

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT 2018

VISION, AIMS AND SPATIAL STRATEGY

QUESTION 1

Do you agree with the main aims of the LDP2? Do you have any alternative or additional aims?

█ notes the Aim at paragraph 3.3, Planning For Housing. This Aim is contrary to Scottish Planning Policy as well as the Report of Examination for SESplan 2.

█ disagrees that there is a high land supply within the current LDP. The effective housing land supply will be determined by agreeing the housing land audit with housing providers. Until SESplan 2 is approved by Ministers, the LDP 2 cannot determine whether a significant number of new housing sites are required or not.

Revised Aim:

The LDP 2 must identify a generous supply of housing land which enables the housing land requirement to be met in full and maintaining at least a five year effective housing land supply at all times over the development plan period.

PLANNING FOR HOUSING

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?

█ notes that Table 3 *Housing Land Requirement* is contrary to Scottish Planning Policy as well as the Report of Examination for SESplan 2. The period for the housing land requirement is from 2011/12 to 2029/30.

The MIR therefore is not able to determine whether or not all the preferred and alternative options will be sufficient to meet the housing land requirement in full. Until SESplan 2 is approved by Ministers, the LDP 2 cannot determine whether a significant number of new housing sites are required or not.

█ wishes to identify Land at Lintonbank, West Linton (Dwg. 0126-West Linton-STEX-P001-A Site Location) as an alternative site for additional housing in the LDP 2. Part of this site (AWEST021 North of West Linton) was previously assessed as part of the Call for Sites stage of the emerging LDP 2.

The site has been appraised in terms of topographical, environmental and engineering constraints (Dwg. 0126-West Linton-STAN-P001-A Site Appraisal).

In terms of the adopted LDP, the site is designated Special Landscape Area (Dwg. 0126-West Linton-PLCT-P001 Site in LDP Context).

█ have prepared an Indicative Development Framework to identify the potential scale of additional housing as well as the masterplanning principles for the development of the site (Dwg. 0126-West Linton-MPDF-P001-A Indicative Development Framework – Option Area).

The site can accommodate around 230 homes.

Access to the site will be taken from a proposed roundabout on A702.

10m new structure planting will be implemented to the north of the site. Open space will be

provided (2.19ha), with a central equipped play area. Existing trees will be maintained where possible, with the appropriate 15m offset achieved along the western and eastern boundaries.

A SuDS basin will be located in the south east corner of the site.

Pedestrian access will be provided to Core Path 166.

The strong existing and proposed landscaping screens the site when approaching West Linton from the north.

The single access from the A702 will mean there is no traffic directed to Main Street. Traffic from the site would have a net neutral effect on the existing road infrastructure.

The site is well connected to West Linton along the Loan (Core Path 166), which will enable residents to walk to Edinburgh Road to the south.

██████████ recommends that the LDP 2 identify Land at Lintonbank, West Linton as an allocation for around 230 additional homes.

QUESTION 9

Do you agree with the proposed existing housing allocations to be removed from the LDP? Are there any other sites you suggest should be deallocated?

██████████ agrees that the proposed existing housing allocation should be removed from the LDP.

The Report of Examination for SESplan 2 has recommended modifications that direct the constituent planning authorities to remove sites that have not delivered. Housing providers, through Homes for Scotland, will assist the planning department identify those site that continue to blight the established housing land supply

This can only be achieved through critically assessing the housing land audit to determine the effective housing land supply. This is a requirement of Scottish Planning Policy.

PLANNING POLICY ISSUES

QUESTION 18

Do you agree with the suggested policy amendments identified in Appendix 3? Do you think there are any other policy amendments which should be referred to?

██████████ do not agree with the suggested policy amendments identified in Appendix 3.


The Report of Examination for SESplan 2 has recommended significant modifications that alter the policy framework of Proposed SESplan 2. The MIR is based on Proposed SESplan 2.

Until such time as the SESplan 2 is approved by the Scottish Ministers, the statutory policy framework for the LDP 2 is not known.



Land at Lintonbank, West Linton

Drawing No. 0126-West Linton-STEX-P002-B
Site Boundary

 Site boundary (17.40 ha)


Rev B (01.02.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to revised access road

Rev A (28.01.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to option area

Rev - (28.09.18) Drawn: KP Checked: KT Approved: KT

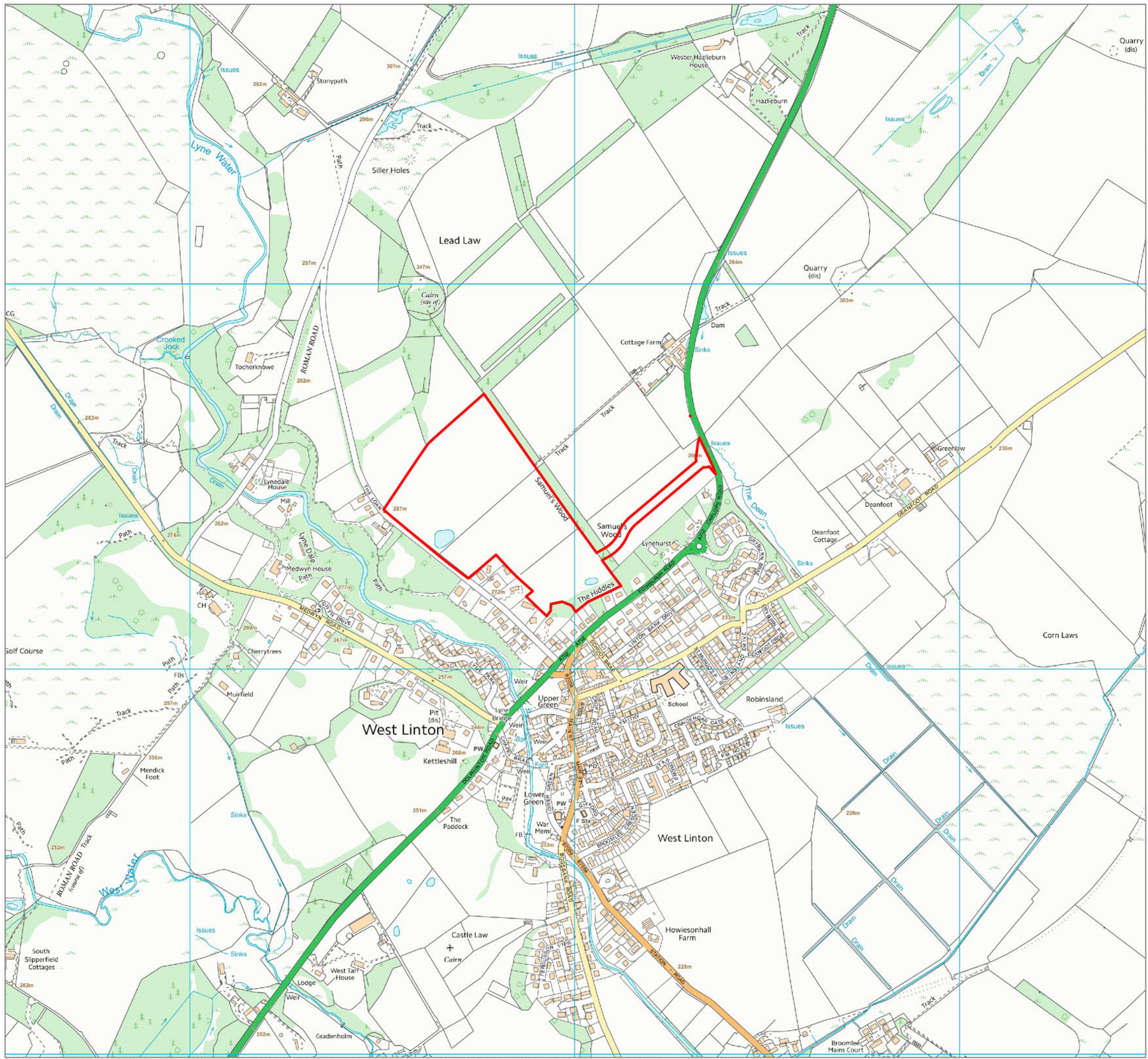
Status: For Information

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Filepath: Z:\Projects\0126 - Miller Homes\West Linton\Plans & Drawings\Masters\West Linton Master.wrx

Land at Lintonbank, West Linton

Drawing No. 0126-West Linton-STEX-P001-B
Site Location

Site boundary

Rev B (01.02.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to revised access road

Rev A (28.01.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to option area. Scale amended.

Rev - (28.09.18) Drawn: KP Checked: KT Approved: KT

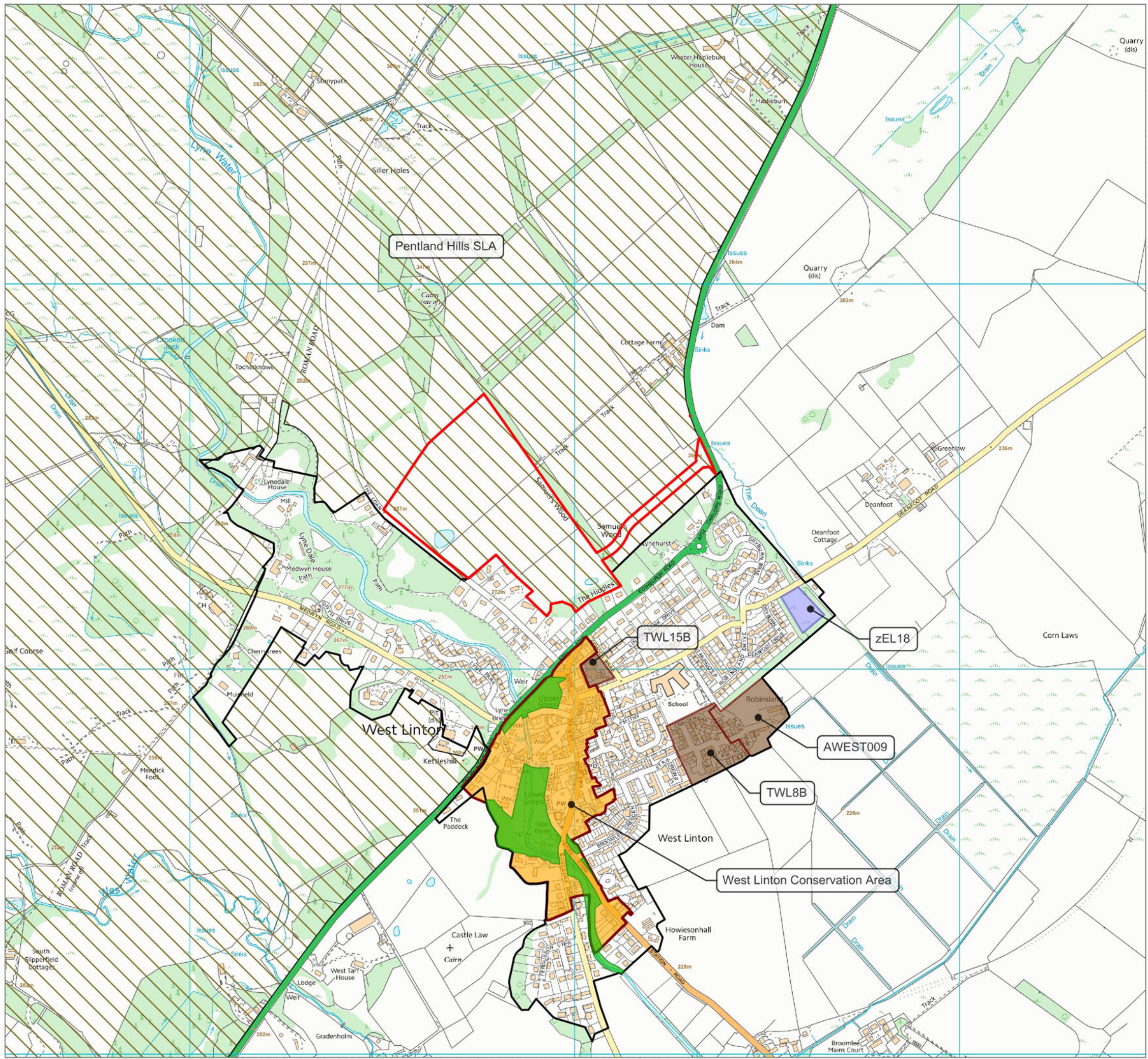
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Land at Lintonbank, West Linton

Drawing No. 0126-West Linton-PLCT-P001-A
Site in LDP Context

- Site boundary
- Conservation Area
- Special Landscape Area (SLA)
- Settlement boundary
- Housing
- Business and industrial
- Key greenspace

Rev A (01.02.19) Drawn: SB Checked: KT Approved: KT
 Note: Updated to revised access road
Rev - (29.01.19) Drawn: SB Checked: KT Approved: KT

Status: For Information

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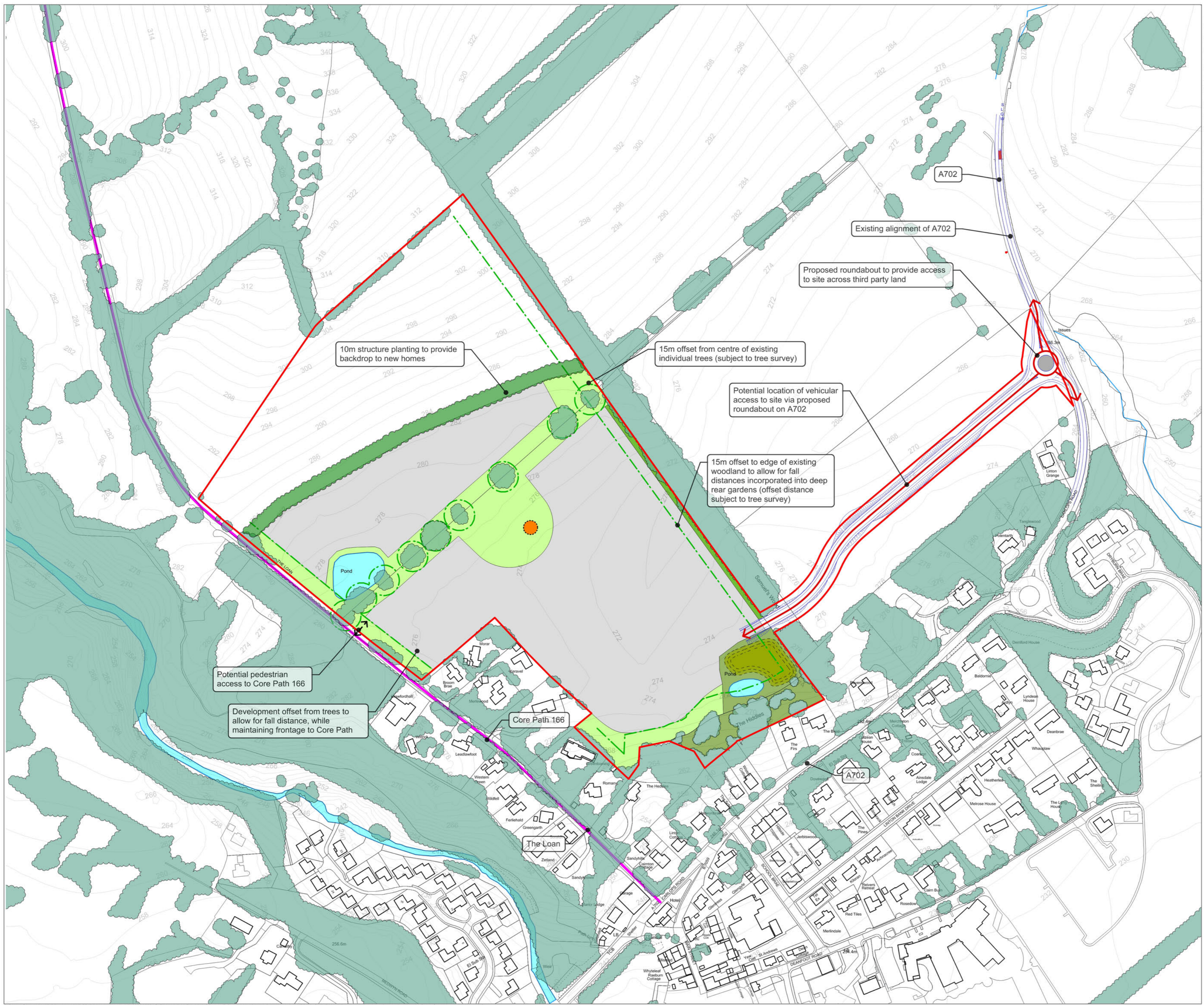
Land at Lintonbank, West Linton

Drawing No. 0126-West Linton-MPDF-P001-B
Indicative Development Framework

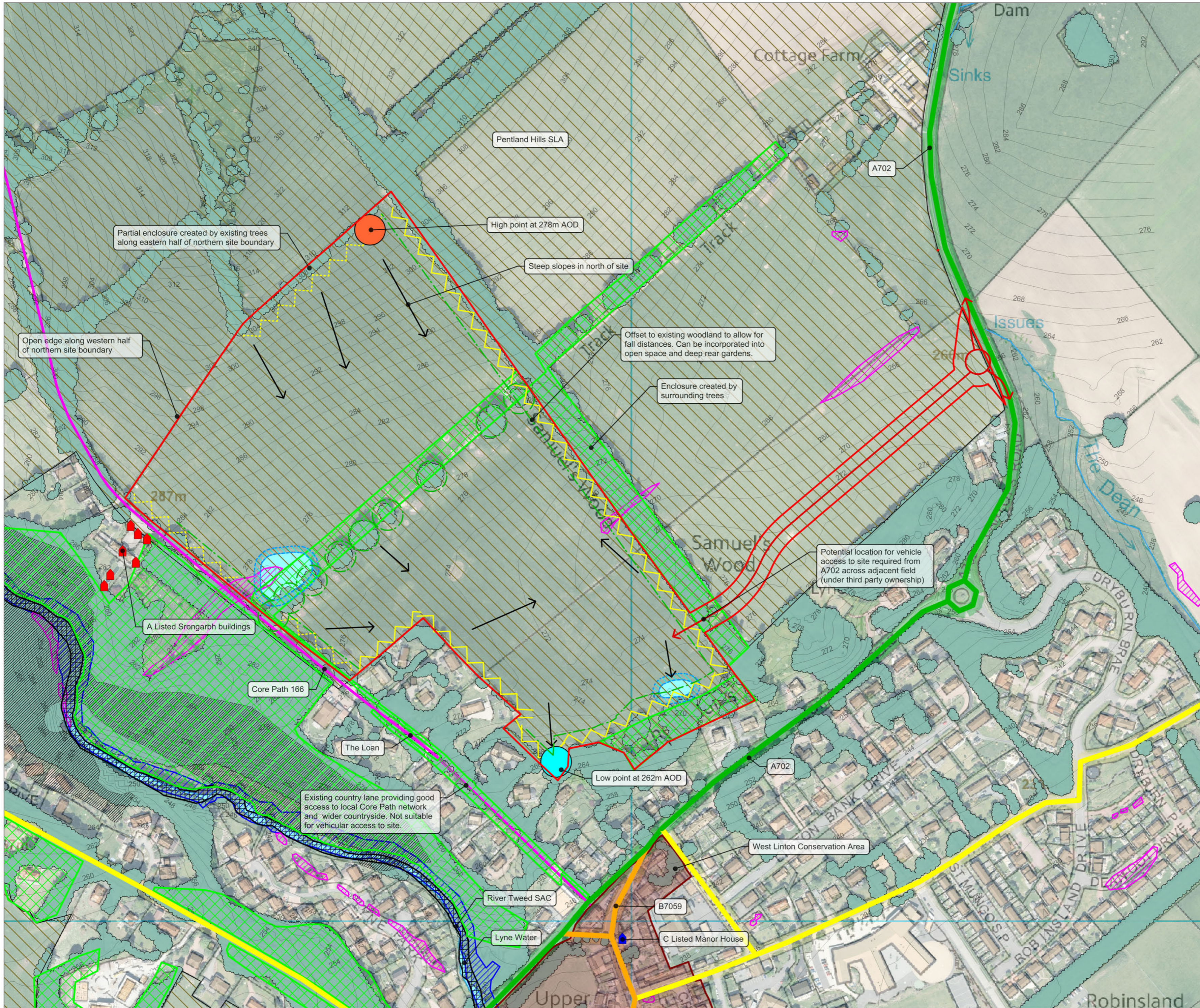
- Site boundary
- Potential developable area (7.69 ha / 19.00 ac)
 Around 230 homes at 30dph
- Note: Development may be capped at around 200 homes depending on access arrangements*
- Open space (2.19 ha)
 Required provision - 1.29 ha
 Open space provision based on 25.8m² per person (56m² per dwelling), subject to further discussion with the Council. Includes provision for Amenity Green Space, Grass Sports Pitches, Public Park, Equipped Play and Teenager/young people hang out.
- Natural green space (1.67 ha)**
 Required provision - 1.00 ha
 Requirement is based on 20m² per person per person (43.6m² per dwelling). Calculation includes structure planting, woodland edge planting, meadow grasslands, existing pond and SuDS.
- Proposed structure planting
- Woodland edge planting
- Meadow grasslands
- Indicative size and location of SuDS basin
- Existing trees
- Watercourse / waterbody
- 15m offset to existing woodland blocks and from centre of individual trees
 subject to further clarification through tree survey
- Indicative location for equipped play area
- ↔ Potential vehicular access route
- ← Potential pedestrian access
- Indicative road design and roundabout access arrangement
- 2m contours
- Core Path

Rev B (01.02.19) Drawn: SB Checked: KT Approved: KT
 Note: Access road updated
Rev A (28.01.19) Drawn: SB Checked: KT Approved: KT
 Note: Updated to option area
Rev - (11.10.18) Drawn: KP Checked: KT Approved: KT

Status: For Information
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**Land at Lintonbank,
West Linton**

**Drawing No. 0126-West Linton-STAN-P001-B
Site Appraisal**

- ▭ Site boundary
- ▭ Existing trees
- ▭ Tree Preservation Order (TPO)
- ▭ Ancient Woodland
- ▭ SEPA fluvial flood risk area
- ▭ SEPA pluvial flood risk area
- ▭ Watercourse / waterbody
- ▭ SEPA buffer to waterbody
- ▭ Conservation Area
- ▭ Special Landscape Area (SLA)
- ▭ Special Area of Conservation (SAC)
- ▬ Core Path
- ▬ A Road
- ▬ B Road
- ▬ Minor Road
- High point
- Low point
- ➔ Direction of fall of slope
- ▭ 2m contours
- ▭ Enclosure
- ▭ Partial enclosure
- ▭ 15m offset to existing woodland
- A Listed building
- C Listed building
- ↔ Potential vehicular access route

Rev B (01.02.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to revised access road

Rev A (28.01.19) Drawn: SB Checked: KT Approved: KT
Note: Updated to option area

Rev - (28.09.18) Drawn: KP Checked: KT Approved: KT

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