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Submitted to LDP2 - Main Issues Report

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About you

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

████

████

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:

Melrose

Postcode:

Contact number:

Email address:

Vision aims and spatial strategy

Question 1

Q1 Agree aims LDP2:

Growing our economy

Question 2

Q2:

Q2 upload:

No file was uploaded

Question 3

Settlement business allocated:

Upload Q3:

No file was uploaded

Question 4

Business Use Towns:

Upload Q4:

No file was uploaded

Question 5

Land delivery effectively:

Question 6

Agree?:

Upload Q6:

No file was uploaded

Planning for housing

Question 7

Housing agree?:

We wish to continue the allocation of our client's land at Earlston and to include land at Gattonside Mains as an alternative option.

We attach our client's proposed plan for Earlston.

We set out below the case for Gattonside Mains and attach a site plan.

Scottish Borders Local Development Plan 2 Call for Sites

Submission on behalf of Rural Renaissance Ltd

Gattonside Mains

January 2019

1.0 Introduction

Felsham Planning and Development is planning advisor to Rural Renaissance Ltd. This representation is submitted in response to your Council's request for submissions to the Call for Sites consultation required following the LDP Reporter's Examination findings. The representation promotes Gattonside Mains for a substantial element of residential development. We attach a plan showing the extent of the site, which has a capacity for 40-60 units depending on details of the layout and house types. The development will be completed by 2020-21.

We believe that a case can be made to show that the site can be satisfactorily developed based upon:

- Well established building groups in Gattonside, including our client's very successful and popular Monkwood development which adjoins the site
- Logical extension of existing built form
- Good accessibility
- Good existing road structure
- Strong boundary planting and sense of enclosure

The objective has been to set out the case for such development within the context of the existing and proposed development plan policies and to set out a Statement Of Commitment at the outset to identify the structure of a future master plan proposal and to identify the key considerations that will need to be taken into account in developing that master plan. The plan notes various matters to be addressed, will include:

- Road capacity
- School capacity
- Affordable housing
- Open space and play provision

The SESPlan sets out:

- The overall approach to development of the area.
- The number and location of new houses over the next 15/20 years.

The SESPlan identifies the following strategic themes:

- Economic prosperity.
- Sustaining communities.
- Environmental quality.
- Sustainable transport.

These strategic themes are central to the allocation of land and consideration of development proposals. The strategy is:

- To provide sufficient housing land to facilitate an increase in the population of the area with growth distributed amongst settlements to sustain the local service role but conditioned by the capacity of the local environmental infrastructure.
- To ensure that the LDP adopts a phased approach to the release of housing land in order to regulate development.
- To use development activity where possible to promote social inclusion, notably through the provision of affordable and special needs housing.
- To seek to locate new development in locations which minimise the length and number of car trips.

2.0 Background

Gattonside is situated to the north of Melrose on the north bank of the River Tweed. The site is located in the north-eastern corner of Gattonside, with open countryside to the north and west and the built form of the village to the south and east. It is a natural extension to the built form and the logical place for the further expansion of Gattonside, which is inevitable overtime. Given the site's inherent suitability and the inevitability that Gattonside will have to have further development as part of its ongoing contribution to the Scottish Borders housing land supply we see no reason why the site cannot be developed now.

The present land use is agricultural and the site is predominantly grazing pasture for livestock, although some of the fields grow cereals such as barley. The area is bounded to the north by Gattonside Mains Road and to the west by hedgerow which runs parallel to the route of the Southern Upland Way. Within the site is a framework of hedgerows punctuated by mature trees. This planting pattern is repeated around the boundary of the site and extends beyond the site.

There are 2 public rights of way close to the site. The Southern Upland Way runs along the western edge of the site. The other right of way leads north-east from the site through Goatbrae Plantation towards Earlston.

Gattonside is a linear settlement which is densely developed at the centre and thins towards the edges. The main components of the settlement are:

- A transition from the countryside to a densely built core.
- The visually dominating line of the main road that bi-sects the village.
- Mixed building forms on the flat land south of the B6360.
- Tight mixed building on the north of the B6365 rising into the hillside.
- Visible new development, largely to the west of the settlement which has a more ordered suburban form.
- Large and substantial buildings and groups of buildings on the village periphery or below the settlement boundary.

The Local Plan Inquiry Reporter in 2005 supported the development of site Gattonside Mains. The Local Plan Proposed Modifications, October 2007 identified this site as a Housing Addition EGT200.

The Consultative Draft Scottish Borders Local Plan Amendment 2008 allocated part of Gateside Meadow/Castlefield for housing as AGATT001. Our client welcomed the acknowledgement in the Consultative Draft Local Plan Amendment that part of the site is suitable for development and are surprised and disappointed that it is now deleted in favour of allocation AGATT007. This past allocation is confirmation of the site's inherent suitability for development. Appendix One provides an analysis of the Central Borders Housing Land Supply, based on the number of sites backed by housebuilders and therefore realistically likely to be developed, as follows:

- Total land Supply 6012
- Housebuilder Backed 4387
- Unbacked 1626
- % Unbacked 27%

This analysis shows that only 73% of the assumed land supply has housebuilder support. There is uncertainty about the remaining 27%. Therefore, despite an assumed supply of 6012 units there is a potential short fall of 1626 units in the most marketable location in the Borders.

In our submission, the Council's measurement of likely demand is flawed on two counts:

1. The housing market in the prime CBHA is only began to recover – as supported by private house completions based on value.
2. As the council allocates the sites and grants consent, if they have not granted consent in marketable locations there will be a shortfall in completions – it is self-fulfilling.

The LDP Examination concluded that there was a shortfall, SBC allocation of 31 sites for 864 units in CBHMA fails to reflect the true nature of demand, with the CBHMA having the strongest market, and the gap between housebuilder backed sites and sites with no identified housebuilder where there is a question mark about their ultimate development.

Gattonside lies within the central Borders hub, where land supply is predicated upon development at Newtown St Boswells. This has an allocation of 900 units out of a possible 1,800 units. Past experience shows that strategic sites are always slow to be developed. This indicates a requirement to ensure that there is sufficient land identified to cover slow delivery of the main strategic housing land site and also failure of other identified sites to deliver the capacity anticipated.

Our previous submissions to various LDP documents have made the argument that the Central Borders Housing Market Area is too large and needs to focus on areas where there is known demand and need to be well located to the new Borders railway. Gattonside Mains fulfils these criteria.

3.0 Planning Policy

Implicit in the allocation of the land by the previous Local Plan Inquiry Reporter and within previous drafts of the Local Plan, is acceptance that the site is suitable for development. Nevertheless we have assessed the proposal against current policy used for considering new development. Having undertaken that assessment we have concluded that the site is suitable for development and that it should be included in the list of development sites required to be prepared by the LDP Reporter.

Policy G1 QUALITY STANDARDS FOR NEW DEVELOPMENT sets the standards that all proposals must accord with. The policy has 15 criteria.

Criterion 1, 4 and 11 deals with the appropriateness of the proposal within the character of the surrounding area, wider Scottish Borders architectural styles and the scale and massing of proposals. The details of the materials and building styles will reflect those of the surrounding area and neighbouring properties.

Gattonside is a small village and has a mix of built form. It has a village character, with a mix of old and new buildings. It does not have any local facilities. The design principles of the site have been informed by the character and setting of Darnick in relation to Melrose.

Criterion 2 requires that the proposal is capable of being accommodated within the application site. The layout maintains the existing pattern of development that has been so successful, both in design and marketing, and will allow for a housing that is in keeping with the scale of housing development within the wider village. It therefore satisfies criterion 2.

The natural features or habitats of the site are to be retained, thereby satisfying criterion 3. There will be no impact on the biodiversity of the area and that of the neighbouring community woodland. Landscaping and open grassed areas are proposed as part of the proposals and therefore the proposal accords with this criterion.

Criterion 5 deals with the sustainable construction, materials and design of the proposals. The layout of the proposals has been designed to utilise the available solar energy by being orientated to the south. Materials used in construction will be of the highest standard and ensure proper insulation of the houses for energy efficiency. Rural Renaissance Ltd use their group company JS Crawford Builders to construct all of their housing proposals and can utilise the companies bulk supply chain, delivery networks and local suppliers to ensure sustainable construction in accordance with this criterion.

In accordance with criterion 6, 7 and 8, the proposals incorporate hard and soft landscaping to integrate housing into the wider area. The proposal is absorbed into the landscape visually by virtue of a strong and comprehensive landscape structure that incorporates existing landscape assets within and on the edges of the site, which will link positively to the surrounding landscape. New landscaping of largely native species will increase bio-diversity on the site.

The proposal will incorporate sustainable urban drainage systems (SUDs) and is in accordance with criterion 9.

Criterion 12 deals with the materials, colours and textures of the proposal and their appropriateness within the surrounding area. The proposal will incorporate the local tile, render and window pallet of materials and therefore accords with this policy.

The proposal will be designed to enable access for people with mobility difficulties and accords with criterion 13.

Policy G5 and G6 relate to developer contributions. All contributions will be made in accordance with the agreed S75.

POLICY NE4 – TREES, WOODLANDS AND HEDGEROWS aims to protect trees, woodlands and hedgerows from inappropriate development. The application site minimises the impact on the existing trees, woodlands and hedgerows.

Policy H1 deals with affordable housing. It is proposed that affordable housing will be delivered in accordance with policy.

POLICY Inf4 – PARKING PROVISIONS AND STANDARDS. The proposal is in accordance with this policy.

4.0 Development Potential

We believe that a case can be made for the suitability of the full extent of its land holding in this area to be developed for approximately 40 - 60 units.

It is proposed to extend the village in a north-westerly and westerly direction between the edge of the village and Gattonside Mains Road.

Design principles will be adopted which aim to promote the intrinsic qualities of the site as well as minimising potential impacts on landscape character, ecology and visual amenity.

The design principles will take full account of the requirements of Scottish Government guidance and the development plan and aim:

1. To respect the topography and visibility of the site from other principle viewpoints within the national scenic area.
2. To promote a layout which reflects the settlement pattern and urban form of Gattonside.
3. To respect and integrate features important to local ecology.
4. To respect and integrate archaeological features.
5. To provide footpath routes within the site and connect into the surrounding area.
6. To take advantage of the orientation of the site to promote sustainable development.
7. To provide a landscape structure that forms the backbone of development and enhances the integration of the site into the surrounding area.
8. To provide a good quality housing environment with a range of house types and layouts reflecting the existing village pattern.

The proposals will incorporate the following sustainability principles:

- The slopes fall generally southwards and could incorporate passive solar gain through orientation.
- Valued environmental assets on site should be safeguarded.
- Locally sourced materials and contractors will be used.
- Housing for varying needs standards should be adopted.
- Renewable energy generation should be incorporated.
- Ease of access to the local path network should encourage walking and cycling.

Environmental quality and ease of pedestrian movement will be at the heart of any proposals. There are foot and cycleway circulation and links to existing footpaths including the Southern Upland Way.

The existing field line will be respected. The hedgerows will be regenerated and new planting made. This enhances the habitat opportunities of the site, enriches the bio-diversity and greater landscape structure will re-enforce the existing pattern. The effect will be to increase the feeding and breeding opportunities for wildlife and encourage bio-diversity.

The major part of Gattonside village is designated a conservation area. The quality and components of this have been studied and reflected in the proposal. Factors affecting development are addressed as follows:

- Access: The preferred main access into the site is from Montgomery Terrace from the south of the site. However, there is an option to access from B6360, the main road through Gattonside.
- Services: All services required for development are available on site. The manner in which surface run-off is dealt with throughout the development will be subject to agreement on Sustainable Urban Drainage Systems (SUDS).

4.0 Suitability for Substantial Residential Development

PAN 2 2010 Housing Land Supply and Affordable Housing sets out criteria for considering suitability, availability and viability of housing allocations. Gattonside Mains meets all the criteria, as follows:

- Ownership - The site is in the ownership or control of a party who can be expected to develop it or release it for development within 5 years.
- Physical - The site is free from constraints relating to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development.
- Contamination - The previous use has not resulted in contamination.
- Deficit Funding - No public funding is required.
- Marketability - The site can be developed in the 5 year period to contribute to the effective land supply. There is current strong housebuilder interest from a number of parties. This is a crucial part of demonstrating effectiveness.
- Infrastructure - The site is free from infrastructure constraints and any required infrastructure commitments can be readily delivered without impacting on viability.
- Land Use - Housing is an acceptable use for the site in planning terms and within the context of the site and Gattonside.

Scottish Planning Policy was revised in June 2014 and deals with the question of ineffective sites by including a presumption in favour of sustainable development. SPP paragraph 29 identifies 13 sustainability principles. These include giving due weight to net economic benefit, supporting good design and the six qualities of "successful places", and "making efficient use of existing capacities of land, buildings and infrastructure." When assessed against the SPP criteria for sustainable development Gattonside scores well:

1. The site boundaries are contiguous with the settlement boundary.
2. Development will satisfy local need.
3. It offers the opportunity for residential development of appropriate scale in relation to the existing settlement and to the identified housing need.
4. There will be no coalescence.
5. Landscape and townscape character are protected. The site is effectively a blank canvas and, in line with current Scottish Government policy, this is a place making opportunity.
6. Development complements the existing character of the settlement and the adjoining land.
7. Existing natural features are retained as far as possible and will be supplemented by further boundary planting. The site topography is rolling and it is better suited to housing, which requires smaller build platforms and less earth moving.
8. The site of the proposed development is sustainable.
9. Environmental quality is protected.
10. Development will be of high quality, including buildings, layout and relationship to existing settlement. It will reflect best practice and incorporate Designing Streets principles.
11. There will be a mix of house types, sizes and tenure.
12. There will be no loss of sports, recreation or amenity space and amenity space will be enhanced.
13. Evidence is provided to show that the site is deliverable.

The above assessment is enhanced by the site's proximity to public transport and to the primary road network.

The following factors will be considered in developing the detailed planning case:

- The potential contribution to the strategy and policies of the Development Plan and other national and local policy objectives.
- The relative accessibility of the site to a choice of transport options.
- The availability of infrastructure, including education and community facilities.
- The provision of choice across the housing market area.
- The design, quality and density of development that can be achieved.
- The individual and cumulative effects of the proposed development.
- It will not have a significant adverse effect on any natural or built heritage interests or any national or international environmental designations.
- There are no other significant environmental dis-benefits or risks, for example flooding.

The Council has identified a series of criteria for assessing development sites, and these are set out in the Call for Sites Proforma. Our comments on the detail of the relevant factors are as follows:

- Preserving the green network - This proposal continues that development pattern and is the natural next phase of development for the village. The aim of this submission is to show how development can be accommodated without compromising wider development plan policy.
- Suitability for development – The site lies on the edge of the village close to shops, community facilities and transport facilities serving Melrose.
- Impact on character of existing settlements (landscape and townscape character)-the site is visually self-contained.
- Impact on local amenity and integration with natural environment-the site is visually self-contained. There is no reason for the existing relationship with the surrounding countryside to be changed.
- Effect on school provision – recent experience obtaining consent for our client at Darnick confirms that there is adequate school capacity in the Melrose catchment.
- Availability of public transport – there is relatively good accessibility to buses serving Melrose and the wider area. The site is close to the Waverley Rail Line.
- Accessibility to town centres – there is good accessibility to Melrose and to Galashiels.
- Protection of natural and built heritage resources (including archaeology) – there are no such resources known to exist within the site. We would expect planning conditions to address this matter.
- The capability of incorporating renewable energy sources or energy conservation measures into the proposal – Energy conservation is a matter of design and should be identified as a key consideration in the anticipated future master plan.
- Flooding and drainage –the council acknowledges that there is no flood risk.

6.0 Conclusion and Action Sought

Having regard to the above assessment the proposal will meet the aims and objectives of the development plan by:

- Ensuring sufficient new housing land is available allowing for a phased approach to the release of housing land;
- Meeting the economic prosperity and environmental quality strategic objectives;
- Locating development which minimises number and length of car journeys by providing new homes adjacent to a transport corridor;
- The contribution to the strategy and policies of the Development Plan and other national and local policy objectives;
- Delivering a proposal within a 5 year timeframe, or within such timeframe that it helps reduce the pressure on the planning authority to deliver it's already allocated sites;
- The provision of choice across the housing market area;
- The design, quality and density of development that can be achieved;
- The proposal will not have a significant adverse effect on any natural or built heritage interests or any national or international environmental designations;
- The proposal can support the existing services in the village;
- The proposals can contribute to the facilitation of improved facilities in the village and in neighbouring villages; and
- There are no other significant environmental dis-benefits or risks, for example flooding.

There is a clear requirement for the Local Development Plan to identify further housing land supply in the Central Borders Housing Market Area, and within the area identified as rest of central housing market area. Allocation of the subject site to the full extent shown on the attached plan will help to meet the 5 year housing land supply shortfall.

Accordingly, our client requests that Gattonside Mains should be included in the list of allocated sites within the Local Development Plan.

Appendix One Central Borders Housing Land Supply Analysis

Ashkirk

- 1 site;
- capacity 12 units;
- 0 units completed;
- Units left to start 12;
- Expected completions 17/18 to 21/22 = 8 units;
- 1 site housebuilder/developer led = 12 units allocated within the LDP;
- 0 site individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Bonchester Bridge

- 1 site;
- capacity 8 units;
- 0 units completed;
- Units left to start 8;
- Expected completions 17/18 to 21/22 = 4 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 1 site details unknown = 8 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Bowden

- 1 site;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Chesters

- 1 site;
- capacity 5 units;
- 0 units completed;
- Units left to start 5;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 1 site details unknown = 5 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Clovenfords

- 2 sites;
- capacity 66 units;
- 0 units completed;
- Units left to start 66;
- Expected completions 17/18 to 21/22 = 20 units;
- 1 site housebuilder/developer led = 6 units not allocated within the LDP;
- 0 sites individual led = 0 units;
- 1 site details unknown = 60 units not allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Crailing

- 1 site;
- capacity 5 units;
- 0 units completed;
- Units left to start 5;
- Expected completions 17/18 to 21/22 = 5 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 1 site details unknown = 5 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Darnick

- 3 sites;
- capacity 34 units;
- 14 units completed;
- Units left to start 20;
- Expected completions 17/18 to 21/22 = 20 units;
- 2 sites housebuilder/developer led = 24 units and 1 site allocated within the LDP (15 units);
- 1 site individual led = 10 units not allocated within the LDP;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Denholm

- 2 sites;
- capacity 59 units;
- 0 units completed;
- Units left to start 59;
- Expected completions 17/18 to 21/22 = 9 units;
- 1 site housebuilder/developer led = 19 units allocated within the LDP;
- 0 sites individual led = 0 units;
- 1 site details unknown = 40 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Earlston

- 5 sites;
- capacity 277 units;
- 9 units completed;
- Units left to start 268;
- Expected completions 17/18 to 21/22 = 56 units;
- 4 sites housebuilder/developer led = all 217 units allocated within the LDP (including Georgefield Site 120 units);
- 0 sites individual led = 0 units;
- 1 site details unknown = 60 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Eckford

- 1 site;
- capacity 5 units;
- 4 units completed;
- Units left to start 1;
- Expected completions 17/18 to 21/22 = 1 units;
- 1 site housebuilder/developer led = 5 units not allocated within the LDP;

- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Ednam

- 1 site;
- capacity 12 units;
- 0 units completed;
- Units left to start 12;
- Expected completions 17/18 to 21/22 = 6 units;
- 0 sites housebuilder/developer led = 0 units;
- 1 site individual led = all 12 units allocated within the LDPs;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Eildon

- 2 sites;
- capacity 10 units;
- 0 units completed;
- Units left to start 10;
- Expected completions 17/18 to 21/22 = 10 units;
- 0 sites housebuilder/developer led = 0 units;
- 1 site individual led = 5 units not allocated in the LDP;
- 1 site details unknown = 5 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Ettrickbridge

- 1 site;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Galashiels

- 19 sites;
- capacity 1,291 units;
- 358 units completed;
- Units left to start 933;
- Expected completions 17/18 to 21/22 = 352 units;
- 13 sites housebuilder/developer led = 1,066 units with 8 sites allocated within the LDP (988) including Easter Langlee 542 units, and Bickholm North 180 units;
- 4 sites individual led = 165 units with 3 sites allocated within the LDP (150 units) including Mossilee 120 units;
- 2 site details unknown = 60 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Gattonside

- 3 site;
- capacity 111 units;
- 34 units completed;
- Units left to start 77;
- Expected completions 17/18 to 21/22 = 43 units;
- 3 sites housebuilder/developer led = 111 units with 1 site allocated within the LDP (5 units);
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Hawick

- 16 sites;

- capacity 788 units;
- 126 units completed;
- Units left to start 662;
- Expected completions 17/18 to 21/22 = 149 units;
- 6 sites housebuilder/developer led = 434 units with 4 sites allocated within the LDP (385 units) including Leaburn 2 110 units and Gala Law 190 units;
- 4 sites individual led = all 89 units not allocated within the LDP;
- 5 sites details unknown = 225 units with 4 sites allocated within the LDP (206 units) including Guthrie Road 100 units;
- 1 site Scottish Borders Council = 40 units allocated within the LDP.

Heiton

- 2 sites;
- capacity 35 units;
- 0 units completed;
- Units left to start 35;
- Expected completions 17/18 to 21/22 = 19 units;
- 2 sites housebuilder/developer led = all 19 units allocated within the LDP;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Jedburgh

- 10 sites;
- capacity 367 units;
- 87 units completed;
- Units left to start 280;
- Expected completions 17/18 to 21/22 = 95 units;
- 1 site housebuilder/developer led = 60 units not allocated within the LDP;
- 3 sites individual led = 168 units with 2 sites allocated within the LDP (148 units);
- 6 sites details unknown = all 139 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Kelso

- 11 sites;
- capacity 904 units;
- 214 units completed;
- Units left to start 690;
- Expected completions 17/18 to 21/22 = 207 units;
- 6 sites housebuilder/developer led = 615 units with 3 sites allocated within the LDP (426 units) including Wallacenick 2 300 units and Nethershot (Phase 1) 100 units;
- 3 sites individual led = all 157 units allocated within the LDP;
- 2 sites details unknown = all 132 units allocated within the LDP including Hendersyde 120 units;
- 0 sites Scottish Borders Council = 0 units.

Lanton

- 0 sites;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Lilliesleaf

- 3 sites;
- capacity 32 units;
- 2 units completed;
- Units left to start 30;
- Expected completions 17/18 to 21/22 = 20 units;

- 1 site housebuilder/developer led = all 7 units allocated within the LDP;
- 1 site individual led = all 10 units allocated within the LDP;
- 1 site details unknown = all 15 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Landward Central Borders

- 22 sites;
- capacity 168 units;
- 58 units completed;
- Units left to start 110;
- Expected completions 17/18 to 21/22 = 95 units;
- 4 sites housebuilder/developer led = all 35 units are not allocated within the LDP;
- 17 sites individual led = all 127 units are not allocated within the LDP;
- 1 site details unknown = all 6 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Maxton

- 2 sites;
- capacity 15 units;
- 0 units completed;
- Units left to start 15;
- Expected completions 17/18 to 21/22 = 12 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 2 sites details unknown = all 15 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Melrose

- 2 sites;
- capacity 289 units;
- 199 units completed;
- Units left to start 90;
- Expected completions 17/18 to 21/22 = 75 units;
- 2 sites housebuilder/developer led = all 289 units allocated within the LDP including Dingleton Hospital 264 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Midlem

- 1 site;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Morebattle

- 2 sites;
- capacity 29 units;
- 0 units completed;
- Units left to start 29;
- Expected completions 17/18 to 21/22 = 18 units;
- 1 site housebuilder/developer led = all 9 units allocated within the LDP;
- 0 sites individual led = 0 units;
- 1 site details unknown = all 20 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Newstead

- 0 sites;
- capacity 0 units;

- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Newtown St Boswells

- 4 sites;
- capacity 1,241 units;
- 0 units completed;
- Units left to start 1,241;
- Expected completions 17/18 to 21/22 = 168 units;
- 4 sites housebuilder/developer led = 1,241 units with 3 sites allocated within the LDP (341 units) including RO Action Mart 220 units, with 1 site not allocated in the LDP being Newtown Expansion Area 900 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Nisbet

- 0 sites;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Redpath

- 0 sites;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Roxburgh

- 0 sites;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Selkirk

- 8 sites;
- capacity 183 units;
- 17 units completed;
- Units left to start 166;
- Expected completions 17/18 to 21/22 = 70 units;
- 5 sites housebuilder/developer led = 112 units with 4 sites allocated within the LDP (101 units);

- 1 site individual led = 30 units not allocated within the LDP;
- 2 sites details unknown = all 41 units allocated within the LDP;
- 0 sites Scottish Borders Council = 0 units.

Sprouston

- 2 sites;
- capacity 36 units;
- 0 units completed;
- Units left to start 36;
- Expected completions 17/18 to 21/22 = 36 units;
- 2 sites housebuilder/developer led = all 36 units allocated within the LDP;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

St Boswells

- 0 sites;
- capacity 0 units;
- 0 units completed;
- Units left to start 0;
- Expected completions 17/18 to 21/22 = 0 units;
- 0 sites housebuilder/developer led = 0 units;
- 0 sites individual led = 0 units;
- 0 sites details unknown = 0 units;
- 0 sites Scottish Borders Council = 0 units.

Yetholm

- 3 sites;
- capacity 32 units;
- 3 units completed;
- Units left to start 29;
- Expected completions 17/18 to 21/22 = 13 units;
- 0 sites housebuilder/developer led = 0 units;
- 1 site individual led = 7 units not allocated within the LDP;
- 1 site details unknown = 18 units allocated within the LDP;
- 1 site Scottish Borders Council = 7 units allocated within the LDP.

Upload Q7:

Gattonside Mains site plan March 2014.pdf was uploaded

Question 8

Housing countryside:

Upload Q8:

No file was uploaded

Question 9

Agree removed housing :

Supporting our town centres

Question 10

Core Activity Areas:

Question 11

Berwickshire supermarket:

Upload Q11:

No file was uploaded

Question 12

Develop contrib town:

Delivering sustainability and climate change agenda

Question 13

Support alternative option:

Question 14

National park:

Upload Q14:

No file was uploaded

Regeneration

Question 15

Agree redevelopment:

Upload Q15:

No file was uploaded

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

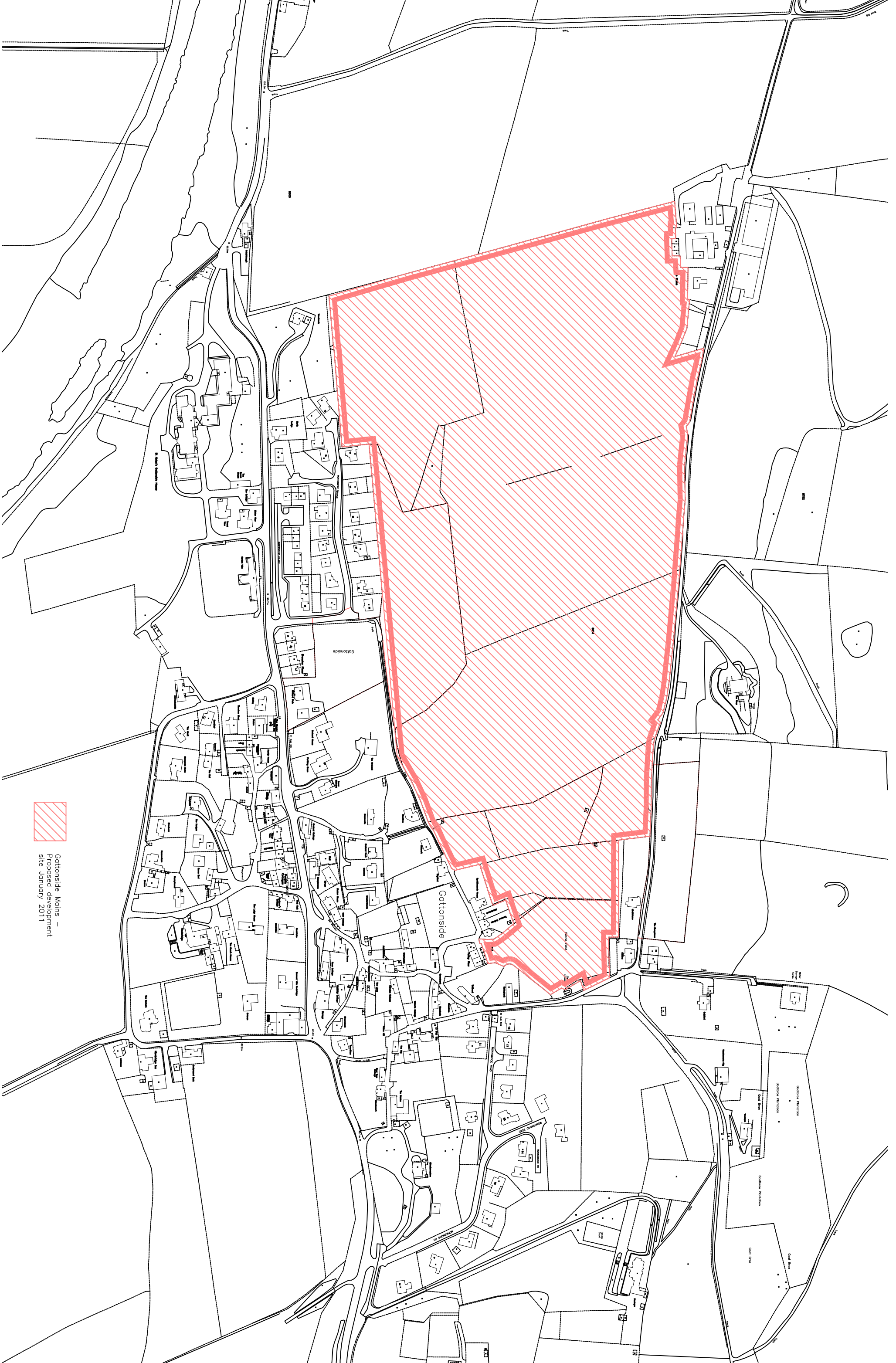
Have you submitted any site suggestions in this consultation?

Yes

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

Gattonside Mains

Landowner - Rural Renaissance, Priorwood. Melrose



Gattonside Mains -
Proposed development
site January 2011

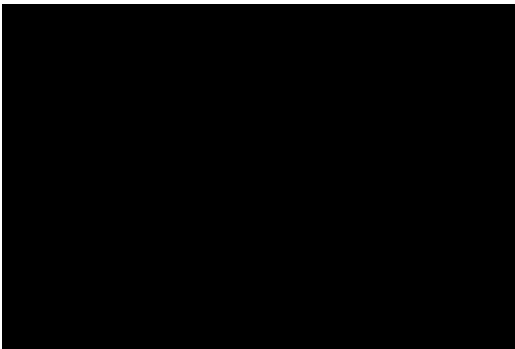
From: [REDACTED]
Sent: 03 April 2019 09:34
To: [REDACTED]@scotborders.gov.uk>
Subject: RE: Georgefield, Earlston

[REDACTED]

Apologies for any confusion. Our position is as per call for sites and seeks support for the plan you have just sent to me. This is a housing led mixed use development. It will incorporate the element of mixed use development that is subject to you question.

Kind regards

[REDACTED]



VAT Registration No [REDACTED]
Company Registration Number [REDACTED]

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From: [REDACTED]@scotborders.gov.uk]
Sent: Wednesday, April 3, 2019 9:31 AM
To: [REDACTED]
Subject: Georgefield, Earlston

Dear [REDACTED]

Following on from our earlier telephone call, please find attached the plan from your previous Call for Sites submission which was assessed as a mixed use site as the site included both mixed use and housing.

Can you please confirm this is what is to be considered as part of the Main Issues Report consultation process or whether the entire site will be housing and not incorporate the mixed use element, shown on the plan as "PH 1A MIXED USE"?

I look forward to your response and if you would like to discuss this further please don't hesitate to contact me using the details below.

Kind regards

██████

██████████

Planning Officer
Forward Planning
Regulatory Services

t: ██████████

e: ██████████@scotborders.gov.uk