

ANDREW LESTER B.Arch RIBA ARIAS

Architect

Cameron Kirk
Planning and Development
Scottish Borders Council
Headquarters
Newton St Boswells

3 December 21

Dear Cameron

Duns Golf Club
Proposed House Site at Greenkeeper's Yard, Hardens Road, Duns TD11 3NS
Ref No 21/01283/PPP

Thank you for your email indicating that you are minded to refuse the application you do not feel that it meets the aims of Policy PMD4.

I would respectfully suggest that whilst it will not generate employment, there is a very strong possibility that jobs will be lost if the Golf Club cannot raise capital by selling the site as they may have to reduce to a nine-hole format with fewer greenkeeping staff.

In addition, I would point out that in the 2020 Local Plan, whilst there are housing sites available none are for self-builders. I list the sites below:

Ref No	Name	Type of Development	Planning status
BD 200	Langton Edge	20 houses on 4.0Ha Likely to be bought by developer	No planning application lodged.
ADUNS023	South of Earlsmeadow	60 houses on 4.4Ha Affordable	57 Houses on part site refused 2 Sep 19
ADUNS 010	Todlaw Playing Fields	30 houses on 2.0Ha Affordable	30 flats and 19 houses approved and completed for Trust HA
BD20B	Bridgend II	58 houses on 2.9Ha High density development	Application lodged July 2017, development initiated nov 19. Mostly complete.
BD12B	Berrywell East	64 houses on 3.5Ha High Density Development	No planning application lodged.

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From this it can be seen that only part of the site at Todlaw and none of the site at Bridgend II is available for development of private houses as they have already been developed. The site at Earlsmeadow has ground and drainage problems and has been refused consent. Neither Langton Edge nor Berrywell have been progressed to Planning Consent and is likely to be developed by volume house builders rather than selling the sites to self-builders. Berrywell is quite high density.

I suggest that there are no sites either allocated in the local plan or available within the settlement boundary for development by self-builders. I would be grateful if you could confirm this. This means that there is a shortfall in the 5 year supply of housing land supply and we could therefore be granted exceptional approval under para. c).

In addition, I would contend that we comply with all the requirements for development of the site listed in paras. a) to e), especially since there is a significant amount of development as previously described along the west side of the Hardens Road.

Finally, the exceptional approval will not breach the requirements of paras. a) to c) as it does not affect other restrictions, will not effect other developments outwith the settlement boundary and services are readily available.

I would ask you to consider the above before you make your decision.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Lester', with a stylized flourish at the end.

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