



PLANNING STATEMENT

SITE ADDRESS:
**LAND EAST OF GARDEN COTTAGE,
LINTHILL, LILLIESLEAF, BY MELROSE, TD6
9HU**

PROPOSAL:
**RESIDENTIAL DWELLING, GARAGE /
STABLE, ACCESS AND ASSOCIATED
WORKS**

APPLICANT:
MR & MRS T FERGUSON

22 SEPTEMBER 2018

Main Office:

Shiel House | 54 Island Street | Galashiels | TD1 1NU

NI Office:

61 Moyle Road | Ballycastle | Co. Antrim | BT54 6LG

T 01896 668 744

M 07586 807 973

E 07960003358

tim@fergusonplanning.co.uk



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Shiel House | 54 Island Street | Galashiels | TD1 1NU

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INTRODUCTION AND PROPOSAL DESCRIPTION

1. This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of the Applicant, Mr and Mrs T Ferguson, for Planning Permission in Principle (PPP) for a family home on land adjacent to the existing building group at Linthill near Lilliesleaf.
2. A Location Plan, Indicative Site Layout Plan and Elevation Plan, showing the potential house position, the relationship of the plot with the existing building group, proposed landscaping/defensible edge, access and associated information have all been provided.
3. A Phase 1 Habitat Survey is also provided as well as information showing that the plot falls out with any flood risk zone. Internal access is already in place with the main road access being widened in the coming weeks and thus will further enhance access and egress for all the related properties at Linthill.
4. The plot in question extends to roughly 0.7 of an acre with lands within the control of the applicant extending to c. 5.2 acres and shown via the blue line. It forms part of the former Linthill Estate which has been sub divided into varying lots over the last decade and to which a number of families now reside.
5. It is enclosed by the existing landform, woodland, hedgerow and by the River Ale to the north and the existing hedgerow to the south and east. This landscaping will be furthered as part of the proposal.
6. Immediately to the west of the site lie a row of at least three residential dwellings. These being Gardener's Cottage, River Cottage and The Stables. To the north, over the River Ale, is a fourth dwelling known as Linthill House. The dwellings share access along the Estate drive from the B6359 and to which this plot also has access and egress rights.
7. It is pertinent to note that, in the recent past, part of the subject site/field was sold to the adjoining dwelling and to which the owners have now erected a domestic Garage and hard standing. The principle of development within the subject

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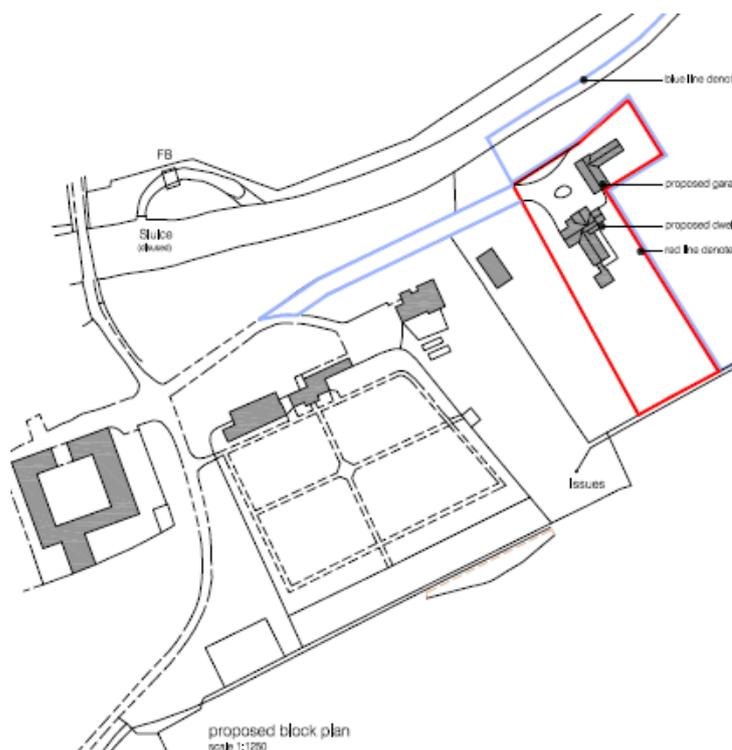
E 07960003358

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site/field has been established.

8. The extract below provides the context of the adjoining building group and the new garage within the original field boundary of this proposal. The site plans lodged with the application indicate in red the defined plot for the purposes of the residential dwelling and the blue line which would fall within the applicant's ownership but to be retained as a greenfield / paddock area. They also indicate the existing hedge and a new hedge line for the residential plot.
9. Currently the paddock or field is not and has not been used for agricultural purposes for quite some time and is heavily overgrown. The field would be upkept and managed by the applicant's going forward and remain as green pasture for horses. The residential plot is located close to the existing residential dwellings but with some distance to respect privacy/amenity of the immediate neighbour. A clear defensible edge is to be provided along the plots eastern boundary as shown together with further landscaping along the western boundary to enhance privacy between it and the neighbouring Cottage.
10. Figure 1 provides the local context within which the proposal is set.

Fig 1: Locational context of the subjects in relation to the existing building group





11. It is proposed that the new house would be served by private foul and surface water drainage arrangements. The Applicant would own adjacent land which could be used for a private filtration system and the disposal of surface water if necessary. Mains water and electricity supply have also been confirmed by Scottish Water and Scottish Power.
12. The remainder of this statement considers relevant planning policy and material considerations that provides justification in support of that proposed.

PLANNING POLICY CONTEXT

13. The Scottish Government continue and have just recently provided strong support behind the promotion of families wishing to pursue housing via self-build as it can play its part in addressing the overall national and local housing shortfall in Scotland.
14. Much of the planning policy guidance for single dwellings of this nature is at a local level and contained within the adopted Scottish Borders Local Development Plan (2016) and associate supplementary guidance. Key policies include (a) **HD2** – Housing in the Countryside and (b) **HD3** – Protection of Residential Amenity.

(a) Housing in the Countryside Policy

15. The key policy under which the proposal must be assessed is the Scottish Borders Local Development Plan (2016) policy HD2 – Housing in the Countryside. This policy allows existing buildings groups to expand within a Plan period by 30% or 2 units, whichever is the greater, where suitable sites exist.
16. The policy requires that the proposed site should be well related to the existing building group and have no detrimental impact upon the character of the group, the landscape or the amenity of the surrounding area. Any development proposal should also be appropriate in terms of scale, siting, design, access and use of materials.

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17. Applications for new houses relating to expansion of building groups will be assessed against: a) the presence or, otherwise, of a group; and b) the suitability of that group to absorb new development.

18. Supplementary Guidance 'New Housing in the Borders Countryside' provides additional detail in support of the above policy, setting out requirements where a new house is proposed in association with an existing building group. Requirements which are relevant to the development proposal include:

- The scale and siting should reflect and respect the character and amenity of the existing group and the individual houses within the group;
- The new house should be situated in the area contained by the "sense of place".
- The new house should be located within a reasonable distance of the existing properties within the group, with the distance between existing properties and the new house being guided by the spacing between existing properties in the group;
- Sites should not normally break into undeveloped agricultural fields or require the removal of trees which are in good condition.

19. The Guidance notes that the existence of a building group is identifiable by a "sense of place" which will be contributed to by: natural boundaries such as water courses, trees or enclosing landform, or man-made boundaries such as existing buildings, roads, plantations or means of enclosure.

(b) Protection of Residential Amenity

20. This policy requires development to have no significant adverse impact on the amenity of existing or proposed houses. The scale, form and type of development proposed must fit with the residential area and it should not have unacceptable effects in terms of overlooking, loss of privacy or sunlight. There should also be no unacceptable impact on visual amenity more generally.

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Access

21. The ability to achieve safe and satisfactory access is a requirement of the creation of any new housing in the countryside. A vehicular access is required to have visibility splays appropriate to the location and to the speed of traffic on the adjoining road system.

ASSESSMENT OF DEVELOPMENT PROPOSAL

Building group

22. There is a clearly 3+ residential dwelling building group at Linthill and which is immediately adjacent to the subject site. The proposed site lies next to the easterly most dwelling known as Gardeners Cottage. This property also has an associated domestic garage which shares the boundary and falls within the confines of the field related to the subject site.
23. The existing hedgeline of the subject site defines the end or easterly edge of the former Linthill Estate. It is well contained and not exposed to any public receptors of note. While the existing hedgeline could be deemed the outer edge of the subject site the intention would be to provide a new landscaped boundary edge closer to the proposed house. It will also provide further fencing for the purposes of keeping horses/livestock on the majority of the landholding that sits beside the plot.
24. The proposed dwelling seeks to position itself largely in line with the existing building group that neighbours it while having adequate spacing and landscaping so as not to impact on the amenity of the neighbouring Cottage.
25. The proposed plot shares a sense of place with the adjacent houses and there is inter-visibility with the nearest address. There is no gap between the subject site and the row of three existing domestic dwellings.
26. The building will be sustainable both in terms of its design, location and through the use of existing and appropriate new landscaping to ensure it fits well within its surroundings. It will also promote renewable energy technologies.

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Residential Amenity

27. It is considered that the dwelling can be developed on the subject site without causing a detrimental impact upon the residential amenity of the neighbouring house or any other dwellings nearby. The scale and exact positioning of the house, together with design and materials have been indicatively shown with any final detail controlled by the Planning Authority by condition at the next stage in the planning process.
28. The plot location again is not near any farm steading and thus no residential amenity concerns arise as a result.

Design

29. The house design, as can be seen in the drawings provided, show that a great deal of time has gone into the design and which seeks to use the highest quality of materials and one which respects the rural setting it is set within.
30. While the application is for PPP/outline planning permission the applicant has taken considerable time over the indicative positions and design of the proposal. It has taken into consideration the local built form, sense of place and ensuring a high quality design is brought forward.
31. The plans provide further detail on this and which would evolve as part of the detailed planning stage. The built form intends to merge traditional with modern architecture and via the use of high quality materials such as natural stone, slate and locally sourced timber.
32. The existing woodland and hedgerow that exists will enable the dwelling to be set into the landscape and will soften the built form from approach. The plot is very well screened and will largely go unnoticed from key or public receptor points.

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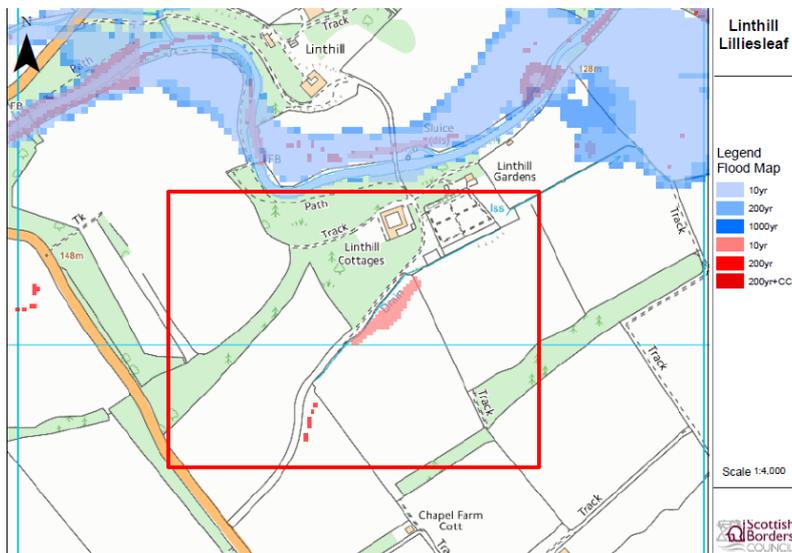
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Flooding

33. Review of the web-based Council and SEPA indicative flood maps show that the site lies out with the area assessed as having high, medium or low flood risk. The associated extract is shown within Figure 2 below.

Figure 2: Flood Map



34. The applicant consulted with the Council's flood department at an early stage and whom have confirmed that the site is not at risk of flooding. They noted:

Thank you for your enquiry regarding flood risk at Linthill Cottages, Lilliesleaf TD6 9HU.

In terms of information that this Council has concerning flood risk to this site, SEPA's Indicative River, Surface Water & Coastal Hazard Map (Scotland) indicates that the site is out with SEPA's Flood Hazard Map and therefore not at risk of flooding from the Ale Water. The attached map shows the indicative 1:200 year flood envelope of the Ale Water which shows all identified plots to be free of fluvial flooding...

Regarding historical flooding information we have no records of the site being affected by flooding.



Habitat

35. The Applicant's again have sought to be pro-active and instructed a Habitat Survey to be undertaken for the plot in question. The associated report forms part of the submission package. It has demonstrated that the lands in question have no recordings or will not have any significant impact on local habitat.

Access and Servicing

36. It is intended that the access from the main B6359 will be upgraded which will enhance the visibility on access and egress. The related plan forms part of the submission. We understand that the associated works are to take place in the coming weeks by the Linthill Estate owners.
37. The plot will be serviced by private foul and surface water drainage arrangements with detail to be provided at the next stage in the planning process. Mains water supply is available as is the relevant power supply from the sub-station located on the Linthill Estate.
38. It is proposed that the house will support renewable energy technologies. It is envisaged that this will include solar panels and ground source heat. The relevant detail would be provided by way of a condition discharge at the next stage in the planning process.

Landscaping

39. Even though there is existing boundary treatment it is proposed that a further landscaped edge would be provided. Particularly along the plot's eastern boundary to form a robust boundary to the expanded building group.
40. The indicative site plan shows possible siting of the area of tree planting/landscaping, the exact design and species-mix of which can be controlled at the next stage in the planning process. This landscaped boundary will distinguish between the plot and remaining paddock area which will remain in situ. The built form will be beyond any tree root areas and again something the applicant is willing to be conditioned upon.

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CONCLUSIONS

41. Ferguson Planning has been appointed by the applicant's to submit an application for planning permission in principle for the development of a single family dwelling on land to the east of the existing building group at Linthill.
42. The plots share a common 'sense of place' with the building group that exists and the creation of a new defensible landscape boundary to the east of the plot is proposed. The proposal will comply with Housing in the Countryside policy and with policy on Protection of Residential Amenity. The site is of sufficient size to contain a single dwelling without having detrimental impact upon the nearest dwelling. The remaining paddock area would remain as is and within the control of the applicant for such purposes.
43. Satisfactory access to the plot can be achieved from the public road with the internal access already in place and which currently services the neighbouring garage to the plot.
44. The site lies out with the area shown on SEPA's flood risk map. Satisfactory private drainage arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.
45. There would be no impact upon the existing trees. The plot is of sufficient size to enable the development without impacting upon root protection areas. The Extended Phase 1 Habitat Survey confirms that there are no ecological restrictions which would prevent the development.
46. Having taken into consideration the related planning policy, in particular LDP Policy HD2, we conclude that:
 - The proposal is in a location next to existing residential dwellings and part of the "sense of place" related to the properties at Linthill
 - No adverse effect on the viability of a farming unit or conflict with the

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operations of a working farm would occur

- The plot is already contained with its own field hedging but this will be added to and enable a defensible boundary to be in place. The plot takes up a small proportion of the paddock in question which will now be managed by the applicant having previously been left unattended for numerous years
- Satisfactory access and other road requirements are or can be in place
- Satisfactory public or private water supply and drainage facilities can be put in place and been confirmed by the network providers
- No adverse effect on countryside amenity, landscape or nature conservation will occur
- No adverse impact on the environment, landscape or archaeological sites
- Appropriate siting, design and materials in accordance with the relevant Local Plan policies would be adhered to as would the use of renewable energy sources.

47. The Planning Authority is respectfully requested to approve this application for reasons stated within this statement.

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