

Scottish Borders Council
Development Management
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA



4th September 2018

Dear Sir/ Madam,

Construction of a dwellinghouse, associated outbuildings and a new agricultural access track on land to the northwest of Town O' Rule Farmhouse, Bonchester Bridge, Hawick, Scottish Borders

I write in regard to the above proposals, to which this application for planning permission relates.

There have been previous similar applications for the construction of a dwellinghouse on the site which have been approved by the local planning authority; the most recent application (reference: 15/01113/PPP) was approved on 6th November 2015. It is therefore considered that the principle of residential development on the site has been established.

This application is designed to sensitively respond to the site's location within the Teviot Valleys Special Landscape Area. It is considered that the proposals are appropriate in scale, form, massing, siting, height and design. The proposals would make a positive contribution to the local area, and are considered to represent a sustainable development.

I enclose herewith copies of the following documents, which we believe to be sufficient to enable the local planning authority to approve the proposed development;

- Site Location Plan (drawing ref: A100-01_Location Plan)
- Existing Site Plan (drawing ref: AL(0)100 Existing Site Plan RevC)
- Proposed Site Plan (drawing ref: AL(0)200 Proposed Site Plan RevE)
- Existing Ground Plan (drawing ref: AL(0)101 Existing Ground Plan RevC)
- Proposed Ground and Site Plan (drawing ref: AL(0)110 Proposed Ground & Site RevA)
- Existing Stone Building Plans and Elevations (drawing ref: AL(0)102 Existing Stone Building Plans & Elevations RevA)
- Proposed Lower Ground Floor (drawing ref: AL(0)205 Proposed LGF Floor RevF)
- Proposed Ground Floor (drawing ref: AL(0)201 Proposed Ground Floor RevL)
- Proposed First Floor (drawing ref: AL(0)204 Proposed First Floor RevG)
- Proposed Roof Plan (drawing ref: AL(0)206 Proposed Roof Plan RevB)

All correspondence & accounts:
28 Windsor Terrace
South Gosforth
Newcastle upon Tyne NE3 1YL
accounts@ethicalpartnership.co.uk

Office also at:
Studio 4, The Newsroom
Stoddart Street
Newcastle upon Tyne NE2 1AN

Ethical Planning LLP is a limited liability partnership registered in England and Wales under OC352734 and trading as ethical partnership. VAT No: 937 5641 93
A list of partners is available on request or at www.ethicalpartnership.co.uk
Registered Office: 32 Portland Terrace, Newcastle upon Tyne, NE2 1QP



- Proposed Elevations (drawing refs: AL(0)207 Proposed Elevations A&B RevB; AL(0)208 Proposed Elevations C&D RevB; AL(0)210 Proposed Elevations E, F, G, & H RevA)
- Proposed Sections (drawing ref: AL(0)209 Proposed Sections A,B&C RevB)
- Farm Plan (drawing ref: 5031-02_Farm Plan no grid_A3L_10000)
- Design and Access Statement (document ref: Dwelling at Town-o-rule_Architectural Design and Access Statement RevC)
- Highway Access Visibility Splays (drawing refs: JN1565-Dwg-0003 Site Access Option 1; JN1565-Dwg-0004 Site Access Option 2)
- Landscape Drawings (drawing refs: 1177 RP001 Rev B Bonchester Bridge Landscape Appraisal - PLANNING LR; 1177-001 Rev C Outline Landscape Masterplan; 1177-100 Rev A Existing Site Plan A1; 1177-101 Rev B General Arrangement A1; 1177-104 Typical Landscape Details A1; 1177-105 Proposed Landscape Visualisations A3)
- Flood Risk Assessment (document ref: 319_Bonchester Flood Risk Assessment_180418)
- Contaminated Land Preliminary Risk Assessment (document ref: 319_Contaminated Land Assessment_180418)
- Preliminary Ecological Appraisal (document ref: 319_Preliminary Ecological Appraisal_180418)
- Arboricultural Impact Assessment (document ref: 319_Arboricultural Impact Assessment_180418)
- Planning Statement (319_Bonchester Bridge Planning Statement_100818)

In the event that you would wish to meet to discuss the application, or if you require further information in order to approve the application then I would be grateful if you could advise me at your earliest convenience.

Perhaps when you have had the opportunity to review the application you would be so kind as to confirm that it is complete and has been validated. I would be grateful if you could advise me of the timetable for the application being determined.

In the event that you would wish to meet to discuss the application, I would be grateful if you could advise me of some dates when you would be available to meet. In the event that further information is requested by the local planning authority during the determination of the application, then this will be provided as expeditiously as possible.

Yours sincerely,



Allen R Creedy MRTPI FIEMA
Senior Partner for and on behalf of Ethical Planning LLP

