

Renwick, Sharon

From: [REDACTED]
Sent: 11 February 2019 11:14
To: [REDACTED] (Planning HQ)
Subject: FW: Local Plan Submission for land at Cardrona #1
Attachments: Covering_Note_and_Pro_Forma for LP.pdf; LPsubmissionsigned.pdf; LPMap1.jpeg; LPMap2.jpeg

From: [REDACTED] [mailto:[REDACTED]@btinternet.com]
Sent: 31 January 2019 11:51
To: [REDACTED] <[REDACTED]@scotborders.gov.uk>
Subject: Local Plan Submission for land at Cardrona #1

Dear [REDACTED]

Please find attached my submission for land at Cardrona to be included in the forthcoming Local Plan. I have used the MIR form, which I hope is OK.

[REDACTED]. I have not put my name to his report (prepared by Justin Lamb Associates) as I do not feel it addresses some of the issues raised by the Reporter in 2006. However, I am happy to work with [REDACTED] in delivering the larger site he proposes to ensure that there is full transparency for villagers, and that the design is taken forward in a way that promotes community cohesion and good connectivity between the site and the village as it exists at present.

Please let me know if you require any further information.

Thanks and regards

[REDACTED]

**Scottish Borders Council
Main Issues Report (MIR)
Call for sites (Pro Forma)**



Scottish Borders Council is carrying out a Call for Sites as part of the preparation for the Main Issues Report (MIR). The MIR is a front runner to the new Local Development Plan (LDP2) and its purpose is to set out the key planning issues for discussion within the Scottish Borders, including consideration of sites submitted via the Call for Sites process.

The Call for Sites process invites land owners, developers, agents or any other interested parties to submit proposed sites for consideration. All site proposals must use a separate Pro Forma for each site and be accompanied by a Location Plan, clearly showing the site boundary. In relation to housing proposals, only sites for 5 units or more will be considered. In order to ensure genuine potential for delivery it would be beneficial if the site had an interested developer.

Please note that by submitting a site, this does not guarantee that it will be taken forward for inclusion within the final MIR. Any sites that are ultimately included will still be required to go through the normal planning process through the submission of a planning application.

Those making proposals should note that this is a public exercise and that all submissions will be available for public inspection.

How to Submit a Proposal

The form can be completed electronically or printed. All proposals should be submitted by email to: localplan@scotborders.gov.uk or by post to:

Call for Sites, Forward Planning, Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA

All proposals must be received by the Council at the address or email above by 7th August 2017

Contact for Further Information

All information regarding LDP2 can be viewed on the Council website at www.scotborders.gov.uk/ldp2

If you require any further information please contact the Forward Planning Team on (01835-826671) or localplan@scotborders.gov.uk

***NOTE:** The Supplementary Guidance (SG) on Housing has not yet been approved by the Council and therefore at this point in time the sites which will form part of the SG are unknown. The only sites which may be included within the finalised SG are the 'preferred' or 'alternative' options as identified in the Draft SG at the following link www.scotborders.gov.uk/housingSG. Any land owners/agents for the 'preferred' or 'alternative' options may wish to discuss this matter and gain advice from Planning Officers at the contact details above.

Scottish Borders Council
Main Issues Report (MIR)
CALL FOR SITES (Pro Forma)

Response code:

Date received:

Date acknowledged:

FOR OFFICER USE ONLY

A. CONTACT DETAILS

1. Your contact details:

Name	██████████
Company/Organisation	
Address	██████████
Town/City	██████████
Post code	██████████
Telephone number	██████████

2. Landowner details (if different from above):

Name	
Company/Organisation	
Address	
Town/City	
Post code	
Telephone number	

3. Developer details (if known):

Name	
Company/Organisation	
Address	
Town/City	
Post code	
Telephone number	

Please confirm, by ticking this box that the landowner(s) has been notified that a submission is being made to the 'Call for Sites' process, relating to land in their ownership



B. SITE DETAILS & DELIVERABILITY

4. Site details:

Site address/name (including grid reference if known)	Land at Plumersknowe Farm, Cardrona EH44 6PS
Site area (hectares)	9.08Ha
Current land use	Grazing
Proposed land use	Housing
Proposed units (if applicable)	50

NOTE: Please provide an accompanying Location Plan (1:2500 or larger is preferred), which clearly identifies the site location and boundary)

5. Deliverability:

When is development intended to commence on the site? (Note: Year 1 will be 2021, which is the anticipated adoption year for LDP2)

0-5 Years

5-10 Years

> 10 Years

Describe how this is an effective site which can be developed, including any details which support and justify the economic viability of the site. Reference should be made to phasing of development, where applicable.

The land is adjacent to the village of Cardrona and all services including Water, Electricity, Gas and Sewage are within already within the site or can be accessed nearby. Discussions are underway with a developer and local RSL who are interested in developing the site for affordable, sustainable housing. All the land is under the same ownership with an adjoining field also being put forward by its owner to enable a phased development of around 75 houses in total. A number of the houses proposed for the two fields in my ownership will include home working spaces to reduce commuting, and appeal to large number of micro businesses which exist in the Borders (95% of all businesses in the Borders have 5 employees or less).

6. Market Interest:

Provide evidence of market interest in the site, this will be treated as commercially sensitive information.

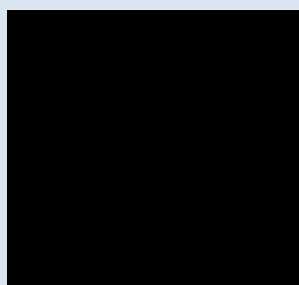
Owned by a developer

Enquiries received by a developer

Being actively marketed

No interest

Unknown



C. POTENTIAL CONSTRAINTS

7. Physical:

Do you have supporting information that the site is free from constraints, or can be made free of such constraints within the LDP plan period? (For example site topography & stability, overhead pylons, ground conditions, health and safety exclusion zones). Please attach supporting information if necessary.

The main constraint is the INEOS Gas Pipeline which runs across the site. However there is a still a substantial area around this can be developed as can be seen from the current village (See attached). The pipeline and exclusion zone also runs across the highest areas which means that it would avoid any buildings on these areas which would be the most visibly intrusive and would therefore not be suitable for a sympathetic extension to the village anyway.. There are also electricity pylons but these can either be designed around or moved if required.

Is the site known to be at risk of flooding? If so, what are the proposals for dealing with this?

No

Have any drainage or flooding studies been carried out in respect of the proposed development?

No

Is the site subject to any known contamination arising from past uses?

None

8. Servicing (drainage, energy, utilities and access):

Is the site serviced by any of the following utilities? (select all that apply)

Water

Sewerage

Electricity

Gas

If not, have you approached the relevant utility providers to discuss connections/capacity? (Please provide details of any constraints)

The site is above the village and therefore should be able to connect into the sewage system, however the reed beds which make up the sewage works in Cardrona may require some upgrading by Scottish Water to accommodate the additional houses.
All other services either run through or adjacent to the site.

C. POTENTIAL CONSTRAINTS (continued)

9. Road access & public transport:

Describe how the site will be accessed and confirm whether the land needed to provide any required access is within your control. Please indicate whether there are any ransom strips within the site or required to deliver the site.

The site runs alongside the B7062 and has full access rights onto it.
The land was previously considered for inclusion in the Local Plan in 2006 and the Reporter made comment that developing directly onto or in a linear formation along the B7062 was not acceptable.
The proposal would therefore be to take an access road at both ends of the site which could either then become a re-routed B7062 with all housing remaining below the road to offer more cohesion with the village. The current B7062 could form part of the village as a multi-use road with a safe environment whilst the new B7062 would maintain the rural nature that was referred to as being important by the Reporter.

10. Environment:

Indicate any known natural, built environment, or ecological constraints within or adjacent to the site proposed.

The site is within the sensitive, and important landscape of the Tweed Valley. However although again the Reporter referred to landscape impact in his 2006 conclusion, there are a number of changes that have occurred in the past 13 years.
1. The other site proposed at Cardrona/Nether Horsbrugh in the MIR is considerably more visible from the A72 than this site.
2. The housing that is being proposed for my site is low impact, sustainable housing and the site will also include a full landscape plan which will integrate those houses into the landscape.
3. The introduction of LED street lights within the Borders has significantly lessened the light pollution from any

11. Supporting documents:

Set out any further information which you have attached for consideration of your proposal.

INEOS pipeline and exclusion zone
Indicative road position through site
Examples of housing types proposed

Declaration:

Signature:

Date:

Scottish Borders Council

Main Issues Report (MIR): Call for Sites (Pro Forma)

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Declaration:

Signature:

[Redacted Signature]

Date:

[Redacted Date]



1 Cardrona



Cardrona
Peebles EH45 8NE

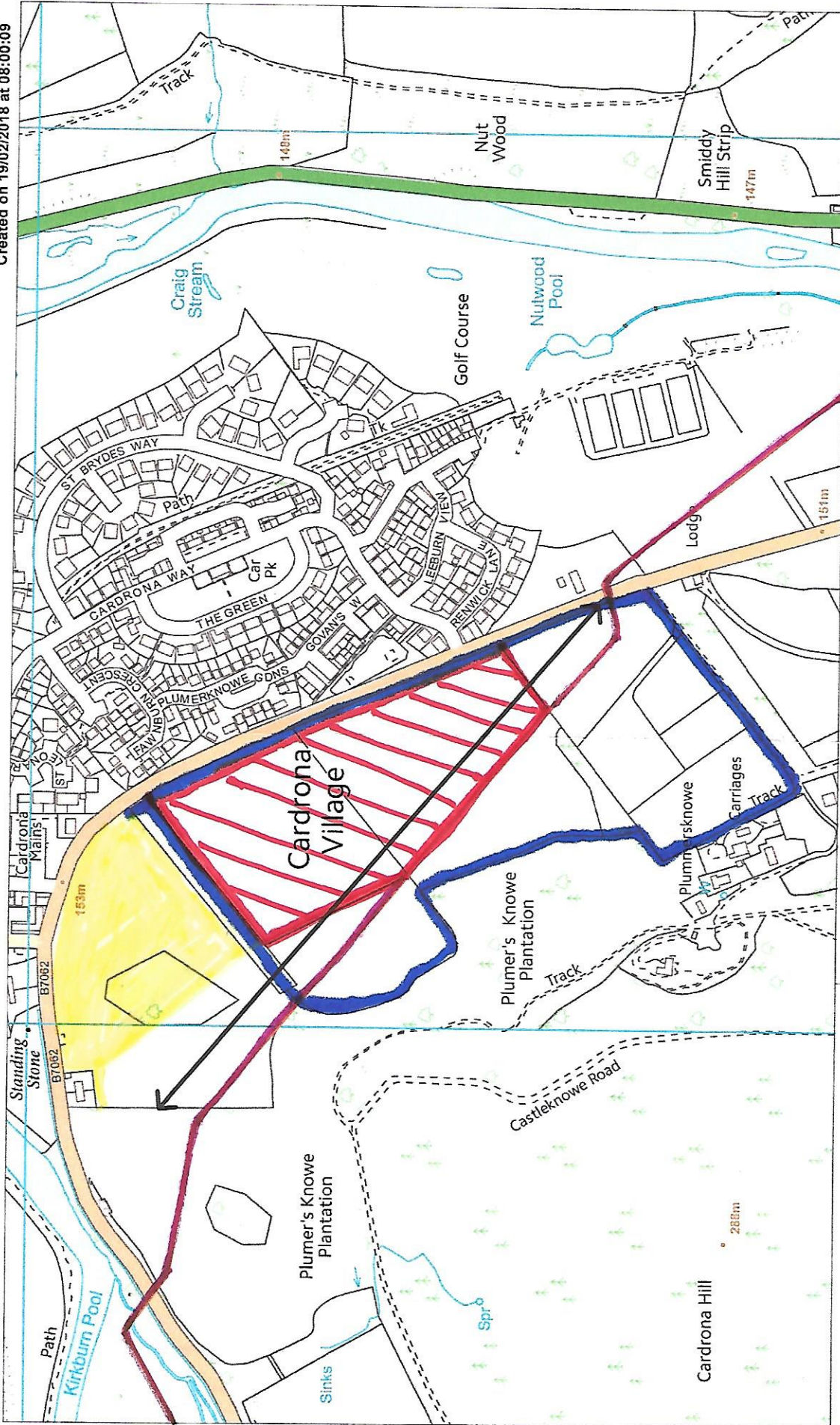












This plan shows the approximate location of ineos apparatus and is provided for guidance purposes only

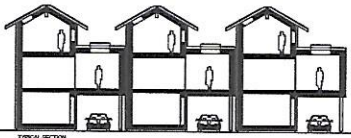
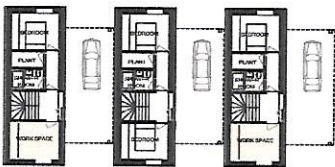
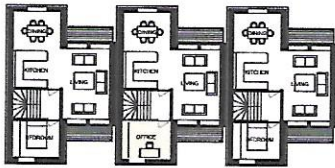
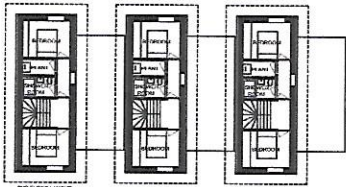
Produced by Ineos Pipelines Team (c) 2018.
Digital Map Data (c) Crown Copyright 2018 Licence AL 100018172



VISUAL 2. SHOWING TOWN HOUSE STREET

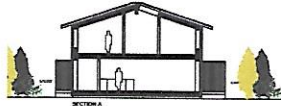
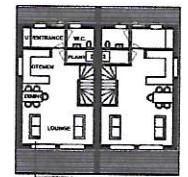
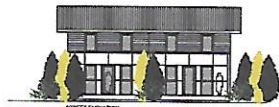
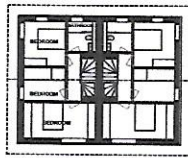
4 BED TOWN HOUSE WITH HOME WORK SPACE

Scale 1:200

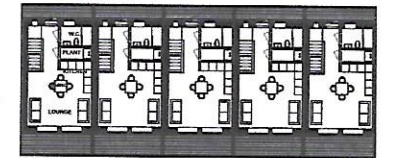
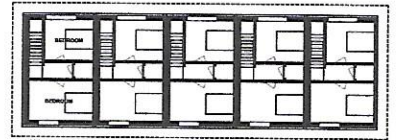


MINIMUM 1.5M CLEARANCE

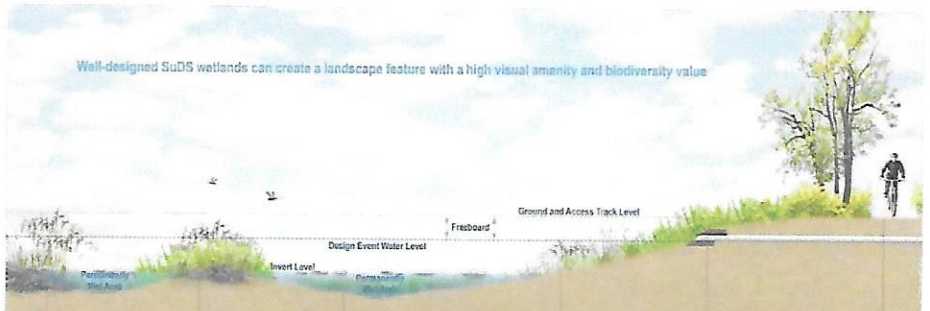
3 BED SEMI-DETACHED



2 BED TERRACE



Submerged and Floating aquatic plants Emergent aquatic vegetation Submerged and Floating aquatic plants Emergent aquatic vegetation Marginal vegetation Existing trees and bankside vegetation to be retained or preserved planting if appropriate to fit in with the local landscape character





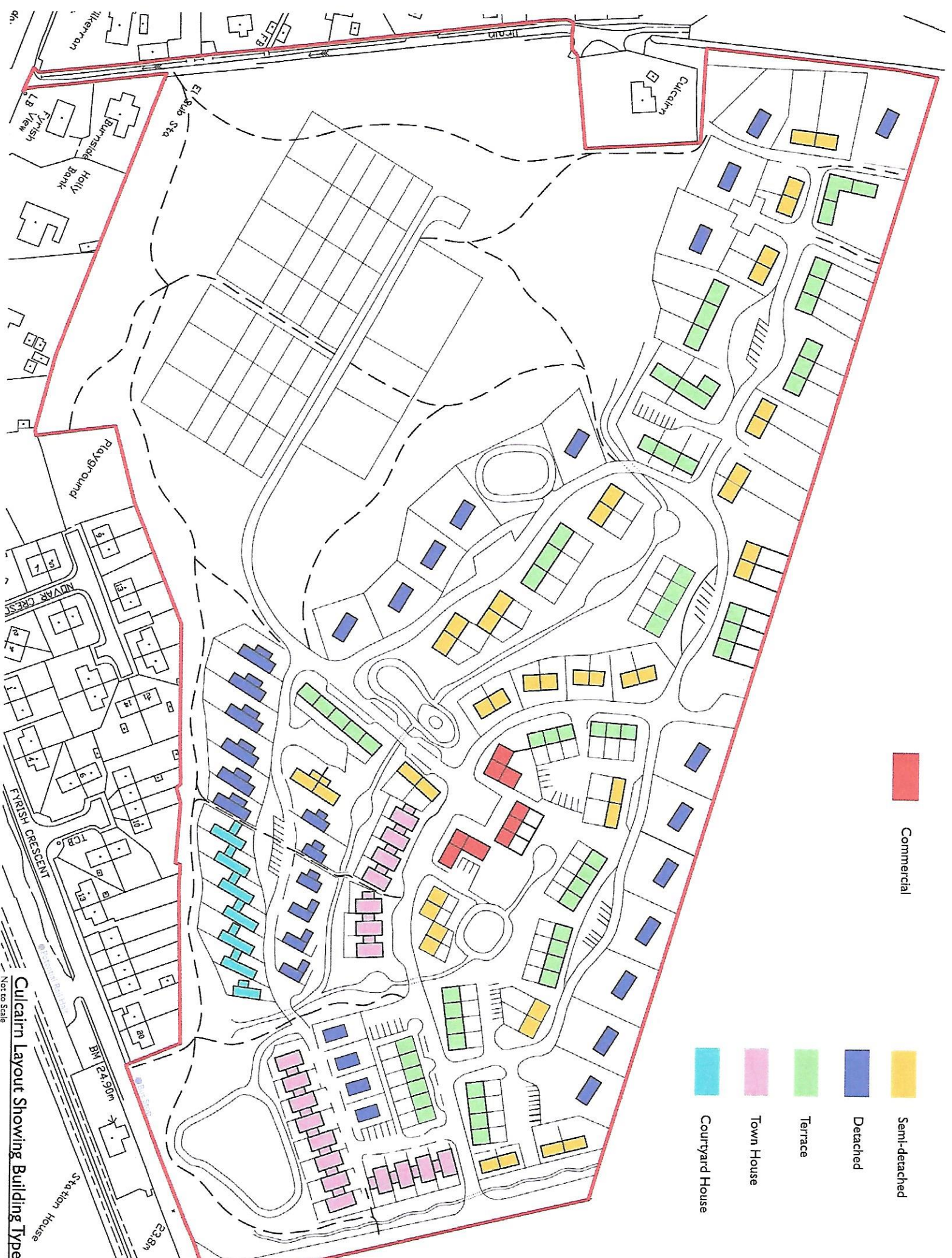
VISUAL 1. SHOWING DIFFERENT HOUSE TYPES AND STREETSCAPE



VISUAL 3. SHOWING DETACHED HOUSES AND SHARED SURFACES



Surface Treatment Key		House Type Key	
Rich Pine (Dark)		Town House	
Rich Pine (Dark Grey)		Semi-detached	
Rich Pine (Light Grey)		Terrace	
Lock Block (Light Grey)		3 bed detached	
Private Gardens		4 bed detached	
Amenity Space			



Commercial

Semi-detached

Detached

Terrace

Town House

Courtyard House

Culcairn Layout Showing Building Types
Not to Scale