



PLANNING STATEMENT

SITE ADDRESS

LAND SOUTH OF THICKSIDE HOUSE, JEDBURGH, TD8 6QY

PROPOSAL

**ERECTION OF SINGLE DWELLING TOGETHER WITH ACCESS,
LANDSCAPING, AND ASSOCIATED WORKS**

APPLICANT

DR N MILLER

FEBRUARY 2020

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1. INTRODUCTION AND PROPOSAL DESCRIPTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of the Applicant Dr N Miller. The Statement supports an application for Planning Permission in Principle for the erection of a dwelling together with access, landscaping, associated works on land to the south of Thickside House.
- 1.2 The purpose of this Statement is to provide a good level of understanding of the application site and the context within which it lies, before providing background to the proposed development and its accordance with planning policy.
- 1.3 The site sits to the west of an existing private way running north-east from the C41 Oxnam Road, east of Jedburgh. The site sits adjacent to the south of 'Thickside House', which is a former farmhouse that gives its name to the local cluster of dwellings. The residential property 'Ramsacre' sits opposite the site to the south-east of the access track while 'Nagscourt' lies to the north, adjoining Thickside House to the east.
- 1.4 The site comprises part of a field which fits between the paved access track to the south-east and larger agricultural fields to the north and west. An existing field access exists in the south of the site's west boundary onto the access track, which is paved in tarmac concrete.
- 1.5 The extract below indicates the application site in red together with other land within the Applicant's control in blue. The existing dwellings nearby and other buildings are also indicated.

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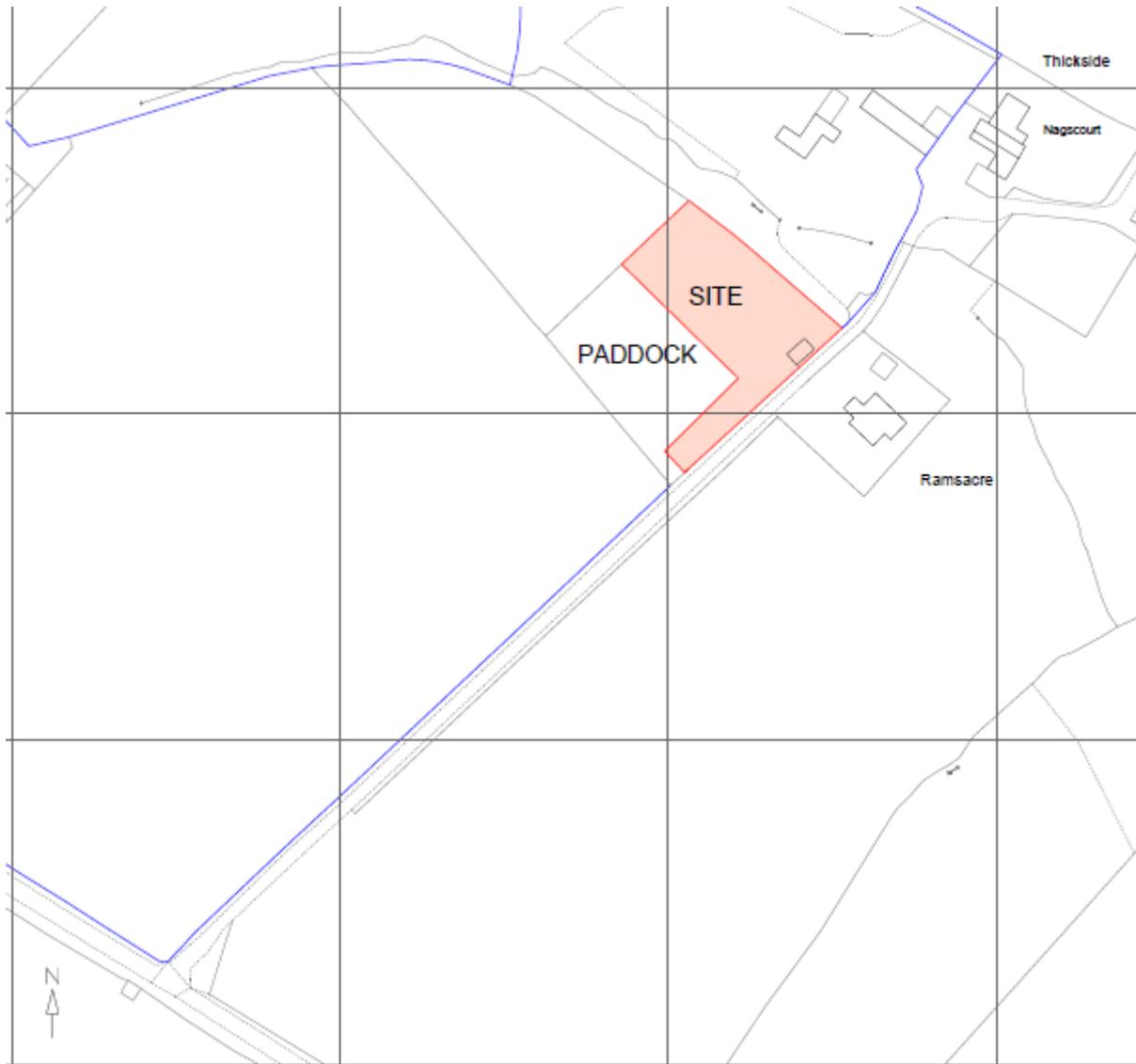


Fig.1. Extract from AH096-LP01(A) Location Plan, the adopted highway is visible in the south-west with the site lying to the north-east (Source: Aidan Hume Design)

Proposal

- 1.6 The layout and access arrangements of the proposed dwelling are conceptually illustrated on AH096-SP01 Site Layout. The proposal is for the erection of a single dwelling on the site together with the access, landscaping, and associated works.

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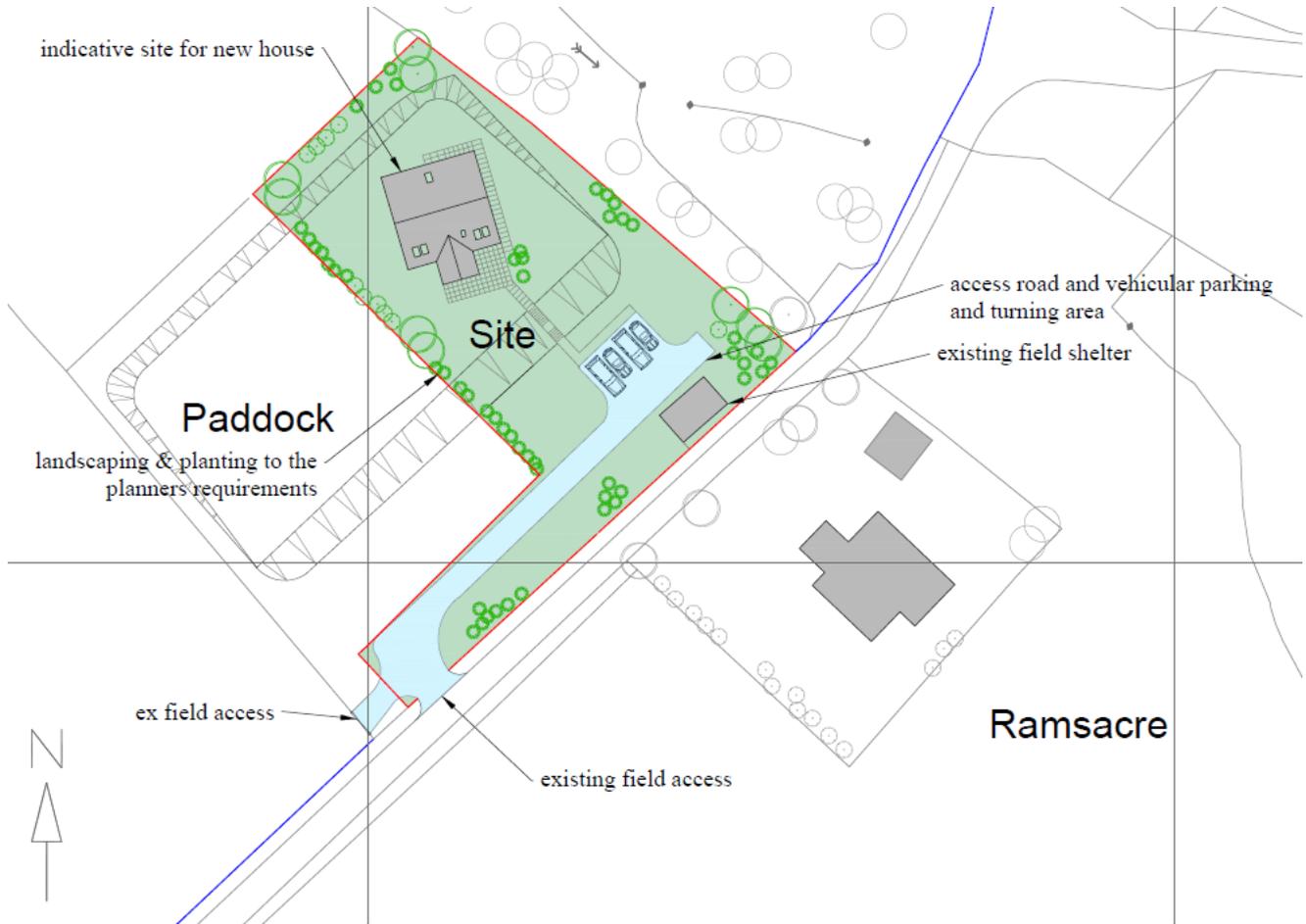


Fig.2. Extract from H096-SP01(A) Site Layout (Source: Aidan Hume Design)

- 1.7 The application is for Planning Permission in Principle with matters of detailed design for subsequent consideration. It is proposed to make use of the existing private way and field access to provide access to the site.
- 1.8 Should planning permission be granted for the proposed development then the Applicant will provide a detailed design informed by and in accordance with adopted policy for the further consideration of the planning authority.
- 1.9 The proposed dwelling will be serviced by connection to a privately held septic tank and soakaways within the Applicant's control. The Applicant proposes to connect to the mains water network which serves the existing three dwellings at Thickside.

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- 1.10 The application site and proposed residential curtilage replicate the existing pattern of development at Thickside by corresponding to the position of Ramsacre in relation to the primary farmhouse and the other buildings in the cluster. The proposal does not pursue a new pattern of development or seek to extend a linear developed ribbon into the open countryside.
- 1.11 As the application is for Planning Permission in Principle, the requirement to submit detailed drawings to secure the outstanding elements of the design in the next stage of the planning process is acknowledged.
- 1.12 The remainder of this Statement considers relevant planning policy and thereafter provides a reasoned justification within the policy context. Together with this Statement the following drawings and documents have been submitted to support the application:
- AH096-LP01(A) Location Plan, prepared by Aidan Hume Design; and
 - AH096-SP01(A) Site Layout, prepared by Aidan Hume Design.

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2. POLICY CONTEXT

2.1 This section provides an overview of key planning policies relevant to the proposed development. Scottish Planning Policy (SPP) sets out national planning policies and is a key material consideration in the determination of planning applications. The Development Plan is made up of the Strategic Development Plan for South East Scotland (SESPlan) and the Scottish Borders Local Development Plan (2016).

Scottish Planning Policy (SPP) 2014

2.2 SPP supports the creation and protection of successful, sustainable places which support sustainable economic growth and regeneration, and the creation of well-designed, sustainable places. This outcome sits side-by-side with the other three outcomes which target the delivery of low carbon places which reduce carbon emissions and adapt to the changing climate, natural and resilient places which protect and make use of natural and cultural assets, and better connected places which support and capitalises on transport and digital infrastructure.

2.3 SPP creates a presumption in favour of development that contributes to sustainable development and establishes that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. Specifically, policies and decisions should be guided by key principles, including:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and

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- avoiding over-development, protecting the amenity of new and existing development and
- considering the implications of development for water, air and soil quality.

2.4 SPP sets out how successful, sustainable places includes protecting and enhancing the vibrancy of rural, coastal, and island areas, with growing, sustainable communities supported by new opportunities for employment and education. The character of rural and island areas and the challenges they face vary greatly across the country, from pressurised areas of countryside around towns and cities to more remote and sparsely populated areas.

2.5 In rural areas the Government intends the planning system to:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and
- support an integrated approach to coastal planning.

Scottish Borders Local Development Plan

2.6 Local planning policy relevant to the proposal is contained within the Scottish Borders Local Development Plan (2016). Key policies include:

- **Policy PMD1: Sustainability**
- **Policy PMD2: Quality Standards**
- **Policy HD2: Housing in the Countryside**
- **Policy HD3: Protection of Residential Amenity**
- **Policy EP5: Special Landscape Areas**

Policy PMD1: Sustainability

2.7 The preparation of the Local Development Plan was heavily informed by the acknowledged “*need for action on climate change*” and the Council’s Environmental Strategy, which sit behind the ‘support and encouragement of sustainable development’ across the Borders. Policy PMD1 sets out the “*sustainability principles which underpin all the Plan’s policies*” and that the Council expects to inform development proposals and planning decisions:

- a) the long term sustainable use and management of land
- b) the preservation of air and water quality
- c) the protection of natural resources, landscapes, habitats, and species
- d) the protection of built and cultural resources
- e) the efficient use of energy and resources, particularly non-renewable resources

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- f) the minimisation of waste, including waste water and encouragement to its sustainable management
- g) the encouragement of walking, cycling, and public transport in preference to the private car
- h) the minimisation of light pollution
- i) the protection public health and safety
- j) the support of community services and facilities
- k) the provision of new jobs and support to the local economy
- l) the involvement of the local community in the design, management, and improvement of their environment.

Policy PMD2: Quality Standards

2.8 The Policy sets out a range of sustainability, placemaking and design, accessibility and open space/ biodiversity requirements, whereby the proposal must:

- Take appropriate measures to maximise the efficient use of energy and resources, in terms of layout, orientation, construction and energy supply;
- Make provision for sustainable drainage;
- Incorporate appropriate measures for separate storage of waste and recycling;
- Incorporate appropriate landscaping to help integration with the surroundings;
- Create a sense of place, based on a clear understanding of context;
- Be of a scale, massing and height appropriate to the surroundings;
- Be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality;
- Be compatible with, and respect, the character of the surrounding area, neighbouring uses and neighbouring built form;
- Be able to be satisfactorily accommodated within the site;
- Provide for appropriate boundary treatments to ensure attractive edges, and to help integration with the surroundings;
- Incorporate access for those with mobility difficulties;
- Not have an adverse impact on road safety in terms of the site access;
- Incorporate adequate access and turning space for vehicles including those used for waste collection purposes.
- Retain physical or natural features which are important to the amenity or biodiversity of the area.

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Policy HD2: Housing in the Countryside

2.9 Section A of Policy HD2 addresses development proposals for housing related to existing Building Groups. The adopted text of section A has been copied below:

“(A) Building Groups

Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is the greater, associated with existing building groups may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in residential use or capable of conversion to residential use. Where conversion is required to establish a cohesive group of at least three houses, no additional housing will be approved until such a conversion has been implemented,*
- b) the cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area will be taken into account when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,*
- c) any consents for new build granted under this part of this policy should not exceed two housing dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted.*

In addition, where a proposal for new development is to be supported, the proposal should be appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the group.”

Policy HD3: Protection of Residential Amenity

2.10 The Policy states that *“development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:*

- a) the principle of the development, including where relevant, any open space that would be lost; and*
- b) the details of the development itself particularly in terms of:*
 - i. the scale, form, and type of development in terms of its fit within a residential,*
 - ii. the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlight provisions. These considerations apply especially in relation to garden ground or ‘backland’ development,*
 - iii. the generation of traffic or noise,*
 - iv. the level of visual impact.”*

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Other Material Considerations

New Housing in the Borders Countryside SPG

- 2.11 The Supplementary Planning Guidance provides “advice and assistance with the siting and design of new housing in the Borders countryside”. Pertinent sections of the Guidance have been identified below.
- 2.12 The Guidance accepts that “the Borders area is not uniform in its landscape character” and that for “new housing to be absorbed successfully into a particular landscape it is important that the setting is selected by respecting the local landform, the field patterns and the tree and hedgerow cover”.
- 2.13 The Guidance continues to establish that the development of “new housing in harmony with its immediate and wider surroundings” is possible by “respecting the local landform, the pattern of fields and the distribution of tree and hedgerow cover”.
- 2.1 The Guidance sets out that the existence of a Building Group “will be 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.”
- 2.14 The Council’s expectations for elements of the proposed design which relate to access are also included in the Guidance, “in the interests of public safety it is therefore important that any new houses in the countryside are served by a vehicular access of a safe standard and provided with adequate on site facilities for vehicle movement and parking.”

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3. ASSESSMENT OF DEVELOPMENT PROPOSAL

Principle of Development

- 3.1 The application site sits adjacent to the south-west of the existing Building Group at Thickside. The Building Group comprises the existing dwellings Thickside House, Nagscourt, and Ramsacre. Thickside House and Ramsacre lie adjacent to the north and east of the site, respectively. The site is enclosed by an existing fence lying on higher land to both the south and west, creating a distinct boundary to the Building Group. Tree and hedge planting are proposed to enhance the existing boundary, creating a more distinct natural feature. Given the position of the site in relation to the existing dwellings and the natural enclosing landform, the site is considered to be well related to the existing Building Group at Thickside and to accord with criteria a) of section (A).
- 3.2 A review of the Council’s online planning records has indicated that no new or existing dwellings have been consented at Thickside within the current LDP period. The proposal is for the erection of a single dwelling within the setting and enlarging of an existing Building Group comprising three dwellings. While details of appearance, layout, and scale are deferred for future consideration, the type and form of development proposed are considered to be acceptable on the site.
- 3.3 Views of the site from both the south and west, including the C41 adopted highway, are defined by the existing Building Group. From such viewpoints the proposed dwelling would appear to sit next to or behind the existing dwelling Ramsacre, creating only a slight landscape impact which reflects the existing character of the local area. Views of the site from the east are obscured by established mature trees and landform. Views from the north are partly obscured by a line of semi-mature trees and landform. It is possible that glanced views of a ridge or chimney pot may be seasonably visible, creating a negligible impact on the landscape. Given the limited landscape impacts associated with the proposed development, it is considered that an “unacceptable adverse impact” would not be created and that the proposal accords with criteria b) of section (A).
- 3.4 As the Building Group at Thickside comprises three existing dwellings, extension by two additional dwellings is allowed for by the Policy. The proposal is considered to accord with criteria c) of section (A) as no new dwellings have been consented within the current LDP period and one new dwelling is proposed.
- 3.5 The principle of development of the erection of a dwelling together with access, landscaping, associated works is considered to be acceptable in accordance with section (A) of Policy HD2. The proposal represents the erection of a single dwelling expanding an existing Building Group in an appropriate fashion.

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Residential Amenity

3.6 The proposal has been prepared to provide for good amenity for the occupiers of the proposed dwelling and surrounding dwellings. With regard to the criteria of Policy HD3:

- a) As addressed above, the principle of the proposed development is considered to be acceptable.
- b)
 - i. The type of development (a single detached dwelling) is considered to be appropriate to the site and the local area. Consideration of whether the scale of the proposed development is suitable, is deferred for future consideration. However, it is considered that the indicative form shown on AH096-SP01(A) Site Layout is broadly representative of appropriate development on the site. The proposed dwelling is conceptually illustrated on the largest single element of level land within the site.
 - ii. The location of the site is generally conducive to good residential amenity with three existing dwellings essentially forming the adjoining Building Group. The front elevation of the proposed dwelling shall be set back approximately 35 metres from the access track creating a setback distance of approximately 50/55 metres between the proposed dwelling and Ramsacre, negating privacy concerns such as overlooking. It is conceptually envisaged that the boundaries of the site shall be planted with hedge to enhance the amenity of both the proposed dwelling and existing dwellings.
- c) It is considered that the highway safety and noise generation impacts of development will be negligible.
- d) Views of the site from public vantage points are primarily from the adopted highway to the south and west. These views are set in the context of an existing cluster of residential development which defines the character of the local area. The proposal would represent a modest enhancement of the existing cluster of dwellings which would continue to define views locally. Overall the visual impact of the proposal on the local area is considered to be slight in degree.

3.7 As the proposal provides for good amenity on-site and in the surrounding area it is considered to accord with Policy HD3.

Access

3.8 The site is accessed by the private way that serves the existing Building Group. The proposal makes use of the existing field gate to provide access to the site. These arrangements are considered to be acceptable to avoid the proliferation of accesses in the style of driveways which would cause the domestication of Thickside and erosion of the rural character.

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Impact on Local Character and Other Matters of Detailed Design

- 3.9 Matters of detailed design are deferred for future consideration. However, it is recognised that development cannot commence without submission and approval of final details of appearance, layout, scale, and landscaping. The new landscape boundary to contain the plot which is advised to be acceptable in the “New Housing in the Borders Countryside SPG” is included within those details.

Site Servicing

- 3.10 The proposed dwelling will be serviced by connection to the nearby mains water network. Foul and surface water drainage will be managed by connection to private means. Satisfactory connection arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.

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4. CONCLUSION

- 4.1 Ferguson Planning has been appointed by the Applicant to submit an application for Planning Permission in Principle for the erection of a dwelling together with access, landscaping, and associated works on land south of Thickside House.
- 4.2 The proposal represents the enlargement of an existing Building Group by one dwelling upon a site which is well related to the existing dwellings and benefits from enclosing landform marking a boundary between the Building Group and the surrounding countryside. Therefore the erection of the proposed dwelling upon the site is considered to be acceptable in accordance with Policy HD2(A).
- 4.3 The proposal has been designed in accordance with Policy HD3 and represents an acceptable form of development in this location. It is considered that the proposed dwelling would benefit from good amenity and safeguard the privacy of surrounding dwellings.
- 4.4 It is considered that the proposal is in accordance with relevant adopted policy of the Local Development Plan and is not afflicted by any other material considerations. It is respectfully requested that planning permission is granted.

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