

**Appendix B: Supplementary Planning Guidance, Planning Brief – Langton Edge, Hardens Road, Duns
Consultation Comments and Responses**

Issue no.	Consultee	Comment Summary	Council Response	Recommendation / Action
1.	Duns Golf Club	There is no mention of a Section 50 Legal Agreement which affects parts of the site and there are outstanding points which should be addressed.	Reference has now been made within the brief to the existing Section 50 Legal Agreement. Modifications need to be made to the Agreement to allow development of the land. One issue to be addressed is the requirement of the Agreement to provide car parking land for the golf club on part of the planning brief site. This will be addressed and resolved as part of a separate application to amend the Agreement. Any changes to the Agreement will be updated within the planning brief as required.	Accept. Reference made within planning brief to update the brief following any relevant amendments to the Agreement.
		Support the proposal for a safeguarded area affected by stray golf balls. Question whether the proposed area is large enough.	Support noted. There are issues regarding the safety of properties in respect of stray golf balls and the safeguarded buffer area on the mutual boundary with the golf course has been extended to address this issue.	No further action
		Drainage and surface water arrangements must be acceptable.	These would be considered during the planning application and building warrant processes.	No further action
2.	JM Fisher	Residential properties should not be built adjacent to the golf course.	The site is allocated within the Scottish Borders Local Plan 2016 for residential development. The principle of residential development on this site has therefore been accepted and cannot now be revoked. The safeguarded area on the mutual boundary with the golf course has	No further action

			been extended to address the threat of golf balls hitting new houses. The exact extent of the buffer area will be confirmed at the planning application stage.	
3.	RJ Forrest	<p>Concern relating to the location of the Sustainable Urban Drainage System and any surplus water affecting property.</p> <p>An existing dwellinghouse to the North of the site is known as 'Langton Edge'. The naming of the site as Langton Edge may lead to confusion.</p>	<p>The design and location of the SUDS system would be given due consideration during the planning application and building warrant application stages. The location of the SUDS scheme is indicative at this stage.</p> <p>The site is identified within the Scottish Borders Local Development Plan 2016 as Langton Edge and has been the Council's reference throughout the LDP process which the paper trail consistently refers to. This name cannot now be altered at this stage as it would lead to confusion.</p>	<p>No further action. The exact location and design of the SUDS scheme to be incorporated at the planning application and building warrant stage.</p> <p>Reject.</p>
4.	P Marshall	<p>Major concerns relating to several points contained within the brief, namely:</p> <ul style="list-style-type: none"> • The existing sewerage system is not capable of accommodating twenty dwellinghouses; • • Road safety concerns raised by the Roads Officer during the Local Plan Inquiry have not been overcome; 	<p>This brief acknowledges that the existing sewerage works need to be upgraded to service this site.</p> <p>The site is allocated within the Scottish Borders Local Plan 2016 for residential development. The site was put in a previous Local Plan by a Reporter following Examination of the Plan. The principle of residential development on this site has therefore been accepted and cannot now be revoked. The Brief states that there are several options for vehicular access to the site as agreed by the Director of Technical Services.</p>	<p>No further action. This brief acknowledges that the existing sewerage works need to be upgraded to service this site.</p> <p>No further action</p>

		<ul style="list-style-type: none"> Existing properties within the vicinity of the site experience problems with surface water. Additional properties could lead to increased garden flooding at Wellrig; and The site is detached from the local services in Duns. Residents would depend upon the car to access these services, resulting in congestion. 	<p>These matters would be considered during the planning application stage.</p> <p>This brief requires that secure and convenient walking and cycling connections be provided to local facilities and public transport access points.</p> <p>Any existing surface water problems cannot be the responsibility of any new site developer for the site in question. Obviously steps would need to be taken at the planning application stage to ensure development of the brief site had no increased adverse flood impacts</p> <p>The site is allocated for residential development in the LDP following Examination by a Reporter. The suitability of the site and any consequent roads safety issues have previously been considered.</p>	<p>Appropriate steps would need to be taken at the planning application stage to ensure development of the brief site had no increased adverse flood impacts</p> <p>Reject</p>
5.	SEPA	<p>Request that detailed advice in respect of the following is included within the Brief:</p> <p>Construction and Landscaping; Renewables, Energy Efficiency and Sustainability; Air Quality; Waste Management; Biodiversity; Surface Water; Sewage; and</p>	<p>The brief refers to some of these points where relevant and has further stated that any developer would be encouraged to liaise with SEPA to discuss these matters in more detail prior to and during the processing of the planning application.</p>	<p>No further action</p>

		Contamination.		
6.	The Garden History Society	The site lies between two designed landscapes of Duns Castle and Langton House. Sensitively landscaped, low density development, flanking existing housing, would not have a significant detrimental impact on either designed landscape.	Comments noted.	Comments noted – no action
7.	SNH	Support the need for an Ecological Impact Assessment.	Support noted.	No further action
8.	Historic Scotland	No comments.	Noted.	No action
9.	Berwickshire Civic Society	<p>The proposals would constitute ribbon development. The dwellings must be of the highest quality, appropriate in scale and materials.</p> <p>The properties should not be served by individual accesses off Hardens Road. The pedestrian access from Wellrig Park to the town must be improved, regardless of any future development.</p>	<p>The site is allocated within the adopted LDP 2016 and it is not considered to be ribbon development. The final layout of the development would be determined during the planning application stage. This brief requires good quality design and finishing materials.</p> <p>The location of the accesses would be determined during the planning application stage although the Roads Planning section have suggested accesses from some roadside houses directly onto Hardens Road could be accepted. The brief requires upgrades of pedestrian links.</p>	<p>Reject</p> <p>No further action</p>
10.	Duns Community Council	The site is at Wellrig Park, not Langton Edge.	The site is identified within the Scottish Borders Local Development Plan 2016 as Langton Edge and has been the Council's reference throughout the LDP process which the paper trail consistently refers to. This name cannot now be altered at this stage as it would lead to confusion.	Reject.

	<p>There are surface water drainage problems at the site and these should be included within the brief. There are problems with sewerage and reed bed smells at the site.</p> <p>A farm steading type development along Hardens Road would not be in keeping with the area.</p> <p>Support one further exit from the site onto Hardens Road.</p> <p>Question the shown end point of the footpath to the north west along Hardens Road.</p> <p>The brief should highlight that there are no footpaths within Wellrig Park and that the footpath to Berwickshire High School is inadequate.</p> <p>The occupants of the site should not have a lesser waste collection than existing residents in Duns and discourage a mini waste</p>	<p>Any existing surface water problems cannot be the responsibility of any new site developer for the site in question. Obviously steps would need to be taken at the planning application stage to ensure development of the site had no increased adverse impacts</p> <p>It is considered a strong arrival point at the main entrance to the site should be formed and the brief requires an appropriately designed linked frontage development.</p> <p>Support noted, although the Roads Planning team suggest more than one access could be formed</p> <p>This brief requires that secure and convenient walking and cycling connections be provided to local facilities and public transport access points. The footpath tapers naturally at the end of the site on the north west part.</p> <p>The Brief has identified requirement for upgrading of footpaths from the site. There is not considered to be any need to make reference to the lack of a footpath within Wellrig Park.</p> <p>The brief merely states that waste management facilities for recycling and collection should form an integral part of the development in terms of storage provision within the site and off-site</p>	<p>No action</p> <p>The brief to refer an appropriately designed linked frontage development at the main entrance to the site</p> <p>No action</p> <p>Reject.</p> <p>No action</p> <p>No action</p>
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		<p>transfer station within the site.</p> <p>An existing legal agreement would preclude any development of the rugby pitch.</p> <p>Concerns relating to the location of the SUDS scheme and any resulting flooding upon the existing neighbouring property.</p> <p>Agree a maximum number of 20 units.</p> <p>Concerns relating to the maintenance of the landscaping and play area.</p>	<p>provision.</p> <p>In order for the former rugby field to be developed an amendment to the Sect 50 Legal Agreement must be carried out. This will be resolved via the submission of an application to amend the Agreement.</p> <p>The design and location of the SUDS system would be given due consideration during the planning application and building warrant application stages.</p> <p>Noted.</p> <p>The maintenance would be considered and confirmed at the planning application stage likely to involve a factoring agreement</p>	<p>No further action regarding the planning brief</p> <p>No further action</p> <p>Support noted</p> <p>No further action</p>
11.	R Bell	<p>Believes a density of 30-40 units would be more appropriate.</p> <p>The area to be safeguarded from housing as a result of the threat of stray golf balls should be removed as the potential threat is already well highlighted in the brief which should be</p>	<p>The indicative figure of 20 houses is stated in the Adopted Local Plan and the Brief cannot deviate from that figure. Given the density and site layout of the existing residential development at Wellrig, it is considered 20 houses is an appropriate figure, although a planning application would ultimately determine the final on-site number of units.</p> <p>The Development Vision is indicative only and the exact area to be safeguarded from housing would be determined at the planning application stage. The threat of golf balls hitting properties is a major consideration when housing is proposed</p>	<p>Reject.</p> <p>Reject.</p>

	<p>sufficient to highlight the need to any potential designer.</p> <p>The Council has always been of the view that the fewer access points onto Hardens Road the better. It would be safer and reasonably easy to make the existing junction serve all sites.</p>	<p>on land adjoining a golf course and it is considered this issue should be identified in the Development Vision.</p> <p>The location of the accesses would be determined during the planning application stage. The Roads Planning Section has supported the possibility of more than one access being formed onto Hardens Road</p>	<p>Reject</p>
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