

From: John Handley [REDACTED]
Sent: 13 March 2019 14:57
To: localplan <localplan@scotborders.gov.uk>
Cc: [REDACTED] >
Subject: LDP MIR Consultation - Submission on behalf of Church of Scotland General Trustees
Importance: High

Dear Sirs,

LDP MIR Consultation - Submission on behalf of The Church of Scotland General Trustees
MIR Question 7 – Housing Land Supply – Alternative Sites
Site south of The Glebe, Gavinton

We refer to your previous correspondence in connection with the preparation of the replacement Local Development Plan and the publication of the Main Issues Report in November 2018.

Whilst we are aware that the consultation period for the MIR ended on 31 January, our client, The Church of Scotland General Trustees, has been asked by the local church at Gavinton to submit a late submission in respect of the potential development of the glebe site located to the south of The Glebe in Gavinton. The local church are keen to promote this site for the development of c. 20 houses to meet local housing needs. This would be in response to MIR Question 7 - Housing Land Supply Sites which asks if there are other alternative options for additional housing sites. We consider that the Trustees's site at Gavinton should be considered as an alternative option for additional housing sites.

We apologise for the late nature of this submission but would be most grateful if this can be accepted and considered as a "late submission".

To assist your consideration of this site, we have enclosed a Supporting Statement and Site Location Plan for this site. We can also confirm that whilst the site was not promoted at the earlier "Call for Sites" stage, it has previously been promoted for development as part of the preparation of the current LDP and will be known to the Council. The information set out in this Supporting Planning Statement also provides the information requested at the Call for Sites stage, and should allow you to undertake an appropriate assessment of the site and its merits.

As set out in the enclosed Statement, the Gavinton site is considered to be an effective, viable and deliverable housing site.

On behalf of our client, the Church of Scotland General Trustees, we would therefore be grateful if you could consider this site as part of the LDP review process, and would request that their site at Gavinton is allocated in the replacement Local Development Plan for the development of c. 20 units as an additional housing site.

We hope this submission will be of assistance to the preparation of the replacement LDP, and we would be happy to discuss this proposal with you in further detail should this be required.

We would also be grateful if you could confirm safe receipt of this email submission, and keep us advised on progress of the replacement LDP.

Yours faithfully

John Handley

Director

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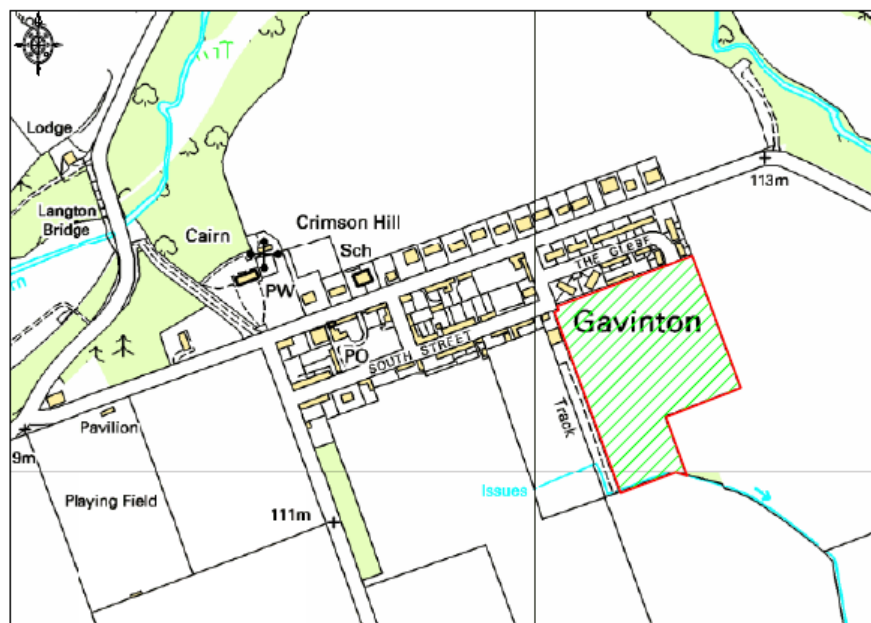
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Supporting Planning Statement

Proposed Residential Development Langton Glebe, Gavinton



On behalf of:
Church of Scotland General Trustees

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March 2019

Scottish Borders Local Development Plan Main Issues Report 2018

Proposed Housing Development at Langton Glebe, Gavinton

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1.0 Introduction & Background

- 1.1 This Supporting Planning Statement has been prepared by Chartered Town Planning Consultants, John Handley Associates, on behalf of The Church of Scotland General Trustees (“the General Trustees”). It sets out the advantages and opportunities of a potential housing development site in Gavinton which is owned by the Church of Scotland.
- 1.2 The purpose of this Planning Statement is to provide Scottish Borders Council with an overview of the site’s potential and its planning merits in the lead up to the preparation of the replacement Scottish Borders Local Development Plan (“LDP”).
- 1.3 Whilst the site was not promoted at the earlier “Call for Sites” stages, it has previously been promoted for development as part of the preparation of the current LDP and will be known to the Council. The information set out in this Supporting Planning Statement also provides the Council with the range of information requested at the Call for Sites stage, and will allow the Council to undertake an appropriate assessment of the site and its merits.
- 1.4 On this basis, this Supporting Planning Statement requests the allocation of the General Trustees’ site as a new small scale, local housing opportunity in the replacement LDP.
- 1.5 The remainder of this Supporting Planning Statement reviews the background to our Client’s site; and summarises the benefits of allocating this particular site for the scale of new housing development now being proposed.

2.0 Site Description

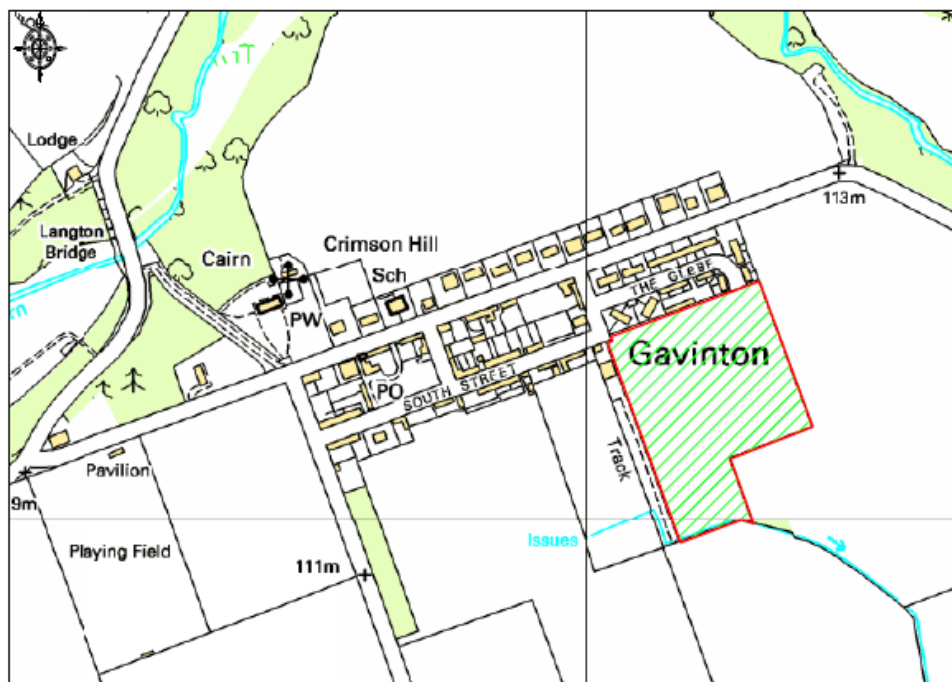
Gavinton

- 2.1 Gavinton is a small village with a population of around 200. It is located in central Berwickshire, approximately 2 miles south west of Duns and 18 miles west of Berwick-Upon-Tweed.
- 2.2 Gavinton was a planned 18th Century settlement and has a large Conservation Area which is centred on the Village Green. Despite its rural location, Gavinton benefits from its proximity to Duns and Berwick-Upon-Tweed. Residents use services and facilities in Duns, such as the schools and shops. The main bus stop for the settlement is on the A6105 near Langton Bridge and is linked to it by a footpath. There are regular bus services between Gavinton & Duns.

General Trustees' Site

- 2.3 The General Trustees site extends to approximately 3.0 ha. It lies directly to the south of the existing housing at The Glebe. The site is a regular shaped, well defined site which has a gentle south facing slope. The site's boundaries comprise post & wire fencing with mature hedge rows and a number of mature trees along the southern boundary. The site's northern boundary abuts the existing housing, and to the east, south and west is open countryside. The location and full extent of the General Trustees' site is shown in the plan set out as Figure 1 below.

Figure 1: Location Plan of General Trustees Site



- 2.4 The site is owned by The Church of Scotland General Trustees and is currently leased for agricultural use (grazing), but its development would not affect the viability of any farm unit.
- 2.5 The site has three existing access points from the Glebe and South Street. The nature and topography of the site is shown in the aerial and site photographs in Figures 2 to 6 below.

Figure 2: Aerial Photograph of Trustees Site



Figure 3: Photograph of Trustees Site (looking south from The Glebe)



Figure 4: Trustees Site (looking south east from access off South Street)



Figure 5: Photograph of site with existing housing along north western boundary



Figure 6: Existing housing along South Street with Trustees site in background



3.0 Potential Development of Site

- 3.1 Despite the relatively large size of the Trustee's landholding in Gavinton (3.0 hectares), a small-scale, phased development of c. 20 units is anticipated. The existing access points off The Glebe and South Street would be utilised and the proposed development would reflect the scale and density of the existing housing areas lying to the north and west of the site.
- 3.2 It is anticipated that any built development would be restricted to the northern section of the site, with the southern section retained as open space.
- 3.3 This proposed form of development would effectively "balance" the settlement, and would complement established housing to the north. It would round off the settlement and can be viewed as a natural and logical expansion of the village. Development of this site would provide local housing and help to sustain and support the limited number of local facilities in the village, including the local hall and Church.
- 3.4 Whilst the site lies adjacent to the Conservation Area, there are no built or natural environment designations that would be affected by this proposed allocation, and the layout of the new development would respect the existing topography and landscaping. There are no flood risk issues, and no known heritage or archaeological constraints.
- 3.5 The proposed development would be in keeping with the existing scale, character and density of the village, with the design, layout and style of housing reflecting the particular characteristics of the local area. The aspiration for the site would be to provide a high quality mixed residential development which incorporates sustainable design and construction. Good quality design and layout which reflects and enhances the historic character of Gavinton and the adjoining Conservation Area would be progressed.
- 3.6 The development of the General Trustee's site would allow an appropriate level of development to meet local needs in an attractive rural settlement, whilst ensuring that there is no adverse impact on existing residential amenity or the quality of the adjacent Conservation Area.
- 3.7 The release of Langton Glebe in Gavinton would also provide an element of choice and variety for local house buyers in a settlement that has not benefited from any new housing development in recent years.

- 3.8 Whilst a site at Gavinton West has been allocated in the current local development plan, the development of the Trustees' site would complement this current housing land release. The General Trustees' site can therefore be advanced as a suitable housing site to meet an element of local housing needs which would support the growth of the village whilst also reflecting the character and pattern of development in this planned village.

4.0 Site Assessment

- 4.1 Although no formal Call for Sites submission was made in respect of this site insofar as the current LDP process is concerned, we have assessed the site's potential and can provide the following information to allow the Council to undertake an appropriate assessment of the site. This follows the approach set out in the Council's Call for Sites Pro Forma and the various questions posed have been answered below.

Contact Details:	<p>Agent: John Handley Associates Ltd 1 St Colme Street Edinburgh EH3 6AA</p> <p>0131 220 8253</p> <p>john.handley@johnhandley.co.uk</p> <p>Landowner: The Church of Scotland General Trustees 121 George Street Edinburgh EH2 4YR</p> <p>Phone and Email as per agent above.</p> <p>Developer: Site is being promoted by the General Trustees and a development partner will be appointed once site is allocated for development.</p>
Location of Site:	Land at Langton Glebe, Gavinton
Site Area:	3.0 hectares
Current Land Use:	The site is currently leased for agricultural uses (grazing)
Proposed Use:	Residential
Phasing:	20 units starting on site in 2021 with a potential phasing of 4 units per annum over 5 years, completing in 2025/2026.
Market Interest:	The site has not been subject to any marketing, but the General Trustees are aware of local support for further housing in this location and the site would be marketed once the site is allocated for development.
Potential Constraints:	<p>Whilst the site lies adjacent to the Conservation Area, there are no built or natural environment designations that would be affected by this proposed allocation, and the layout of the new development would respect the existing topography and landscaping.</p> <p>There are no known heritage or archaeological constraints and there are no known stability or ground conditions which would affect development at this location.</p>

	<p>No drainage or flooding studies have been carried out at this stage. However the SEPA flood map indicates the site is not in a flood risk area, and there is no known risk of flooding.</p> <p>There are no known contamination issues arising from past uses, the site has predominantly been used for agricultural uses in the past.</p>
Servicing:	<p>We have not directly approached the relevant utility providers, however the Scottish Water Asset Capacity indicator would suggest that there is water and sewerage capacity to accommodate the proposed allocation. Should there be insufficient capacity, the Trustees would undertake to make the relevant developer contributions to address any drainage improvements where necessary.</p>
Access & Public Transport:	<p>The site has three existing access points from The Glebe and South Street. These can be seen in the photographs above.</p> <p>The site is an accessible site and relevant improvements would be made as part of the proposed development to enhance cycling and walking routes.</p> <p>Gavinton is served by regular local public transport to Duns.</p>
Education Provision:	<p>It is not anticipated that this scale of phased development would give rise to education capacity issues. However, if there is insufficient education capacity to absorb the pupils generated by the proposed development the General Trustee's would undertake to make the appropriate developer contributions as required.</p>
Environmental Constraints:	<p>Whilst the site lies adjacent to the Conservation Area, there are no built or natural environment designations that would be affected by this proposed allocation. There are also no ecological constraints within or adjacent to the site.</p> <p>The integration of renewable/low carbon proposals into the development would be discussed and progressed at the detailed design stage.</p>
Viability:	<p>The proposed site at Gavinton is small scale and can be considered effective in relation to PAN 2/2010. The site meets the tests of effectiveness set out in the PAN and it can be demonstrated that the site is deliverable within the replacement LDP plan period. The assessment of the site against the PAN 2/2010 criteria is included in the following section of this Statement.</p> <p>There are no ransom strips associated with the proposed development site.</p>
Benefits of Proposed Development:	<p>The allocation of this site would help to ensure a range of housing sites to meet identified local housing needs.</p> <p>It should also be noted that all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development.</p> <p>Any uplift in value from the sale of any site is also reinvested back into that local community. So the local community will benefit directly from this development.</p>

5.0 Site Effectiveness

5.1 The tests of effectiveness for housing allocations are set out in paragraph 55 of Planning Advice Note 2/2010 – Affordable Housing and Housing Land Audits. These are as follows:

- ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;
- physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;
- contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development; and
- land use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

5.2 It is noted that paragraph 55 of the PAN specifically states that: *“To assess a site or a portion of a site as being effective, it must be demonstrated that within the five-year period beyond the date of the audit the site can be developed for housing (i.e. residential units can be completed and available for occupation), and will be free of constraints”.*

- 5.3 Addressing the requirements of the PAN in turn the following is confirmed, the site is owned by The Church of Scotland General Trustees. The Trustees as landowners have considerable experience of releasing land for development throughout Scotland. Whilst there is at this stage no preferred house builder, we can confirm that there has been local interest in the site, and the site will be released for development once allocated.
- 5.4 There are no known slope, aspect, flood risk, ground stability or vehicular access constraints which would preclude the site's successful and viable development. There are no ground stability issues and the site can be accessed directly from the Glebe and South Street.
- 5.5 The proposal is a small-scale housing development which has no significant infrastructure requirements. Should any education capacity issues arise the General Trustees would undertake to make appropriate developer contributions. The site is an effective, viable, available and unconstrained site which can provide an element of the housing land requirements being addressed through the emerging Supplementary Guidance.
- 5.6 Given the agricultural use of the site, there are no known contamination issues.
- 5.7 The site would not require any financing to make the development economically viable.
- 5.8 The site is located within a rural area. However Gavinton has good links to Duns and Berwickshire and small scale development over the plan period is achievable at this location to meet local housing needs.
- 5.9 The site would be sold to a house builder to develop.
- 5.10 In this location, and given current market requirements, it is anticipated the build rate will be 4 units per annum, taking c. 5 years to complete the site. Subject to the granting of the necessary planning and construction consents, it is anticipated that development could commence on site in 2021, taking four to five years to complete.

6.0 Conclusions & Recommendations

- 6.1 On behalf of our Client, The Church of Scotland General Trustees, and following the publication of the Scottish Borders Council Main Issues Report, we wish to request the inclusion of our Client's site at Gavinton as a new housing allocation for the development of approximately 20 units.
- 6.2 Our Client's site (as shown on the attached location plan) is a natural and logical extension to the existing settlement and is well located in terms of its proximity to existing housing development. It is an effective housing site that could meet a small part of the housing land supply requirement and provide local needs housing in an accessible and sustainable location.
- 6.3 The proposed allocation of our Client's site in the replacement LDP would also ensure a greater mix of new housing development in an accessible location. In this respect, we can confirm that this site is an available, effective, viable and deliverable housing site, capable of development within the plan period. In terms of marketability, we can advise that this site is owned by the Church of Scotland General Trustees and would be marketed for sale as a development opportunity once allocated in the replacement LDP.
- 6.4 The site does not present any particular challenges in terms of topography or gradient, and the development of the site would follow and reflect the pattern of development in the village.
- 6.5 The location of the site in relation to the existing residential development represents a natural and logical infilling of the existing settlement, and would help to sustain and support local facilities and services. The allocation of this site would ensure a range of housing sites are provided to meet identified local housing needs.
- 6.6 It should also be noted that all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development. Significantly, any uplift in value from the sale of this site would be reinvested back into the local community, thus ensuring that the local community will benefit directly from this development.

- 6.7 As noted above, the General Trustees can ensure that the proposed development of the site would be in keeping with the surrounding environment and will be designed having regard to the scale, form and density of existing residential developments in the village.
- 6.8 If allocated, it would be our client's intention to engage with a development partner with an excellent track record, expertise and experience in building high quality modern housing developments. The proposed development will incorporate design features which will help create a sense of place and identity whilst meeting sustainability and energy efficiency demands.
- 6.9 Our client wishes to ensure that a high quality residential development in keeping with the surrounding area is created and will be met through the layout of the housing, access roads and associated open space.
- 6.10 We therefore consider that the allocation of this site for housing, would result in the creation of a sustainable and high quality development. This will complement the established housing development in this area and meet the objectives of the settlement by meeting local housing needs; sustaining local services; and enhancing the role and attractiveness of this settlement.
- 6.11 On behalf of our client, the Church of Scotland General Trustees, we therefore request that their site south of The Glebe, Gavinton is allocated in the replacement Local Development Plan for the development of c. 20 houses.
- 6.12 We trust this information will be of assistance and would welcome the opportunity to discuss this matter further with the Council and its Planning Officers prior to the preparation of the Proposed LDP. We would also be happy to provide further information in support of this particular site should that be required.

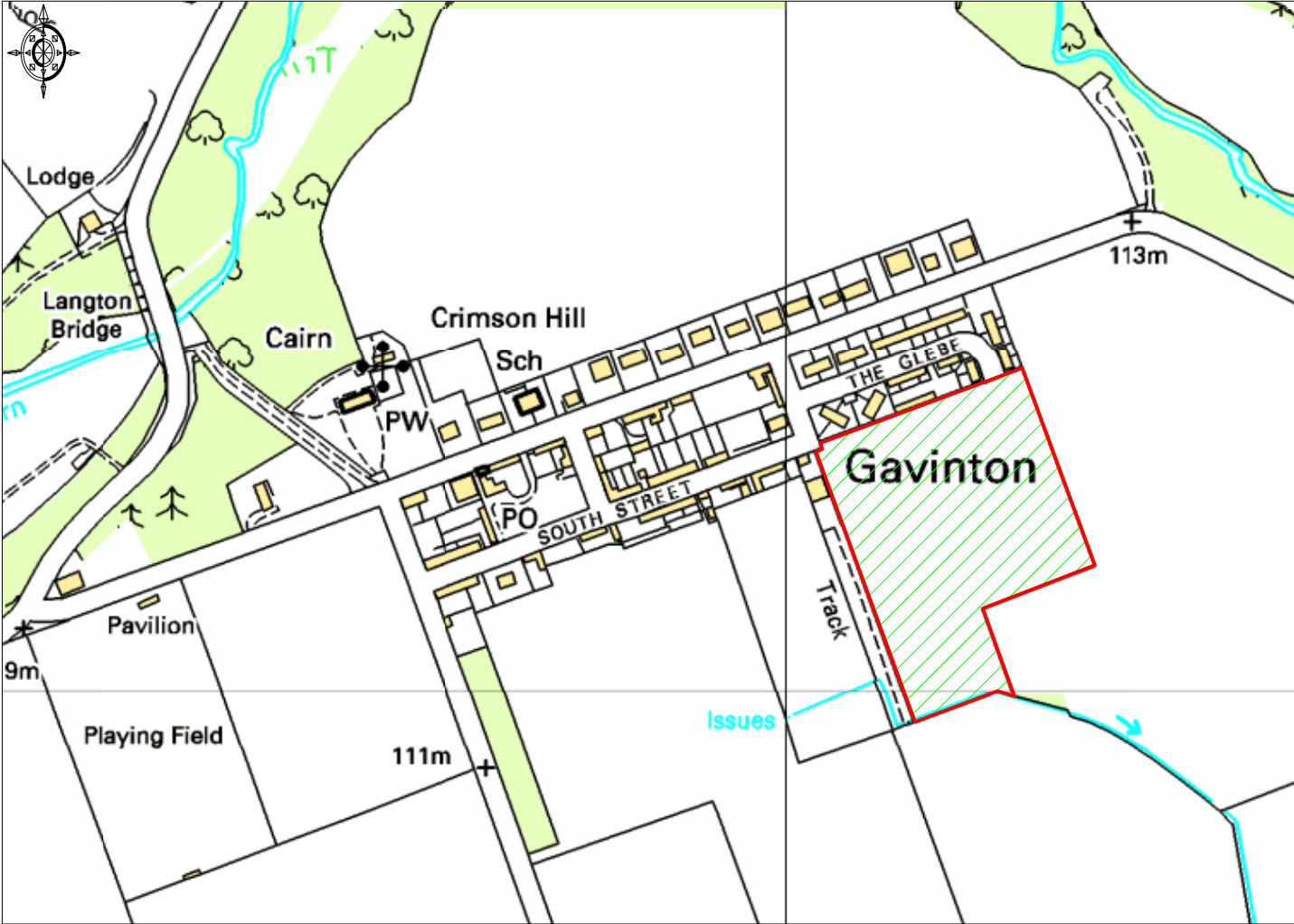
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LANGTON AND LAMMERMUIR KIRK, LANGTON GLEBE



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