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Follow up. Completed on 30 January 2019.

From: [Redacted]

To: localplan

Cc:

Subject: Local Development Plan 2 - Main Issues Report: consultation responses 1 - 8

Sent: Wed 30/01/2019 16:33

- Message
- 1. Climate change.pdf
  - 2. Allanton\_Provision of Housing.pdf
  - L01\_ Allanton.pdf
  - Allanton Response Note 8\_17.pdf
  - 3. Housing in the Countryside.pdf
  - 4. Isolated houses of exceptional quality.pdf
  - 5. Non farming\_ forestry businesses.pdf
  - 6. Coldingham Sands.pdf
  - L02 Coldingham Sands Site Location Plan.pdf
  - Coldingham Sands Sketch 1 A3.pdf
  - Creel House Pre-app supporting information.pdf
  - 7. Row Housing.pdf

Dear Sirs,

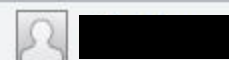
I am attaching a series of consultation responses to the Main Issues Report as follows:-

- | <u>Subject</u>   | <u>Documents attached</u>   |
|--|---|
| 1. Climate change  |   |
| 2. Allanton: provision of housing land with:   | : a location plan – L01<br>: our Response Note (8.17) to the 'Call for Sites' process in 2017 |
| 3. Housing in the Countryside Policy: suggested improvements   |   |
| 4. Housing in the Countryside Policy: isolated houses of exceptional quality                                       |   |
| 5. Housing in the Countryside Policy: non farming/forestry businesses  |   |
| 6. Coldingham Sands: inappropriate use of Housing in the Countryside policy and Land adjacent to Creel House with: | : a location plan L02<br>: Sketch 1<br>: Pre-app Enquiry 25.10.18 - supporting text           |
| 7. Row Housing with:   | : Row Housing paper, BSA 2006   |
| 8. Reston  |   |

Yours sincerely,

[Redacted Signature]

.....  
Bain, Swan Architects



**Allanton: Provision of Housing Land**

This representation argues that there should be some allocation of housing land in Allanton.

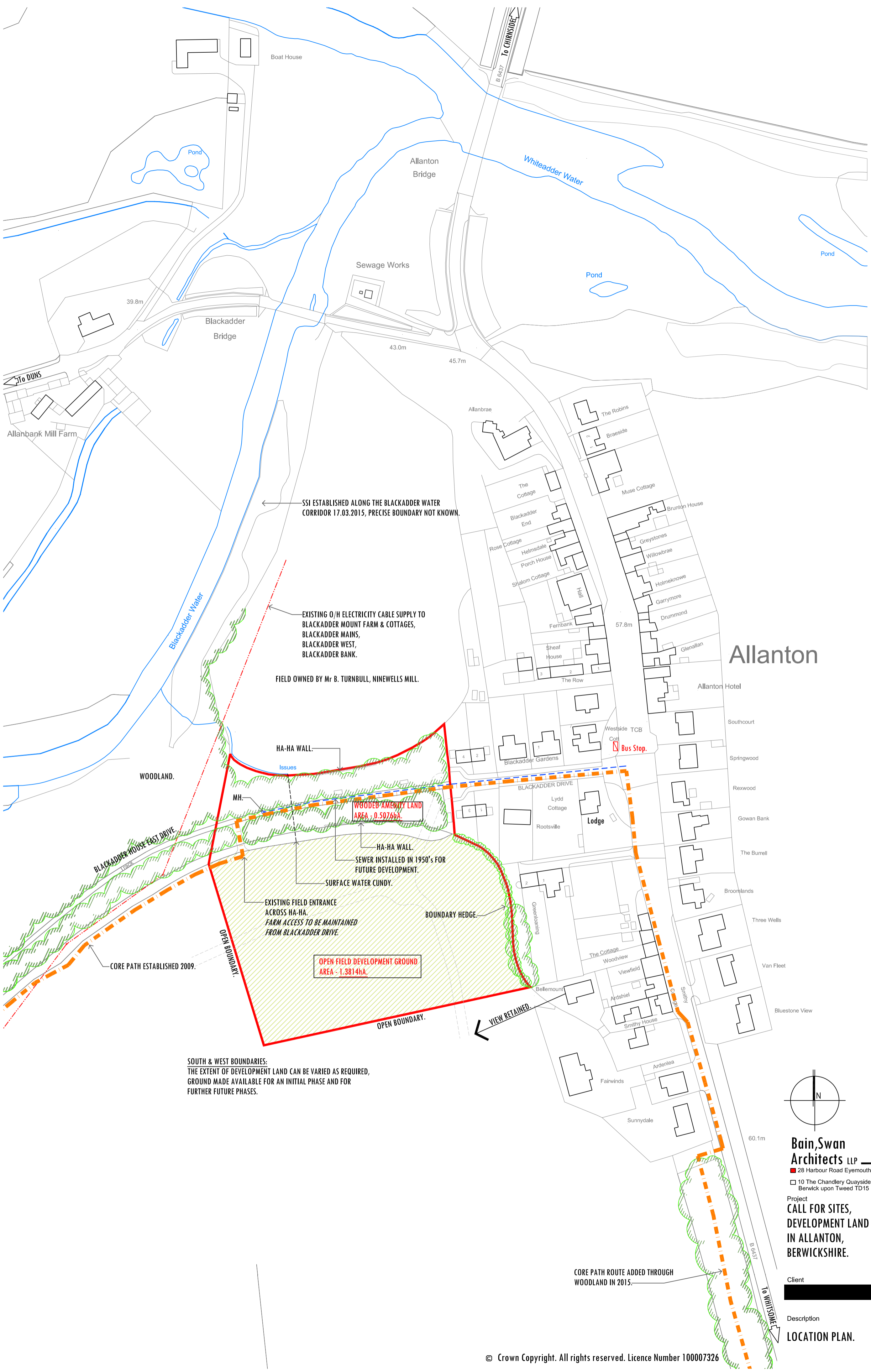
We believe it is important that all Berwickshire villages should have the capacity for some growth, not least for affordable housing for young families to offset demographic trends. Demand is often latent, only emerging when there is the concrete possibility of housing. If we do not allow the addition of a few houses in Berwickshire villages they will die. You have recognised this - the majority have some allocation so it is unfair for Allanton to miss out.

In the Call for Sites process we submitted for your consideration land owned by [REDACTED] to the west of the village. We pointed out what we regarded as shortcomings in your Assessment Conclusions in our submission 2.8.17 and we attach these again as part of this response.

We particularly want to point out that the proposed site would not threaten the historic pattern of the village plan; development here would be on the axis that created it - the umbilical cord to Blackadder House. Tucked away from the main street it would not impact directly on the Conservation Area and far from being destructive of the designed landscape, with good design it would provide the catalyst to revive and strengthen it.

We would request that you review your conclusions, particularly those which have to do with village form which seem to us to lack an appreciation of the ways in which Berwickshire villages have grown organically in the past.

The land offered is quite large in area but a smaller site could easily be made available. One which could accommodate say 5-6 houses with provision for future expansion would surely be appropriate. If this sort of number could be accommodated within your overall LDP target it would provide for the future of the village in line with the provision made within the Local Development Plan for the majority of other Berwickshire villages.



SSI ESTABLISHED ALONG THE BLACKADDER WATER CORRIDOR 17.03.2015, PRECISE BOUNDARY NOT KNOWN.

EXISTING O/H ELECTRICITY CABLE SUPPLY TO BLACKADDER MOUNT FARM & COTTAGES, BLACKADDER MAINS, BLACKADDER WEST, BLACKADDER BANK.

FIELD OWNED BY Mr B. TURNBULL, NINEWELLS MILL.

HA-HA WALL.

Issues

MH.

WOODEN AMENITY LAND AREA - 0.5076ha

HA-HA WALL.

SEWER INSTALLED IN 1950'S FOR FUTURE DEVELOPMENT.

SURFACE WATER CUNDY.

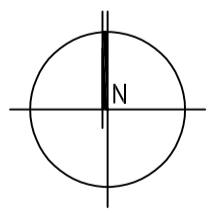
EXISTING FIELD ENTRANCE ACROSS HA-HA. FARM ACCESS TO BE MAINTAINED FROM BLACKADDER DRIVE.

OPEN FIELD DEVELOPMENT GROUND AREA - 1.3814ha.

BOUNDARY HEDGE.

VIEW RETAINED.

SOUTH & WEST BOUNDARIES: THE EXTENT OF DEVELOPMENT LAND CAN BE VARIED AS REQUIRED, GROUND MADE AVAILABLE FOR AN INITIAL PHASE AND FOR FURTHER FUTURE PHASES.



**Bain,Swan Architects LLP**  
 28 Harbour Road Eyemouth TD14 5HY Tel 018907 50429  
 10 The Chandlers Quayside Berwick upon Tweed TD15 1HE Tel 01289 307967  
 Project: **CALL FOR SITES, DEVELOPMENT LAND IN ALLANTON, BERKSHIRE.**  
 Drawn by: JRB  
 Checked by:  
 Scale: 1:1250  
 Date: Aug 201

Client: [Redacted] Job No: **528**

Description: **LOCATION PLAN.**

|          |          |
|----------|----------|
| Revision | <b>A</b> |
| LOT      |          |

## Response Note

on

### Initial Assessment Summary ref AA LLA 01

#### Land west of Blackadder Farm, Allanton

Bain, Swan Architects 2.8.2017

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The conclusions indicated in the previous assessment 5.12.2016 are noted.

You state that there are more suitable housing /mixed use opportunities within the wider Berwickshire Housing Market Area and no doubt there are. But your conclusions do seem to be somewhat flimsy as though you had made up your mind and needed some standard objections. From my client's point of view they come over as rather dismissive of his efforts to put forward the ground for development in response to your request. We therefore provide the submission again and make the following comments.

1. Site capacity

The area of the site is 1.381 ha. (which is negotiable) with additional wooded area of 0.5ha. At say 30 dph this would produce a capacity of 41 units. If built out in total this site would make significant contribution to the Council's housing target. However, we would emphasise that these numbers are negotiable: 41 houses may be thought to be too many and phasing is thought to be appropriate, as described below.

2. Phasing

The boundaries shown on drawing L01 are open boundaries and are to an extent arbitrary. It is not envisaged that 41 units are likely to be marketable all at once, and if built in a single phase there would be a danger of psychologically overwhelming the village. Small numbers of additional houses can on the other hand be thoroughly energising for a village so it is envisaged the housing layout will provide for successive phases to produce marketable numbers and to manage the modest demand associated with all rural development. The precise arrangements are open to negotiation and could be explored if the Council were minded to include the site in the Local Development Plan.

3. Fit with village development pattern

You say that development would not be consistent with Allanton's 'linear development pattern'. Presumably you consider that Allanton's main street determines the size of the village for all time and cannot be added to. This is to overlook the natural organic growth of most Berwickshire villages which started as one street and expanded around and along secondary streets. Why cannot Allanton follow this time honoured pattern?

It also overlooks the fact that historically Blackadder Drive (as its name suggests) is an important axis. Allanton is an estate village with strong historical connections with the 19C Blackadder House and its estate and the designed landscape along the East Drive which originally terminated at the lodge on Main Street speaks of the very raison d'être of the village. Blackadder House is demolished now and the designed landscape of the East Drive is in decline but well into the 20C this was the village's umbilical cord to the estate.

The village street pattern has already taken in the village end of the original East Drive in the form of the existing cul de sac at Blackadder Drive established in the later 20C.

It is therefore a perfectly reasonable and fitting that this historic and organisational axis should support 21C expansion, indeed a fitting one.

4. Ancient woodland/designed landscape

Established by the Blackadder Estate the ancient woodland and designed landscape is now in decline having lost its purpose with the passing of the house. Your assessment gets it the wrong way round. New development need not threaten it; the open space and recreational possibilities it affords can be used to revive it, preventing its otherwise inevitable decline and disappearance. This is why the area of woodland north of the development site is included on drawing L1A. The extent of woodland can be varied by negotiation.

Another pointer to this process in the establishment of a Core Public Footpath (see A4 drawing) by [REDACTED]. Establishing a development of say up to 20 houses or so opens up the possibility of a linked woodland management arrangement to confer a sense of ownership of the adjoining open space to residents. What better way would there be of securing the longevity of the landscape asset which adjoins the site than by this kind of initiative.

5. Agricultural land

It is true the site is good agricultural land, but this has not in itself been a barrier to allocating other land for development in the Local Development Plan.

6. Impact on character and integrity of Listed Buildings and Conservation Area

Your assessment of the impact on the 17 Listed buildings and the Conservation Area is puzzling: you surely cannot have been to the site.

The site is about as detached and separate from the main street as it is possible to be. It would operate as a separate enclave and would not be directly juxtaposed visually or psychologically with the buildings in the main street. Assuming an appropriate pattern, scale and grain why should a manifestly 21C development not exist happily along the historic link to Blackadder House on the western flank of the village? This pattern of expansion would in essence be no different from a host of other village expansions.

The addition of say 20 or so households would help sustain the village and the Listed buildings in it by supporting the village pub, the Allanton Inn.

7. Effectiveness with Local Development Plan period.

It is appreciated that sites where early development can be anticipated are attractive in terms of achieving your targets. Our guess is that the economic climate is such that these sites are few in number. At Allanton, as in most small rural housing sites it is chicken and egg. It is unrealistic to expect serious interest from developers until the site is allocated for housing, and speculative design work is problematic without planning certainty. It would be a pity if rural settlements missed out on the chance for development because the Council wanted the certainty of advanced arrangements with developers that is probably only available for sites in the larger towns in the Central Borders.