

**Newstead Conservation Area Appraisal & Management Plan: Supplementary Planning Guidance.**

**Appendix B - Summary of Consultation Response.**

	<b>Theme</b>	<b>SBC Response</b>
A	<p>Concerns were raised that conservation status is ignored in new development, and that creeping changes are occurring in the conservation area. This includes public realm (e.g. road markings) as well as changes to buildings and their curtilage.</p>	<p>The CAA&amp;MP is intended to raise awareness of the conservation area, its history and special character, and to provide guidance to help maintain that special character. It will be a material consideration for future planning applications, and provide greater robustness and clarity for managing future change.</p> <p>Alleged breaches in planning controls can be reported to the enforcement team for investigation. The CAA&amp;MP has been amended to include a link to how to report alleged breaches to the enforcement team in the CAA&amp;MP.</p>
B	<p>The countryside around Newstead was identified as being of particular importance to the village including particular reference to the areas to the north (between the village and the River Tweed) and how they can most appropriately be protected.</p>	<p>The land around Newstead is located within the 'Countryside Around Towns' (CAT) land as defined within Policy EP6 of the Local Development Plan 2016. The aim of this policy is to ensure that the identified CAT area and the high quality living environment it provides is protected and enhanced. The area is also part of the setting of the conservation area. The draft CAA&amp;MP already emphasises the importance of these areas to the conservation area. Amendments have been made to further emphasise this, including the importance of areas to the north, and their contribution to the history of the village.</p>
C	<p>A number of respondents including MDCC considered there was very little, if any, land for future development within the Conservation Area. One comment raised concerns that the document would discourage development and change which a thriving community needs.</p>	<p>No new development sites are identified in the CAA&amp;MP.</p> <p>The CAA&amp;MP will be a material consideration for any future planning applications. The document is intended to manage change and to ensure any change responds to the character of the existing conservation area.</p>

D	<p>A concern was raised that conservation area status is being imposed on residents with a requirement to maintain higher standards. Question whether the Council will also take a similar approach to maintaining higher standards or providing enhanced services.</p>	<p>Newstead has been a conservation area since 1985, and there is no change to its status in this regard. The CAA&amp;MP provides greater clarity on what this means and how the character can be preserved. Where changes or repairs are proposed in the conservation area, by the Council or any other party, the CAA&amp;MP should be taken into account. More regular bin collections or other enhanced services fall outside the scope of this policy, which is concerned with planning matters.</p>
E	<p>The boundary of the existing LDP Key Greenspace was queried.</p> <p>A number of other LDP Key Greenspaces were proposed.</p>	<p>There was an error in the LDP Key Greenspace boundary shown which has been corrected.</p> <p>The identification of Key Greenspaces is not part of the CAA&amp;MP consultation process. Key Greenspaces are identified through the Local Development Plan process and are protected through the application of Policy EP11: Protection of Greenspace. Policy EP11 provides protection to all greenspaces within settlements. Key Greenspaces are considered to be of the greatest value to the community and therefore receive the greatest protection. The Council will commence in due course the review of the Local Development Plan and this will allow the opportunity for Key Greenspaces to be reassessed.</p>
F	<p>Consultation responses (including HES) identified the variation in how well existing modern developments respond to the character of the conservation area, as well as the classification of buildings on the architectural contribution map.</p> <p>The use of an alternative colour to 'red' was advocated for buildings identified as not in keeping with the conservation area.</p>	<p>Amendments have been made to help explain how some modern developments respond more sensitively to the character of the conservation area.</p> <p>Those buildings marked 'red' on the architectural contribution map have been changed to 'yellow'.</p>

G	<p>The importance of trees was highlighted, including all trees in the conservation area and particularly the cherry tree on the central green space known as the village green. Some concern was also raised on the maintenance of trees which may be obscuring views.</p>	<p>The importance of trees had already been highlighted in the draft CAA&amp;MP. Amendments have been made to further reference this and further emphasise the council's Tree Policy (including appropriate tree management advice). The cherry tree has been added as a notable tree on the 'spatial characteristics' map and the text amended to reflect this.</p>
H	<p>Requests were made for additional information and guidance to be provided on sundials, ancillary structures, and boundary walls.</p>	<p>Further information and signposting to relevant guidance have now been included.</p>
I	<p>A concern was raised regarding restrictions on renewable energy. This response requested a commitment to working with the village on village-specific renewable energy initiatives.</p>	<p>The CAA&amp;MP provides advice on how to incorporate measures for energy efficiency, micro renewables and climate resilience. The Heritage &amp; Design Team (and other Council Officers where appropriate) are happy to provide heritage advice on any specific renewable energy initiatives being brought forward by the village, over and above the advice set out in the CAA&amp;MP.</p>
J	<p>HES highlighted the relevance of policy 12 of NPF4, in relation to reducing waste and embodied carbon through minimising and avoiding demolition. HES advocated giving greater weight to altering and remodelling existing buildings in preference to demolition.</p>	<p>Amendments have been made to address this.</p>
K	<p>HES suggested further detail should be provided on the 18<sup>th</sup> and 19<sup>th</sup> century history of Newstead, given the majority of surviving buildings date to this period.</p>	<p>Additional information has been included to address this.</p>
L	<p>HES provided advice to improve clarity, usefulness and robustness of the document.</p>	<p>Amendments have been made to address this.</p>

M	<p>Difficulties raised regarding finding appropriately qualified tradespeople, and the additional costs of ensuring the work is appropriate for the conservation area. Request for the council to commit to creating apprenticeships and training so local people are available at local rates, and for subsidies if having to use more expensive Edinburgh contractors in the meantime. This could be a useful initiative for the Borders region for creating jobs and conserving heritage areas.</p>	<p>A list of directories for Heritage Specialists and Contractors is provided in Appendix A of the CAA &amp; MP to help find appropriately qualified tradespeople. These are directories available online from national bodies and are independent from the Council.</p> <p>National and local organisations including the Council are aware of skills shortages in the traditional construction sector and are working to address this. The Council works with the Scottish Borders Traditional Building Forum to develop traditional construction skills and experience across the region. The Council has also secured funding through a number of conservation area regeneration initiatives to deliver local training in traditional construction skills and encourage careers in conservation.</p>
N	<p>One respondent asked what can we do to make the village feel as though there is a benefit to them through CA status, rather than a cost?</p>	<p>Conservation area status provides greater protection to preserve and enhance the character and appearance of the area for current and future generations. This often makes them great places to live, including through their walkability, distinctive sense of place (contributing to sense of community and health &amp; wellbeing), and economic contributions through tourism and house prices.</p> <p>There are opportunities for groups to strengthen community buy-in, develop greater understanding, and celebrate their unique heritage, for example through area improvements, events which encourage good repair and maintenance, heritage interpretation, trails or events. This is set out within the 'Improved Access and Interpretation' section of the Management Plan. The Heritage &amp; Design Team would be happy to provide advice on any proposals should the community wish to bring them forward.</p>

<p>O</p>	<p>Comments requested community engagement to be genuine, and to use the appraisal process to include greater ways for communities to be part of the decision-making process. Local communities should be able to have their say on Council-led projects.</p> <p>It was requested that Newstead Village Community Trust (<a href="#">NVCT</a>) are consulted on planning applications.</p>	<p>Public consultation has been undertaken as part of the appraisal process to inform the final document. Public comments can also be made on individual planning applications, in line with legislative process. Anyone can set up an alert for planning applications via the Council's planning register. Links and advice on this have been added to the CAA &amp; MP appendix.</p> <p>NVCT can request that they are added to the list of consultees for applications that are of public interest in Newstead. Contact details will be sent to them for follow up.</p> <p>Consultation is undertaken on Council projects, through local elected Members, the community council, community groups and Citizen Space. The Council's <a href="#">Place Programme</a> was set up to provide a useful mechanism for the community to develop their proposals and ideas with the Council and to encourage two way engagement.</p> <p>The Heritage &amp; Design Team (and other Council Officers as appropriate) would be happy to engage with the community on any particular projects or proposals going forward.</p>
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