

Johnston, Charles

From: Andrew Fleming [REDACTED]
Sent: 03 March 2014 10:19
To: localplan
Subject: FW: 17709 17709/ A1 Kingsmeadows Road, Peebles
Attachments: 17709 A1 140227 AAF lj ltr to mwanless.pdf; 17709 A5 1400228 AAF Im FINAL Document LDP PP.pdf; 17709 - Promo Doc - Final Print 2014.pdf

Importance: High

For the attention of Martin Wanless, Forward Planning Manager

Dear Sir

Scottish Borders Local Development Plan: Proposed Plan

On behalf of Taylor Wimpey UK Ltd and AWG Property Ltd, please find enclosed with this email, our covering letter, statement of representations and proposal document for land at Kingsmeadows Road, Peebles.

Please could you confirm safe receipt of this email and enclosures.

Regards

[REDACTED]
Associate

Planning . Design . Delivery
bartonwillmore.co.uk
68/70 George Street
Edinburgh
EH2 2LR

[REDACTED]
Please consider the environment before printing this email



We are cycling to Cannes! Every last one of the 1500kms!
To find out more about this herculean madness, or to catch up with us in Cannes, please visit our website www.bartonwillmore.co.uk/MIPIM

"Information contained in this e-mail (and any attachments) is confidential and may be privileged. It may be read, copied and used only by the addressee, Barton Willmore accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this e-mail or any attachments. Barton Willmore accept no responsibility for staff non-compliance with the Barton Willmore IT Acceptable Use Policy."

BRISTOL
CAMBRIDGE
CARDIFF
EBBSFLEET
EDINBURGH
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOLIHULL

**BARTON
WILLMORE**

bartonwillmore.co.uk
68/70 George Street
Edinburgh
EH2 2LR

BY EMAIL AND POST

Director of Environment & Infrastructure
Plans and Research Team
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Scottish Borders
TD6 0SA

17709/A1/AAF/lj
27 February 2014

For the attention of Mr M Wanless, Forward Planning Manager

Dear Sir

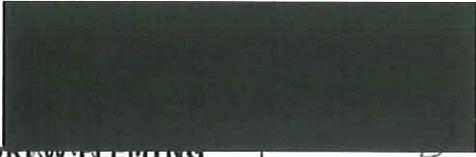
SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: PROPOSED PLAN

We are instructed by Taylor Wimpey UK Ltd and AWG Property Ltd who wish to respond to Scottish Borders Council's Local Development Plan: Proposed Plan.

Accordingly, on behalf of our clients, we enclose with this letter, our statement of representations in respect of the Proposed LDP and accompanying brochure which provides background information about our clients' site at Kingsmeadows Road, Peebles and provides details of proposals for the site. We request that our submissions are considered and reported to your Council and that you inform us of your response to these and other submissions which you have received.

We would be pleased to discuss our submissions with you in more detail and, should you require clarification of any matter, please do not hesitate to contact the undersigned. In the meantime, we would be grateful if you would confirm safe receipt of this letter and enclosures.

Yours faithfully


ANDREW FLEMING
Associate

Enc



FS 25637

Registered in England
Number: 0C342692

Barton Willmore LLP
Registered Office:
Beansheaf Farmhouse
Bourne Close
Calcot
Reading RG31 7BW
F/ +44 (0)1116 943 0601

RESPONSE TO
SCOTTISH BORDERS LOCAL
DEVELOPMENT PLAN:
PROPOSED PLAN
2013

PREPARED BY
BARTON WILLMORE

ON BEHALF OF
TAYLOR WIMPEY UK LTD
AND
AWG PROPERTY LTD

FEBRUARY 2014

**RESPONSE TO
SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN: PROPOSED PLAN
(2013)**

**ON BEHALF OF
TAYLOR WIMPEY UK LTD
AND
AWG PROPERTY LTD**

Project Ref:	17709			
Status:	FINAL			
Issue/Rev:	7			
Date:	February 2014			
Prepared by:	AAF			
Checked by:				

68-70 George Street
Edinburgh
EH2 2LR



Ref: 17709/7
Date: February 2014

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

1.0	INTRODUCTION	1
2.0	KINGSMEADOWS ROAD, PEEBLES	3
3.0	PROVISION OF A NEW BRIDGE	7
4.0	PHASING AND TRIGGER PAYMENTS	9

1.0 INTRODUCTION

- 1.1 Barton Willmore is instructed by Taylor Wimpey UK Ltd and AWG Property Ltd to submit this Statement of Representations as part of the consultation, by Scottish Borders Council, on the Scottish Borders Local Development Plan: Proposed Plan, published in December 2013.
- 1.2 The statement is accompanied by a development proposal (including masterplan) for 14ha of land to the south east of Peebles town centre for residential development which is identified, in the Proposed LDP as part of Site SPEEB005. The 14ha site, adjacent to the current development site at Kingsmeadows Road, is in the joint ownership of Taylor Wimpey and AWG.
- 1.3 The site and proposals on land at Kingsmeadows Road, Peebles can be brought forward to assist the Council in meeting housing requirements and in maintaining the necessary continuous, minimum five year supply of effective housing land, in an area where there is market demand. **Importantly, the earlier phasing of development on the site provides a unique opportunity for Scottish Borders Council to secure significant funding towards the building of a new bridge crossing of the River Tweed at Peebles which has been identified by the Council as a requirement. The early contribution to the cost of the bridge will ensure its delivery in the period to 2020.**
- 1.4 With appropriate site Master Planning, the development of the site will not compromise areas important for their qualities in respect of landscape, agriculture, or the natural and built environment.
- 1.5 The site can also be developed in association with the adjacent site, South West of Whitehaugh (ref. SPEEB003), owned by Taylor Wimpey. AWG and Taylor Wimpey are willing to work together to progress development on both sites in order to secure finance to help deliver a second bridge crossing of the River Tweed.
- 1.6 The delivery of this infrastructure would be a significant benefit to the local community, improving the environmental quality of the High Street. Given that the new bridge will benefit the whole town, including those sites allocated in the plan, we would expect contributions from all parties that will benefit from its implementation.

- 1.7 Barton Willmore would welcome an opportunity to discuss this statement and accompanying proposals with Scottish Borders Council and would wish to be informed of the Council's consideration of these and all other submissions in respect of the Proposed Local Development Plan. We would also wish to be kept informed of the continuing progress of the Local Development Plan towards formal adoption.

2.0 KINGSMEADOWS ROAD, PEEBLES – PART OF 'PEEBLES EAST' SITE (REF: SPEEB005)

- 2.1 The spatial strategy builds on the direction for development set by SESplan which identifies the Western Borders as a Strategic Development Area. Future development is focused on the main towns of the SDAs and they will continue to be the main focus for housing growth within the Borders. We note and support the identification of the Western SDA, focused on Peebles.
- 2.2 Clients Taylor Wimpey, secured detailed planning permission for residential development on land at Kingsmeadows Road, Whitehaugh in December 2007. To date Taylor Wimpey have sold 168 new homes on this site with 46 homes remaining to be built. With anticipated sales of 27 homes per annum, completion of this site is expected in mid 2015. This demonstrates that even taking account of the economic downturn, Taylor Wimpey has experienced strong demand in this part of the town which it anticipates will increase with the market.
- 2.3 Buoyed by the success of this site, Taylor Wimpey have been jointly promoting the land immediately to the east with AWG Property Ltd, for residential development. The extent of our clients land extends to approximately 14ha. The land forms part of the wider site identified in the Proposed Local Development Plan as 'Peebles East' (Site Ref. SPEEB005).
- 2.4 Several studies have been undertaken of our clients site including a landscape and visual assessment, ecological assessment, archaeological assessment, utilities assessment, assessment of flood risk and consideration of transport and access issues. **These studies have all confirmed the suitability of the site for development.**
- 2.5 Ecological survey work confirmed that the site is dominated by agriculturally improved reseeded grassland of low conservation value with no protected flora/ fauna identified within the site. An archaeological desk based assessment confirmed that no scheduled ancient monuments, archaeological sites or listed buildings are located within the site or the immediate vicinity of the site boundary. There is no historical record of the site ever having flooded and Scottish Borders Council have previously confirmed that the Site immediately to the west, which is marginally closer to the River Tweed than the site, is not at risk of flooding. Transport consultants, acting on behalf of our clients have considered the site in transportation terms and have advised on appropriate junction arrangements/ visibility splays for accessing the site. They have also advised that the site is well placed to accommodate bus transport as part of a wider town centre loop.

- 2.6 Following an assessment of the potential opportunities and constraints, a conceptual master plan has been prepared showing how the site might integrate with the current housing development to the west and the existing eastern settlement edge. Taking into account the need for a landscape framework, the requirements for open space, recreation, access and circulation, we consider the site to have an indicative capacity of 290 residential units. However, the precise number of units to be developed would ultimately be determined through discussion and agreement with Scottish Borders Council and in compliance with Scottish Government Policy and advice on design matters and detailed design. It is intended that the master plan proposals would evolve through ongoing consideration and consultation with the Council and local community to ensure the best and most appropriate proposals that will create a high quality environment with a strong sense of place.
- 2.7 A draft concept master plan, for illustrative purposes only, is contained in the accompanying brochure and demonstrates a sustainable expansion of the town that knits the site's structure in combination with the current housing Site to the existing townscape structure. This demonstrates the logical expansion area for the town and that with the appropriate landscape structural framework, development could be accommodated without compromising or adverse impact upon the surrounding area in terms of landscape, natural and built environment.
- 2.8 We refer to Scottish Borders Council's own assessment of the site, as part of the previous Scottish Borders Local Plan Amendment Strategic Environmental Assessment, and the Council's conclusion, based on an overall assessment, that **"the site is considered acceptable in the overall assessment"**.
- 2.9 The Site has **distinct advantages for the provision of housing**. These can be summarised as follows:
- The Site is well located in relation to existing residential development within South East Peebles (and importantly is identified as a preferred area for future expansion);
 - Development of the site for housing would assist the Council in maintaining the necessary continuous, minimum five year supply of effective housing land;
 - Local community facilities within Peebles settlement, including a primary school, nursery, recreational facilities, and employment generating uses are all within walking distance;
 - The Site is in close proximity to existing local bus services with potential to increase patronage of these services;

- Vehicular and pedestrian access could be provided directly from Kingsmeadows Road and via the adjoining site to the west;
- An existing footpath network is situated adjacent to the site with links to the wider network;
- The Site is subject to no restrictive statutory agricultural, mineral, archaeological or nature conservation designation which would preclude its development;
- The Site suffers no physical constraint which would prevent or inhibit its development;
- It is considered that there is adequate capacity available to service the proposed development with electricity, gas, water and telecoms and no insurmountable constraints have been identified during utilities assessment to recommend against development at this location;
- The Site fits within a Landscape Strategy framework in accordance with requirements of Scottish Borders Council.

2.10 The conceptual approach to the preparation of the master plan has taken full cognisance of the identified opportunities and constraints.

2.11 Importantly, the site can deliver mainstream and affordable housing, the potential for live/work units to encourage working from home, high quality open space and an attractive new gateway to the town.

3.0 PROVISION OF A NEW BRIDGE LINKING NORTH AND SOUTH OF THE RIVER TWEED

- 3.1 Peebles is the last river town within the Borders to rely upon a single river crossing and the Proposed Local Development Plan acknowledges the importance of the provision of a new bridge for the town. One of the key aims of providing a new bridge crossing is to tackle congestion on the High Street and to improve its amenity. According to the Proposed Plan, the time has been reached when development sites in Peebles need to contribute towards the tackling of congestion and the potential provision of a second crossing. The Proposed Plan identifies three 'longer term' sites for development in Peebles, including our clients land at Kingsmeadows Road and identifies the provision of a new bridge linking north and south of the River Tweed as a requirement for each of these 'longer term' sites.
- 3.2 We understand that three bridge options were recently taken forward for further detailed consultation with a view to finalising a preferred route option, following the community consultation exercise.
- 3.3 A range of costs (from £4.51m to £4.87m) have been identified for the various options. In relation to these cost estimates, it is acknowledged that there is a risk that **Scottish Borders Council will not be able to allocate suitable financial resources to the promotion of this project without contributions from the private sector.**
- 3.4 Importantly, a significant **early contribution** to the cost of the bridge is required in order to ensure its delivery in the period to 2020. (emphasis added) It is unlikely that these costs can be met through contributions from existing planned sites or through the public sector.
- 3.5 Our clients have undertaken a financial appraisal of the proposed mixed residential/business use scheme for the site at Kingsmeadows Road Peebles, as identified in the Proposed LDP and also a financial appraisal for a proposal based purely on residential development on the site. The appraisals are based on worked examples for mixed use and for residential use only on the site. The context for this is the generation of finance to contribute towards/ deliver a new Tweed crossing for the town. This is particularly important bearing in mind that Peebles is the last river town within the Borders to rely upon a single river crossing.
- 3.6 When affordable housing and the business use element of the mixed use scheme are costed and after allowing for professional fees and site abnormalities, there is no value

generated towards the bridge construction. The only element of the respective schemes which generates value towards the bridge construction is the private residential element. After allowing for build cost, professional fees, site abnormalities and land costs, we have identified surplus money per private residential dwelling, based on two conceptual schemes, which could be available towards funding the bridge project.

- 3.7 Clearly, a full residential development on the site generates greater levels of potential funding towards a new bridge than would be generated by a mixed use development incorporating an element of housing.
- 3.8 Therefore, we consider that there is merit in the Council taking cognisance of this consideration and that whilst the detailed consideration of the bridge is separate to the LDP process, its timely delivery is more likely on the basis of funding generated from a purely residential development on the Kingsmeadows Road site.
- 3.9 There is a **unique opportunity** to bring forward the phased longer term development at Kingsmeadows Road for housing (including affordable housing) on the basis that this contributes significantly to the funding of the new bridge, early on. On the basis of residential development, only, on the site, Taylor Wimpey and AWG are confident that they can contribute significant funds towards the delivery of the new bridge, if not the entire funding package for its delivery.
- 3.10 **We respectfully request that our clients 14ha of land, identified as part of Site SPEEB005 and currently referred to as 'Potential Longer Term Mixed Use' is referenced instead as a 'Housing Site'. We also request that this site is allowed to come forward for development during the lifetime of the LDP, particularly as its release and development will free up funding to deliver the bridge, sooner rather than later and certainly prior to 2020.**
- 3.11 Given the comments above regarding funding levels for residential use, only, on the site and the aspiration for the bridge to be delivered prior to 2020, it would appear logical in our view to provide clarity and certainty and avoid the potentially cumbersome approach of having to apply criteria contained in Policy PMD3: Land Use Allocations to proposals for the site. This policy requires developers, when seeking another use on an allocated site, to amongst other things, demonstrate the significant community benefits that are considered to outweigh the need to maintain the original proposed use.

4.0 PHASING AND TRIGGER PAYMENTS

- 4.1 Development on the site would be carefully controlled with development phased in agreement with Scottish Borders Council via a Section 75 agreement. This would control the number of houses built per annum. Thus giving the Council full control over the timing/ release of development and allowing the development's gradual absorption with the wider community in a considered manner. Payments towards the new bridge could be linked to the above phasing agreement.
- 4.2 We note that the Proposed LDP identifies a number of sites within the settlement for a mix of uses including housing, business and industry. Given that the new bridge will benefit the whole town including those sites allocated in the plan, we would expect contributions from all parties that will benefit from its implementation.
- 4.3 **We respectfully request that Scottish Borders Council include the above site at Kingsmeadows Road, Peebles, as an allocation for residential development (short term) in the emerging Scottish Borders Council Local Development Plan in order to secure appropriate funding for the delivery of the new Tweed Bridge prior to 2020.**



Kingsmeadows Road Peebles

a sustainable housing proposal
June 2012

Taylor
Wimpey



BARTON
WILLMORE
Planning · Design · Delivery

Kingsmeadows Road, Peebles • June 2012

CONTENTS

2

BARTON WILLMORE

12 Alva Street
Edinburgh
EH2 4QG

Desk Top Publishing and Graphic Design by Barton Willmore

Document: 17709

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of The Barton Willmore Partnership.

contents

Introduction	4 - 5
Site Appraisal and Context	6 - 15
Concept Masterplan	16 - 21
Sustainability	22 - 23
Phasing	24
Summary and Conclusions	25

INTRODUCTION

Barton Willmore is instructed by Taylor Wimpey UK Ltd and AWG Property Ltd to submit this proposal as part of the consultation by Scottish Borders Council on the Local Development Plan (LDP) Main Issues Report. The statement provides support and justification for the identification of land to the southeast of Peebles town centre, immediately east of a current development site at Kingsmeadows Road, for residential development in the context of the emerging LDP. The 14ha site is in the joint ownership of Taylor Wimpey and AWG.

The site and proposals on land at Kingsmeadows Road, Peebles can be brought forward to assist the Council in meeting housing requirements and in maintaining the necessary continuous, minimum five year supply of effective housing land, in an area where there is market demand. With appropriate site Master Planning, the development of the site will not compromise areas important for their qualities in respect of landscape, agriculture, or the natural and built environment.

The site can also be developed in association with the adjacent site, South West Whitehaugh, owned by Taylor Wimpey. AWG and Taylor Wimpey are willing to work together to progress development on both sites in order to secure finance to help deliver a second bridge crossing of the River Tweed. This would be a significant benefit to the local community, improving the environmental quality of the High Street.

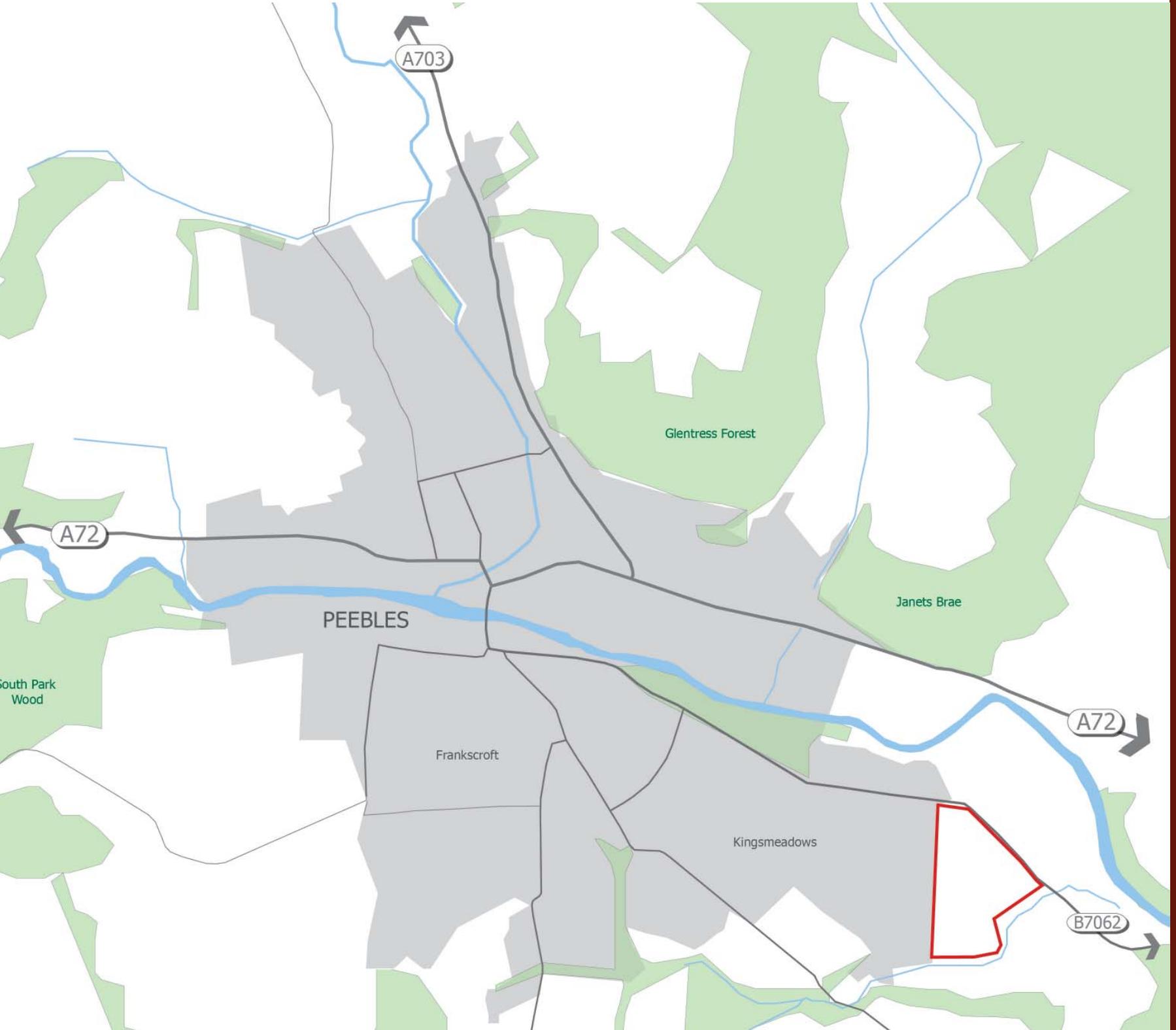
Taylor Wimpey and AWG consider this to represent a sustainable location for future housing development, close to existing established residential areas and facilities and capable of being well integrated with existing and potential future public transport provision. The site has been subject to a detailed landscape and visual appraisal in accordance with recognised best practice and is considered suitable to accommodate built development, incorporating existing landscape features and landscape mitigation measures which would minimise any potential effects.

Barton Willmore have prepared a Concept Master Plan in support of the identification of this site for residential development. The site and conceptual proposals are the result of an iterative process which commenced with a careful assessment of the opportunities and constraints of the wider area.

Several studies have been undertaken of the site including a landscape and visual assessment, ecological assessment, archaeological assessment, utilities assessment, assessment of flood risk and consideration of transport and access issues. These have all confirmed the suitability of the site for development.

The Concept Masterplan, which is supplied for illustrative purposes only, provides an indication as to the potential shape and form of development within the site.

Barton Willmore would welcome an opportunity to discuss these proposals with Scottish Borders Council and would wish to be informed of the Council's consideration of these and all other submissions in respect of the Local Development Plan Main Issues Report. We would also wish to be informed of the continuing progress of the Local Development Plan towards adoption.



SITE APPRAISAL AND CONTEXT

THE SITE AND ITS SURROUNDINGS

The site extends to 14 ha in area and is located on the eastern edge of the Peebles settlement boundary. The site forms a roughly rectangular shaped land parcel and is exclusively used for pasture.

The western boundary of the site is formed by the current residential development which forms the eastern edge to the settlement. The northern boundary adjoins the Kingsmeadows Road (B7062) and includes a woodland belt, an avenue of mature beech trees and an open field boundary along the eastern approach into Peebles. Cavalry Business Park is located to the north east of the site, immediately north of the B7062.

The southern boundary follows a field margin to the north of the Haystoun Burn and includes an area of existing woodland extending to the south west of Whitebridge which is immediately to the east of the site.

The site is flat and occupies low-lying land associated with the valley floor of the River Tweed. The site lies at an elevation of 160 metres AOD and slopes imperceptibly north-eastwards towards the B7062.



Looking South Over the Site



Existing Housing Adjacent to Site



Kingsmeadows Road



Aerial Photograph with Red Line Boundary

MOVEMENT

The site is well located in relation to the extensive network of footways and paths, cycleways and routes in the east of Peebles. Existing provision for pedestrians and cyclists just west of the site consists of 1.5 metre wide advisory cycle lanes on the north and south sides of the B7062 Kingsmeadows Road, extending from the Tweed Bridge south of the Town Centre to the Cavalry Park Business Centre northwest of the site.

A footway is provided on the southern side of Kingsmeadows Road providing a link with Peebles Town Centre.

The site is located some 1,400 metres from the Priorsford Bridge, a footbridge across the River Tweed which provides direct access to the High Street. There is a pedestrian signal crossing on Kingsmeadows Road immediately south of the bridge, which provides a safe crossing opportunity for pedestrians using the footway on the south side of Kingsmeadows Road.



Local Bus Services

Peebles High Street is approximately a 1.7km walk from the Site which is very slightly outwith the 1.6km generally considered to be an appropriate distance for walking to local facilities. Whilst the town centre amenities are more readily accessible by public transport or cycling, there are some much closer to hand including a Primary School at Priorsford and private Nursery at Cavalry Park.

The potential exists for the existing footway and cycling facilities to be extended beyond their current limits into the site.

Bus Services

The site is well located in relation to existing public transport services. Kingsmeadows Road is served by two regular bus services which provide direct links to Peebles Town Centre and include an express service to Edinburgh. Other services from Peebles Town Centre provide links to Edinburgh and towns in the Scottish Borders such as Melrose, Galashiels, Biggar (South Lanarkshire) and West Linton.



Peebles High Street

The Site accords well with the sustainability objectives of Scottish Planning Policy. It is capable of being integrated into existing and extended networks for walking, cycling and public transport. The proximity to Peebles town centre and local amenities would assist in promoting journeys to and from the site by foot, bicycle and public transport.

The location of the site provides good direct access to both the local and strategic road networks.

FACILITIES

Peebles Town Centre contains a range of independently operated shops as well as a several supermarkets. The town is also home to a Hospital, several pharmacies and GP surgeries.

2 Schools are situated to the south of the River Tweed within a 20 minute walking distance of the site.

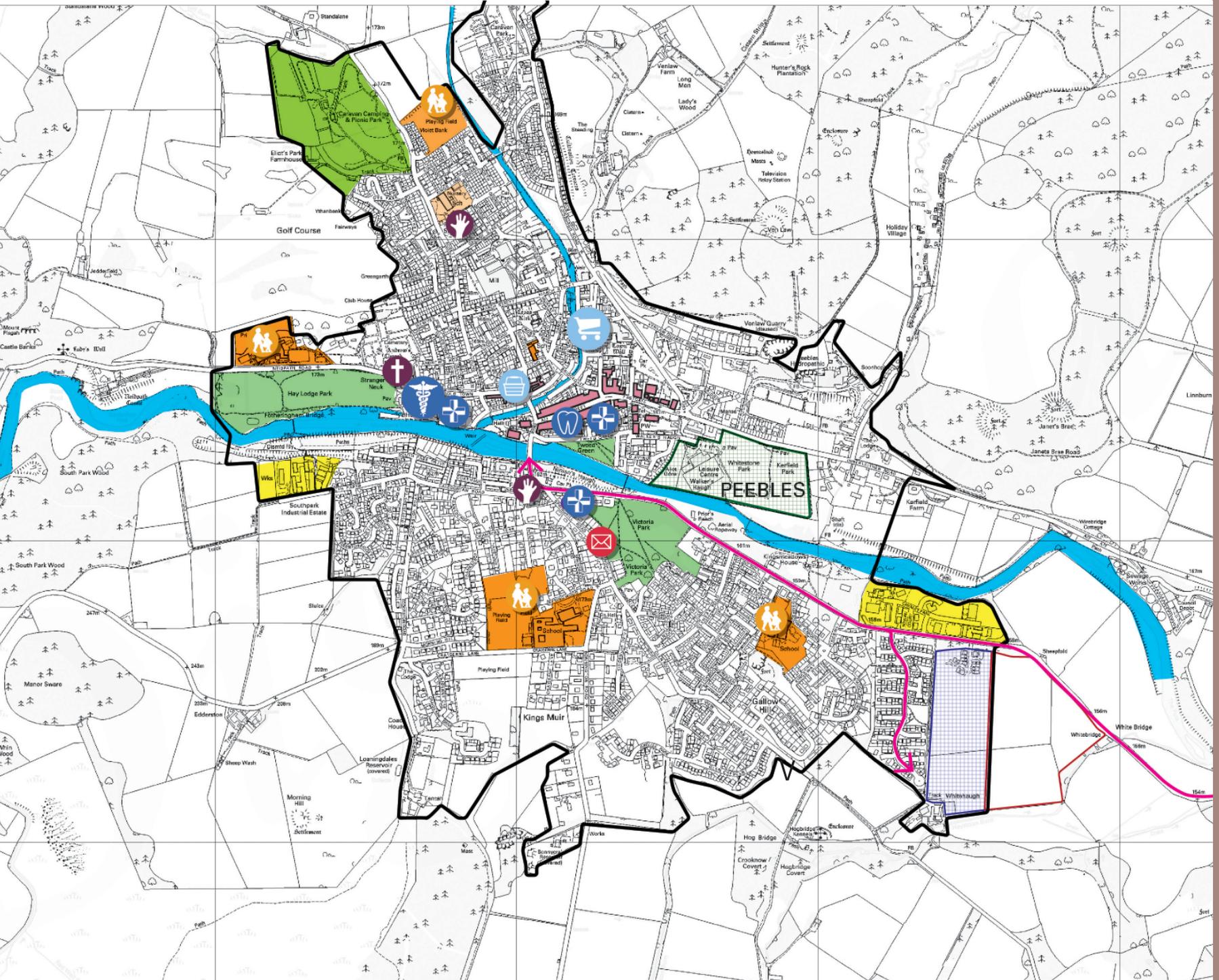
In addition, Cavalry Park Business centre is located across Kingsmeadows Road



Priorsford Bridge

LEGEND

-  Large Supermarket
-  Small Supermarket
-  Post Office
-  School
-  Hospital
-  Dentist
-  Pharmacy
-  Place of Worship
-  Community Centre
-  Bus Routes



LANDSCAPE

The Site is located on the eastern edge of Peebles, immediately east of the built up area. It comprises some 14ha of farmland, used for pasture, which is generally devoid of significant vegetation. The eastern boundary of the Site follows vegetation established along Haystoun Burn and forms a logical settlement expansion across a contiguous alluvial plain influenced by existing residential development.

The topography of the area is strongly undulating and there are a number of major ridgelines within the landscape surrounding the Site. The Site is located on the valley floor of the River Tweed some 140 metres to the south of the river. To the west of the Site, extends the built up area of Peebles associated with the valley floor of the River Tweed and the lower valley sides. Kingsmeadows Road and Innerleithen Road extend eastwards from Peebles following the lower lying land associated with the valley floor.

The visual appraisal demonstrates that the Site is not visually prominent in the wider landscape due to the substantial vegetation that forms its boundaries and due to the intervening topographical variation, woodland blocks and tree groups within the local countryside. Visibility towards the Site is generally restricted to localised views

including views from an adjacent section of Kingsmeadows Road and residential development along the eastern boundary. Where visible in longer views, the Site is observed in the context of established residential development along a contiguous area of valley floor. The introduction of new planting around the boundary of the Site and along the existing field boundaries would link with an established woodland framework and assist in screening available views towards the existing residential edge.

The provision of a scheme of strategically located landscape measures would complement the landscape characteristics of the Site and its surroundings, and would result in an attractive setting for the new development, as well as protecting the visual amenity of the surrounding area. It is considered that the proposed residential development would be a positive element within the landscape and would not adversely affect the character and appearance of the surrounding area, or have an adverse effect on the landscape or visual amenities of the area, including from Kingsmeadows Road to the north-east of the Site. In addition, the landscape measures proposed would assimilate the residential development into the surrounding landscape and provide amenity and nature conservation benefits.



Aerial Photograph of Site Boundary

ECOLOGY

The site and surrounding land have been surveyed to assess the habitat resource it represents, for evidence of use by protected species and proximity to sites designated as important ecological assets.

The overall ecological value of the site is low. Habitat diversity is low. The habitats are very simple, reflecting the intensive use of the land and the modification or artificial creation of the habitats.

There was potential for bats using the site but no evidence was found and there was evidence that otters use the Haystoun Burn near to the site.

The findings imply that the most important consideration in the allocation of the land for housing is the potential effect on the Haystoun Burn. The Burn is an element of the River Tweed SAC. It would be possible to develop the land and protect the aquatic habitat and species. Measures can be put in place to ensure there is no adverse effect on habitats and species. There was no evidence of protected species using the site.

In summary, the land is currently intensively farmed, conferring a restricted habitat value.

Development of the land will result in the loss of low value habitat.

Tree and shrub planting will be an element of the development. There will also be the introduction of wildlife feeding and breeding habitat with the creation of private gardens. This will not compromise the biodiversity value of the land.

Surface water drainage control will safeguard the conservation objectives of the River Tweed SAC.

Development can be achieved on the land without negative impacts on ecological interests and systems. The field immediately to the west of the proposed development site is currently being developed. It is clear that measures employed on this site to safeguard the Haystoun Burn and the River Tweed have been approved. Similar measure could be adopted on development of the site.

A change of land use to housing would result in habitat diversification and the introduction of management. Modern habitat creation and management methods can be introduced that would improve wildlife potential of the site in both the short and long term.

HERITAGE

There are no Listed Buildings or Scheduled Monuments within the site boundary.

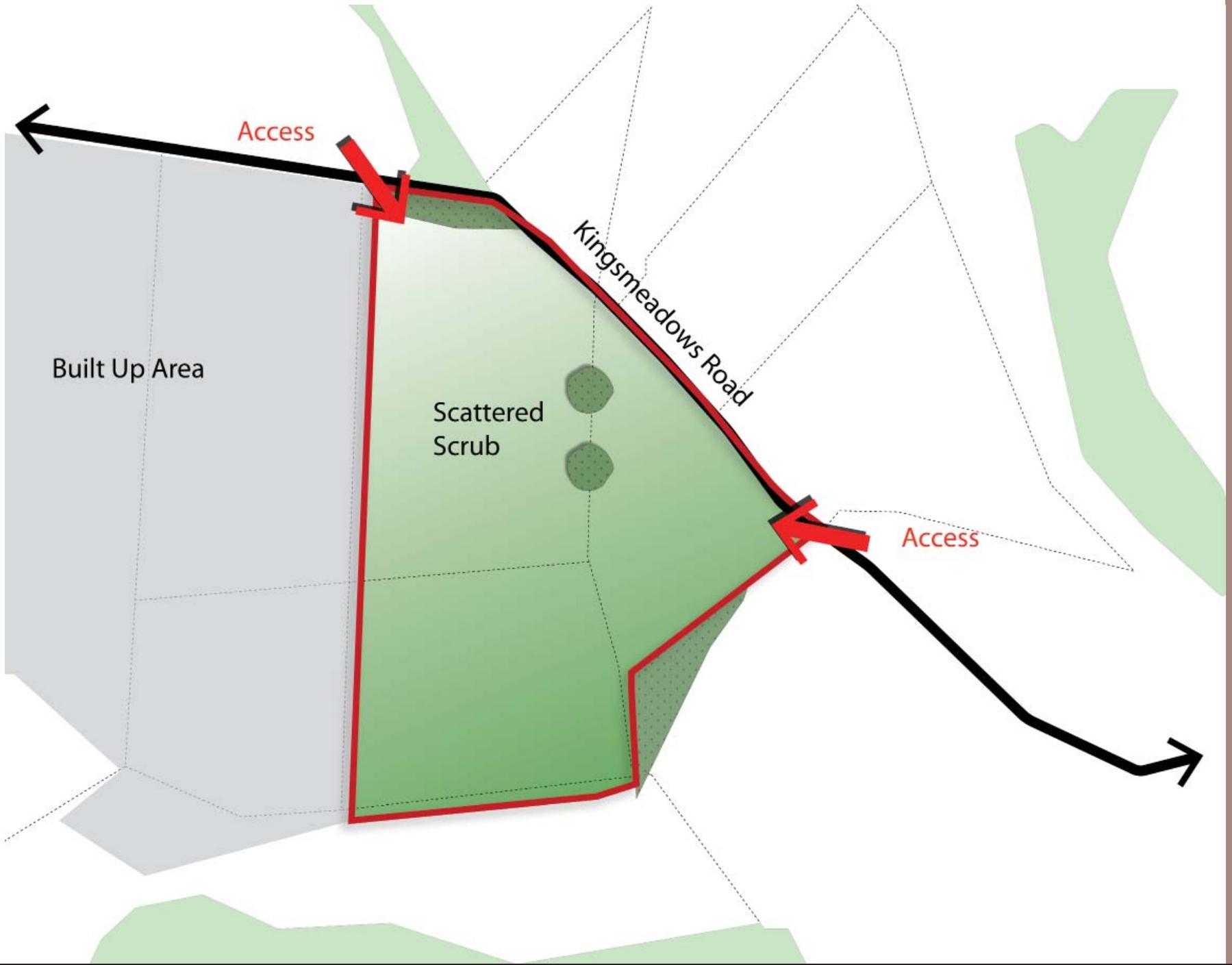
There are no identified archaeological sites within the site boundary. A detailed archaeological investigation will be carried out to verify whether or not the site contains any archaeological remains of merit.

Should investigations identify archaeological features then appropriate mitigation measures, in accordance with national policy and advice, will be adopted.

DRAINAGE

A sustainable urban drainage system (SUDS) will be sensitively incorporated within the site during the detailed design stage in order to handle attenuation and treatment for surface water run-off. SUDS proposals will deal in an integrated way with the issues of water quantity, water quality and amenity.

The intention is to integrate SUDS as part of the 'green infrastructure' within the site. This approach will enable connectivity from the green networks/integrated habitats network perspective.



UTILITIES

Electricity

The nearest 11 kV or sub-station to the site is approximately 165m to the west and assuming a suitable route and wayleaves granted through the adjacent development, the local 11 kV circuit appears to have sufficient capacity to serve the proposed development.

Available capacity will have to be confirmed at a later stage in the development process by submission of formal point of connection application to Scottish Power.

A new sub-station will be required on the development site. This will need to be developed at a later stage in the development following application to Scottish Power.

Gas

There are currently no existing Scotland Gas Networks (SGN) mains adjacent to the site, however the Gas Transportation Company (GTC) have a network along the western boundary of the site. The nearest SGN main is located approximately 260m west of the site.

Suitability for connection would depend on the requested load, however, considering the size it would be reasonable to assume that gas would be available for an average density of residential development.

Available capacity will have to be confirmed at a later stage in the development process by formal submission to GTC and/or SGN.

Water

Scottish Water's asset capacity resource confirms that, at present, the Bonnycraig Water Treatment Works (WTW) that serves Peebles, has available capacity of 457 housing equivalent units.

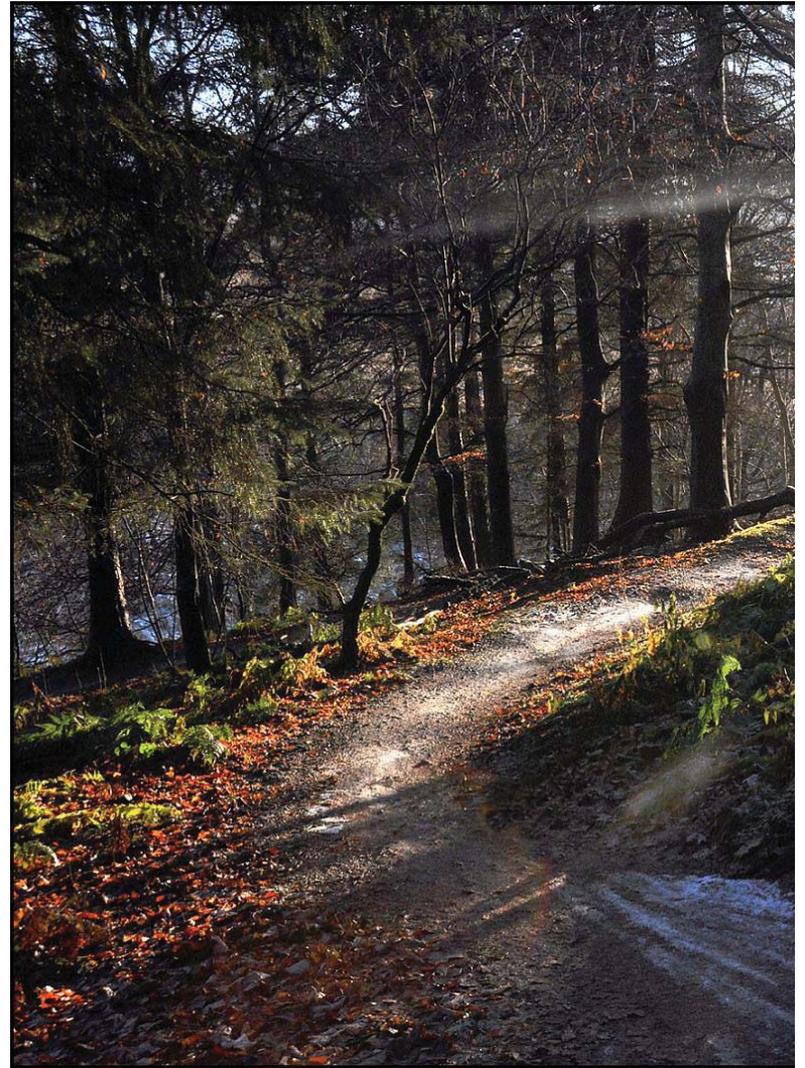
There are water distribution mains adjacent to the proposed site and it is considered that the size of these existing mains could support the development.

This will need to be confirmed at a later stage in the development process by submission of a Development Impact Assessment (DIA) to Scottish Water.

Conclusions

In conclusion it is considered that there is adequate capacity available to service the proposed development with electricity, gas and water and no insurmountable constraints have been identified during the assessment to recommend against development at this location.

Formal applications to the various utilities at a later stage in the development process will be required to confirm on capacity and develop greater detail on how the site will be serviced.



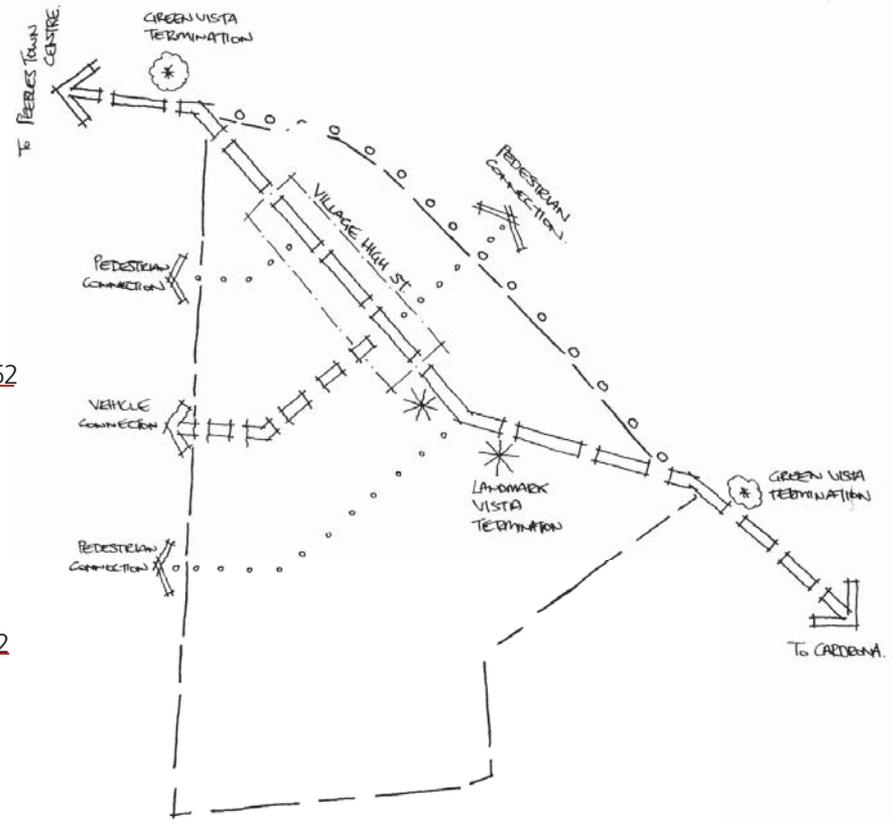
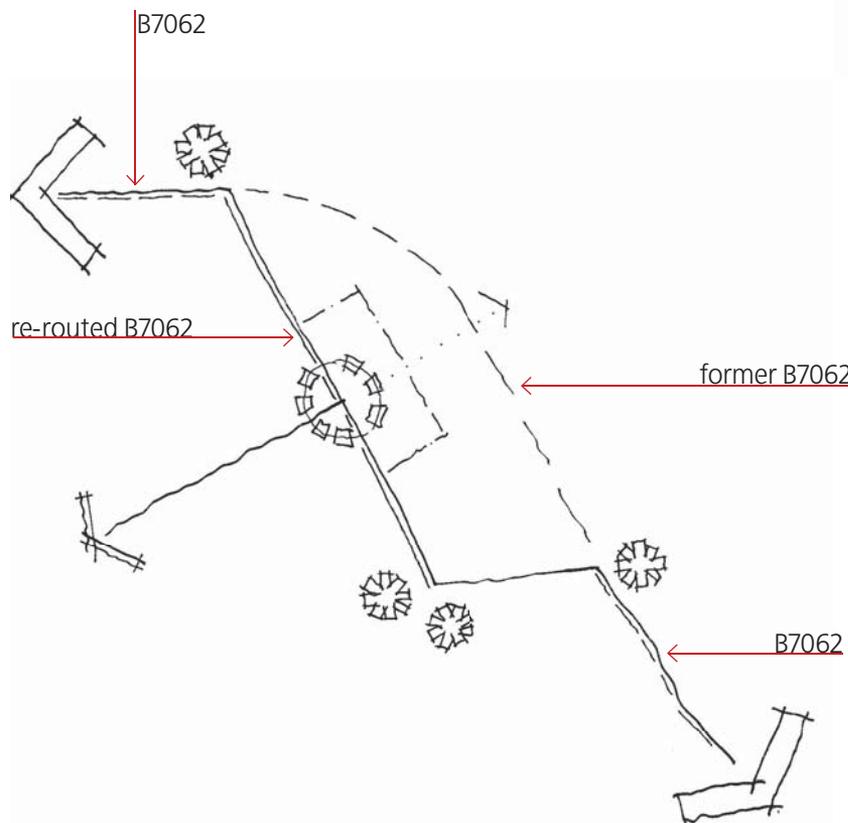
CONCEPT MASTERPLAN

THE CONCEPTS

A Distinctive New Neighbourhood

The site lies on the south eastern edge of Peebles, along the B7062. In order to create a distinctive new neighbourhood the development proposals seek to establish a distinct gateway to the town.

This can be achieved by re-routing the B7062 through the site and creating nodes of activity and visual interest along a 'village high street' that could contain some local shops and facilities. This approach would reflect the traditional form common among peripheral villages.

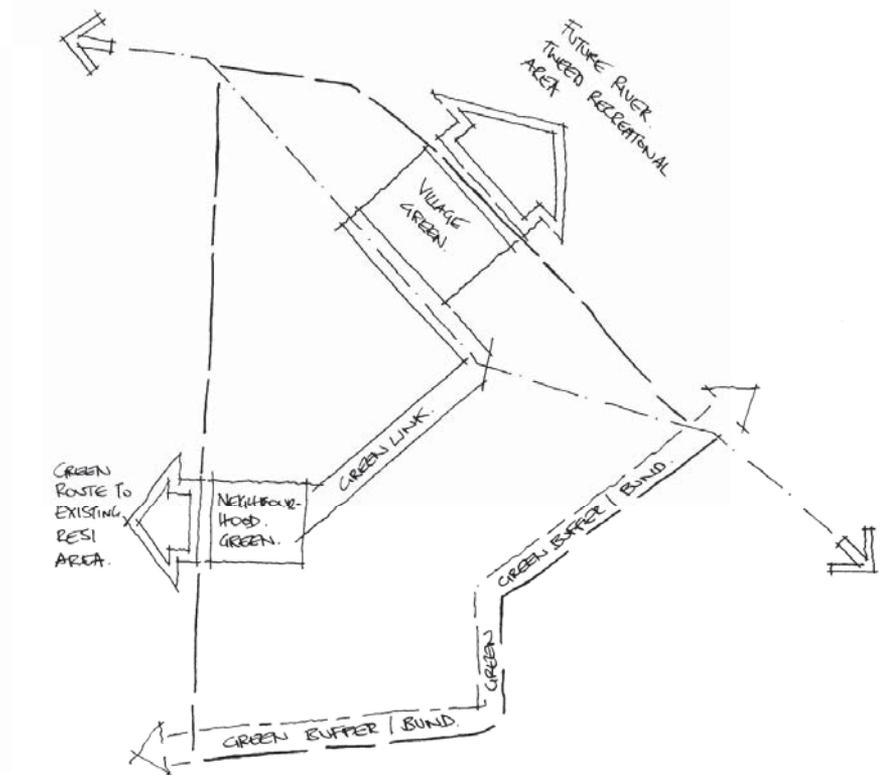
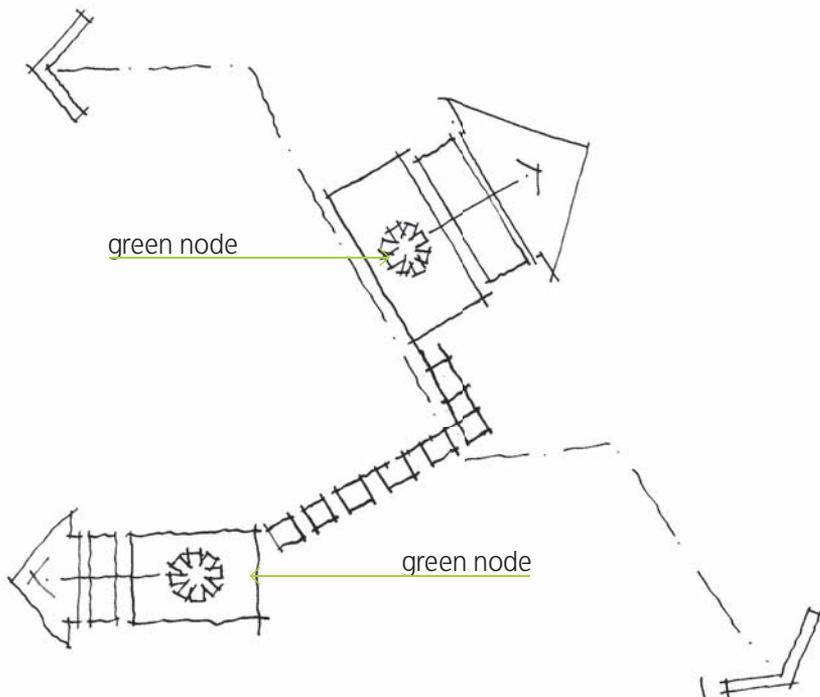


Green Infrastructure

Further to the north-south main vehicular route will be a distinct green connection from west to east through the site via a network of green spaces and routes.

The potential recreation area between the site and the River Tweed will be easily accessible from a 'village green' before crossing the proposed traffic calmed B7062.

The current housing development to the west of the site will be connected to the site via numerous pedestrian routes along its western edge.



MOVEMENT

Currently the B7062 forms the northern and eastern boundary to the site. The road is rural in nature and recent development to the west of the site has been set back behind boundary planting.

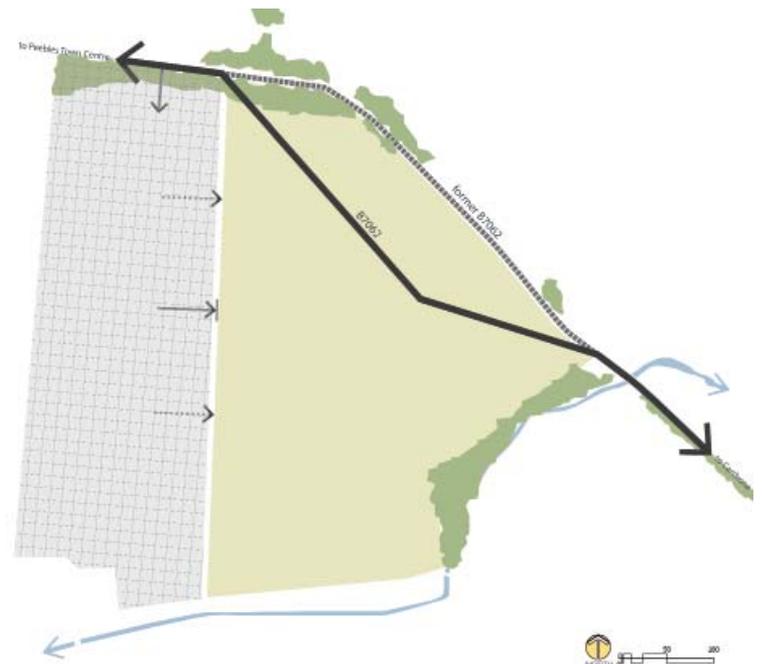
The plans shown opposite indicate the re-routing of the B7062 through the development site. This approach provides the opportunity to create a new residential area around this route and create a small village high street that would give a distinctive character to the new development and promote and encourage high quality urban design and architecture.

It would be intended that the new street would be designed to a level that would accommodate public transport, a minimum carriageway width of 6 metres.

EXISTING MOVEMENT PLAN



MOVEMENT PLAN



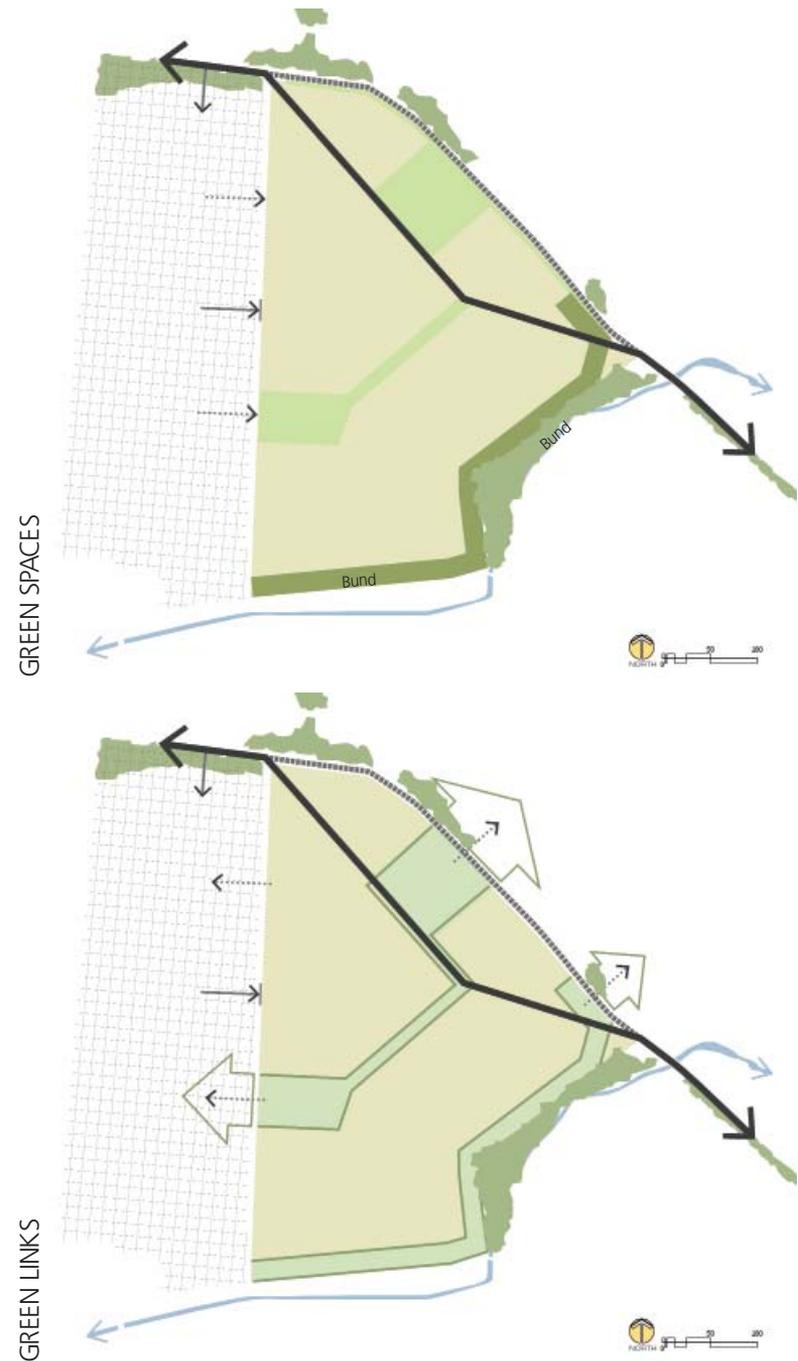
OPEN SPACE

The main components of open space sit alongside the site's eastern and western boundaries. The western area is located beside a pedestrian route linking into the site from the existing residential area. It is likely that a children's play area will be located within this space.

The second area of open space is located adjacent to the village high street and would be very different in character. This space could provide a village green and be a central element to the creation of place.

It is proposed that a linear park / green route is provided that will link between the two main areas of green space.

A bund is likely along the site's southern boundary to prevent against flooding from the nearby burn, however this presents the opportunity to provide either structural planting as well as a potential walking route which will connect the south eastern corner of the site with the wider green network.



MASTER PLANNING FORM

Following an assessment of the potential opportunities and constraints, a conceptual master plan has been prepared showing how the site might integrate with the current housing development to the west and the existing eastern settlement edge. Taking into account the need for a landscape framework, the requirements for open space, recreation, access and circulation, we consider the site to have an indicative capacity of approximately 290 residential units. However, the precise number of units to be developed would ultimately be determined through discussion and agreement with Scottish Borders Council and in compliance with Scottish Government Policy and advice on design matters and detailed design. It is intended that the master plan proposals would evolve through ongoing consideration and consultation with the Council and local community to ensure the best and most appropriate proposals that will create a high quality environment with a strong sense of place.

The draft concept master plan opposite, for illustrative purposes only, demonstrates a sustainable expansion of the town that knits the site's structure in combination with the current housing Site to the existing townscape structure. This demonstrates the logical expansion area for the town and that with the appropriate landscape structural framework, development could be accommodated without compromising or adverse impact upon the surrounding area in terms of landscape, natural and built environment.

We refer to Scottish Borders Council's own assessment of the site, as part of the Scottish Borders Local Plan Amendment Strategic Environmental Assessment, and the Council's conclusion, based on an overall assessment, that "the site is considered acceptable in the overall assessment".

The Site has distinct advantages for the provision of housing. These can be summarised as follows:

- The Site is well located in relation to existing residential development within Peebles and its allocation for housing would ensure accordance with the majority of the criteria of the Approved Structure Plan Policy H3 – Housing Land Allocation, against which Local Plans assess sites for housing;
- Development of the site for housing would assist the Council in maintaining the necessary continuous, minimum five year supply of effective housing land;
- Local community facilities within Peebles settlement, including a primary school, nursery, recreational facilities, and employment generating uses are all within walking distance;
- The Site is in close proximity to existing local bus services with potential to increase patronage of these services;
- Vehicular and pedestrian access could be provided directly from Kingsmeadows Road and via the

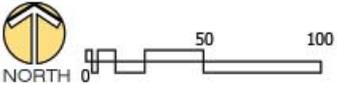
adjoining site to the west;

- An existing footpath network is situated adjacent to the site with links to the wider network;
- The Site is subject to no restrictive statutory agricultural, mineral, archaeological or nature conservation designation which would preclude its development;
- The Site suffers no physical constraint which would prevent or inhibit its development;
- It is considered that there is adequate capacity available to service the proposed development with electricity, gas, water and telecoms and no insurmountable constraints have been identified during utilities assessment to recommend against development at this location;
- The Site fits within a Landscape Strategy framework in accordance with requirements of Scottish Borders Council.



- Legend**
- Primary route
 - Former B7062
 - Pedestrian route
 - Open space
 - Bund
 - Development blocks
 - Key frontages
 - Secondary frontages
 - Green activity
 - Key buildings

DRAFT FOR ILLUSTRATIVE PURPOSES ONLY



SUSTAINABILITY

The Concept Master Plan proposes a sustainable extension to Peebles that knits the site's structure to the existing townscape structure. This integration increases the permeability of the townscape structure and existing footpaths are shown tying in to connect with the proposed green network.

The site is integrated with the wider area through provision of integrated, sustainable/ attractive transport links to the town centre and beyond.

The Concept Masterplan identifies development areas only and does not differentiate between housing typologies. During the next stage of the process, the master plan, can be developed to indicate an appropriate mix of house types which will facilitate a socially and environmentally sustainable development.

The Concept Master Plan establishes a clear sense of place, distinct identity and quality environment by reintroducing a traditional townscape structure of blocks, streets and enclosed greens to the fabric

of Peebles. The diversity of community greens and squares offer robust open space typologies which demonstrate a strong sense of legibility, compliant with Scottish Government PAN 65: Planning and Open Space and Designing Places.

The Concept Master Plan seeks to minimise environmental impact and impact on the landscape setting through the sensitive integration of built form into the landscape. Existing vegetation is preserved and enhanced with supplemental planting. Field boundaries are preserved and reflected within the layout of the proposed development where possible.

Building Design & Performance

The proposed housing will be built in accordance with the most up-to-date Building Regulations. Wherever possible buildings will be orientated to exploit the potential for passive solar gain. Solar gain will primarily be achieved through window design and use of glazed areas. However, such design solutions may need to be supplemented through other methods to

ensure that energy targets are achieved. In this respect, consideration will need to be given to a range of renewable energy measures including: Solar water heating, photovoltaic cells and ground source heat pumps.

Waste

The proposed development will provide appropriate opportunities for efficient storage, collection and recycling of waste as follows:

- Recycling arrangements will form part of the detailed layouts and designs associated with the development;
- Domestic recycling arrangements will comply with Council policy requirements;
- Future residents will be provided with facilities for composting where possible.

A Waste Management Strategy taking account of the commitment to minimise

waste both during and following construction will be agreed and in place prior to the commencement of development.

Water

Water demand will be reduced wherever possible through adherence to measures set out in water efficient devices such as toilets, taps, showers, water butts etc.

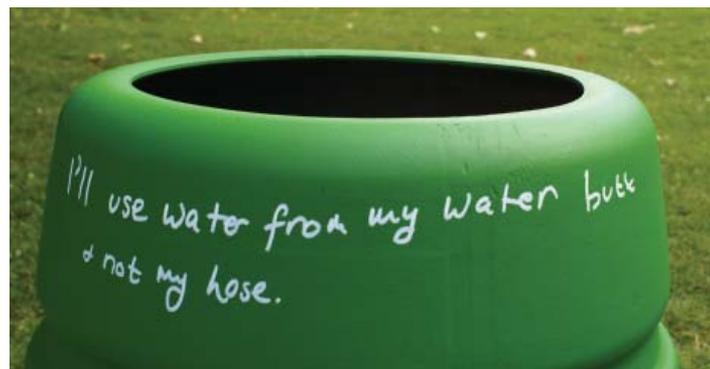
Landscape areas will be designed to minimise the need for irrigation.

Construction and Materials

The sustainable construction criteria set out below will be followed:

- Use of high quality, durable materials which will increase the lifespan of buildings;
- Use of natural materials wherever practicable;
- Use of recycled and salvaged construction materials wherever practicable;

- Use of local materials to reduce transport costs wherever practicable;
- Use of timber from certified sustainable sources only;
- Minimisation of importation and exportation of soils;
- Preservation of soil quality through the best practice principles for stripping, storing and reusing; and
- Waste minimisation, re-use and recycling during construction.



PHASING

A clear structured programme will be formulated in discussion with Scottish Borders Council to ensure that the development is brought forward and implemented in a logical and coordinated manner which takes account of the need to match housing delivery with commensurate physical infrastructure.

Development of the site could potentially be implemented in a series of phases, with development progressing in a logical manner across the site, from west to east, in parallel with the provision of the required services and infrastructure. This would include ensuring appropriate funding was in place to ensure the additional children resulting from the new housing could be adequately accommodated by the educational estate.

The following table illustrates how development on the site could be phased:

Development Phase	No of Units
Phase 1	45
Phase 2	45
Phase 3	50
Phase 4	50
Phase 5	50
Phase 6	50

Open space provision across the site will be provided in parallel with the construction of the phase of development to which it relates.

Structural landscaping will, largely, be implemented during the earlier phases of development. This approach allows the planting to become established and to mitigate the impact of development from an early stage and, as the planting matures, to provide a strong landscape structure early on.

SUMMARY AND CONCLUSIONS

The allocation of the site for residential development would assist Scottish Borders Council in meeting housing requirements and maintaining the necessary continuous, minimum five year supply of effective housing land, without compromising areas important for their qualities in respect of landscape, the natural and built environment.

The site has distinct advantages for the provision of a new residential development. These can be summarised as follows:

- The Site is well located in relation to existing residential development within Peebles and its allocation for housing would ensure accordance with the majority of the criteria of the Approved Structure Plan Policy H3 – Housing Land Allocation, against which Local Plans assess sites for housing;
- Development of the site for housing would assist the Council in maintaining the necessary continuous, minimum five year supply of effective housing land;
- Local community facilities within Peebles settlement, including a primary school, nursery, recreational facilities, and employment

generating uses are all within walking distance;

- The Site is in close proximity to existing local bus services with potential to increase patronage of these services;
- Vehicular and pedestrian access could be provided directly from Kingsmeadows Road and via the adjoining site to the west;
- An existing footpath network is situated adjacent to the site with links to the wider network;
- The Site is subject to no restrictive statutory agricultural, mineral, archaeological or nature conservation designation which would preclude its development;
- The Site suffers no physical constraint which would prevent or inhibit its development;
- It is considered that there is adequate capacity available to service the proposed development with electricity, gas, water and telecoms and no insurmountable constraints have been identified during utilities assessment to recommend against development at this location;

- The Site fits within a Landscape Strategy framework in accordance with requirements of Scottish Borders Council.

The effectiveness of a potential housing site is an important factor in terms of assessing its acceptability for release.

To this end, we would wish to emphasise that when assessed against the effectiveness criteria contained within Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits (September 2010) the site can be considered to meet the advice of The Scottish Government in terms of establishing the effectiveness of housing sites:

Ownership: The site is in joint ownership and is being promoted as being suitable for development;

Physical: The site is not physically constrained and is capable of accommodating the proposed development;

Contamination: The site is currently in agricultural use and no previous use of the site has resulted in contamination of it;

Deficit funding: public funding is not required to make residential development economically viable;

Marketability: the site can be developed, in a phased manner as appropriate;

Infrastructure: Required infrastructure can be provided by the developer to allow development to proceed;

Land use: In land use planning terms, housing is the logical and preferred use of the land.

We would further wish to confirm that our client is fully committed to achieving development on this site in accordance with a programme of phasing agreed with Scottish Borders Council.

Accordingly, we respectfully request that Scottish Borders Council include the above site as an allocation for residential development (short term) in the emerging Scottish Borders Local Development Plan.

BARTON WILLMORE

12 Alva Street
Edinburgh
EH2 4QG



Desk Top Publishing and Graphic Design by Barton Willmore

Document: 17709

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of The Barton Willmore Partnership.

**BARTON
WILLMORE**
Planning · Design · Delivery