2015 (Housing Land Audit 2017, (noted in MIR 2.5) there is a serious and pressing need to allocate effective sites.

The limited take-up of housing sites demonstrates that there has been a failure to allocate effective sites. While the housing requirements of SESplan are low relative to the land available, low build out rates mean that ineffective sites are being allocated. This makes inclusion of preferred, effective sites like AGREE009 in LDP 2 absolutely vital.

Inclusion of site AGREE009 within LDP2 as an allocated site for residential development would necessitate an extension to the Greenlaw development boundary, placing the site within the development envelope.

Given the location and former use of AGREE009, residential development is not in conflict with the existing styles and character of the community which bound the site to the west. The existing disposition of residential buildings north and west of the proposed development, that comprise various styles and scales, leads us to suggest that the development would in fact complement the existing housing as the next logical progression in the expansion of this community.

**Upload Q7:**

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**Question 8**

**Housing countryside:**

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**Question 9**

**Agree removed housing :**

## **Supporting our town centres**

**Question 10**

**Core Activity Areas:**

**Question 11**

**Berwickshire supermarket:**

**Upload Q11:**

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**Question 12**

**Develp contrib town:**

## **Delivering sustainability and climate change agenda**

**Question 13**

**Support alternative option:**

**Question 14**

**National park:**

**Upload Q14:**

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## **Regeneration**

**Question 15**

**Agree redevelopment:**

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## **Settlement Map**

**Question 16**

**Oxnam settlement:**

**Question 17**

**Core frontage Newcastleton:**

## **Planning policy issues**

**Question 18**

**Agree amendments appendix3:**

## **Any other comments**

**Question 19**

**Other main issues:**

## **Landowner details**

**Have you submitted any site suggestions in this consultation?**

No

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