

19/01256/FUL
07/05/2020

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

REFUSED

subject to the
requirements of the
associated Decision
Notice

**Hutting Site at North Cloich
By Lamancha
Scottish Borders**

location plan 1:2,500

100 metres

↑
north

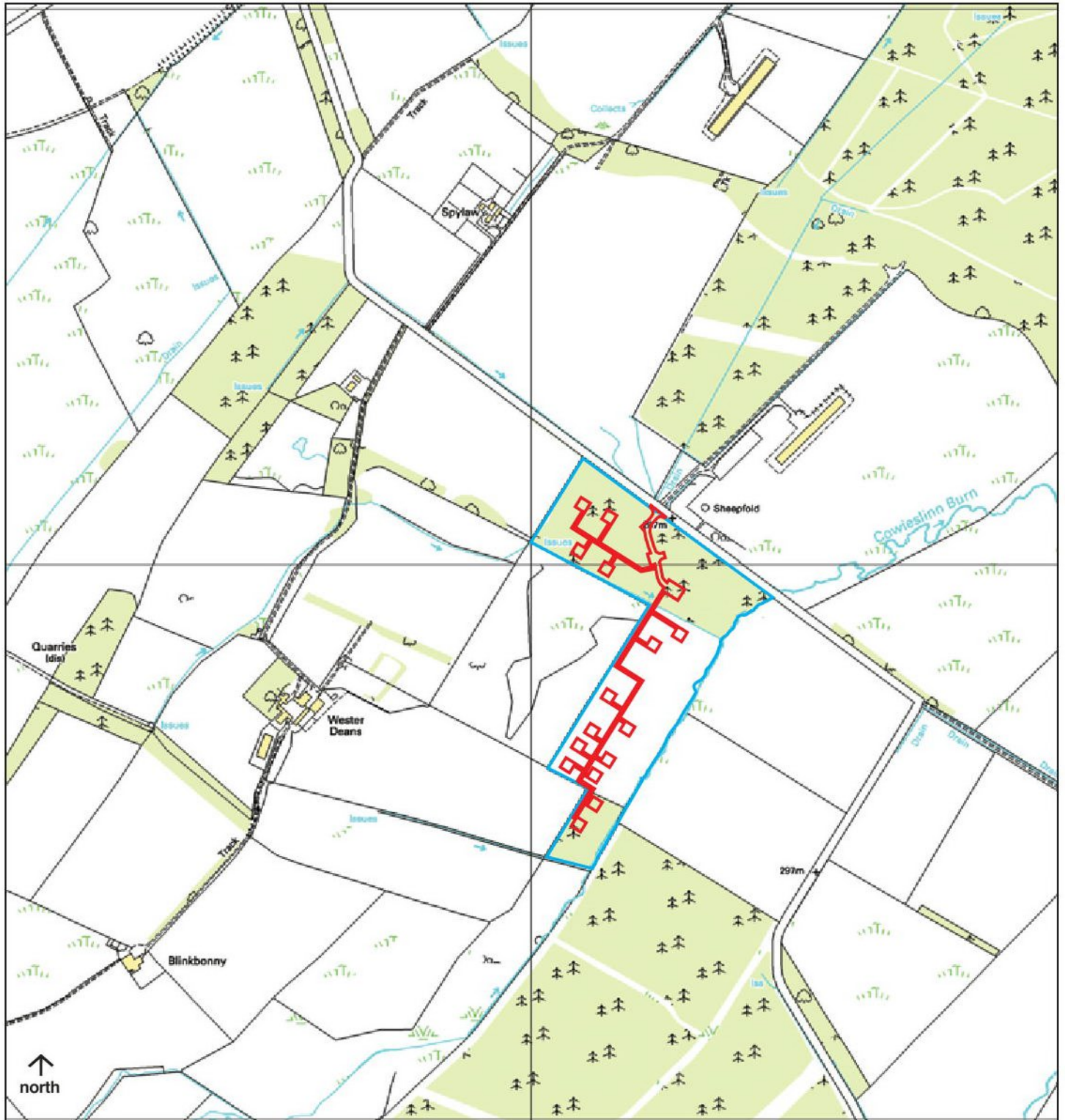
 **Urban Animation**

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urban.animation@blueyonder.co.uk
tel. 0131 477 0676
www.urban-animation.com

North to Leadburn

South to Lamancha

To Whim



location plan 1:10,000

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To Eddleston

400 metres

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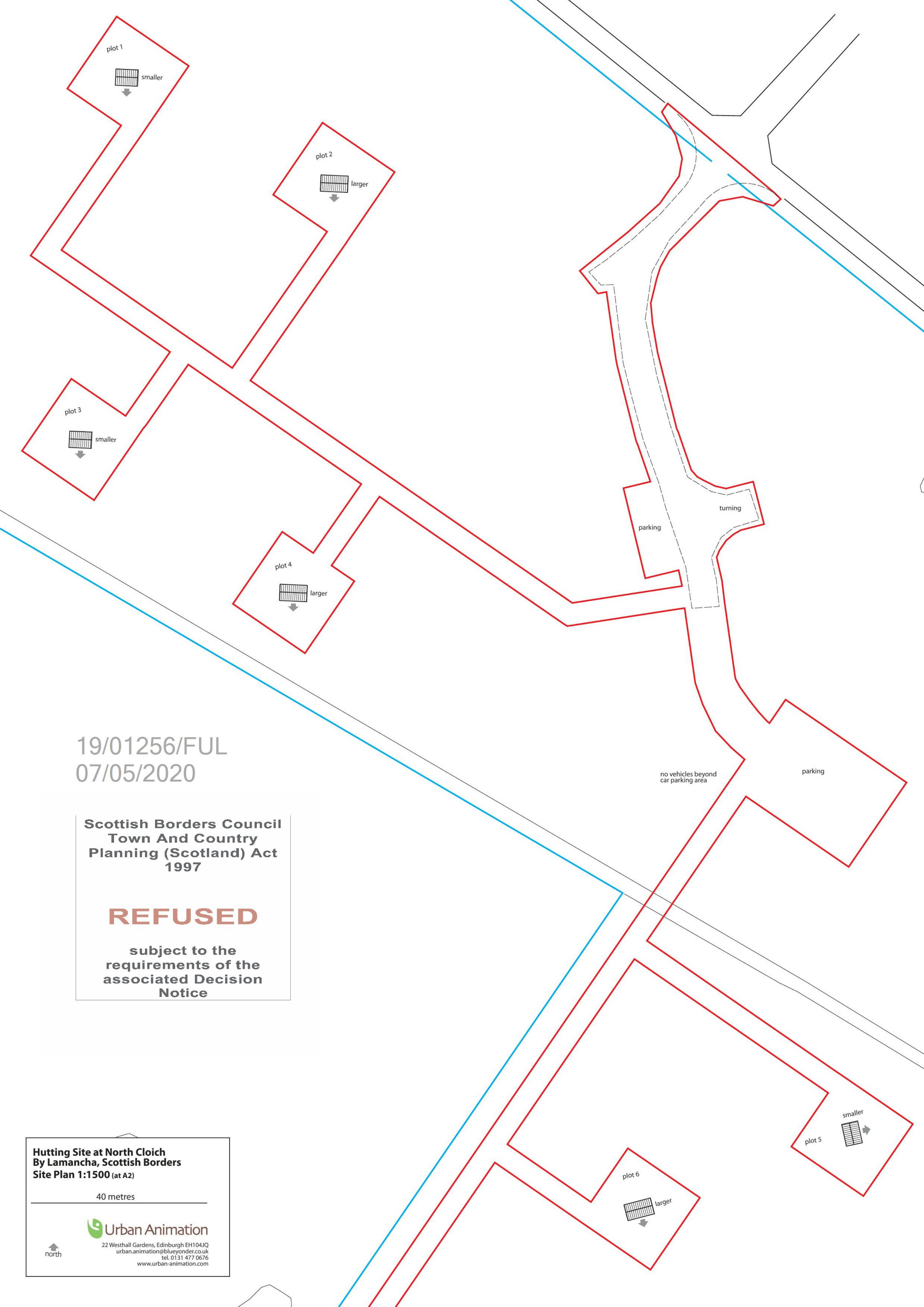
**Hutting Site at North Cloich
By Lamancha, Scottish Borders**
Site Plan 1:1250 (at A2)

100 metres

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north



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**Hutting Site at North Cloich
By Lamancha, Scottish Borders**
Site Plan 1:1500 (at A2)

40 metres



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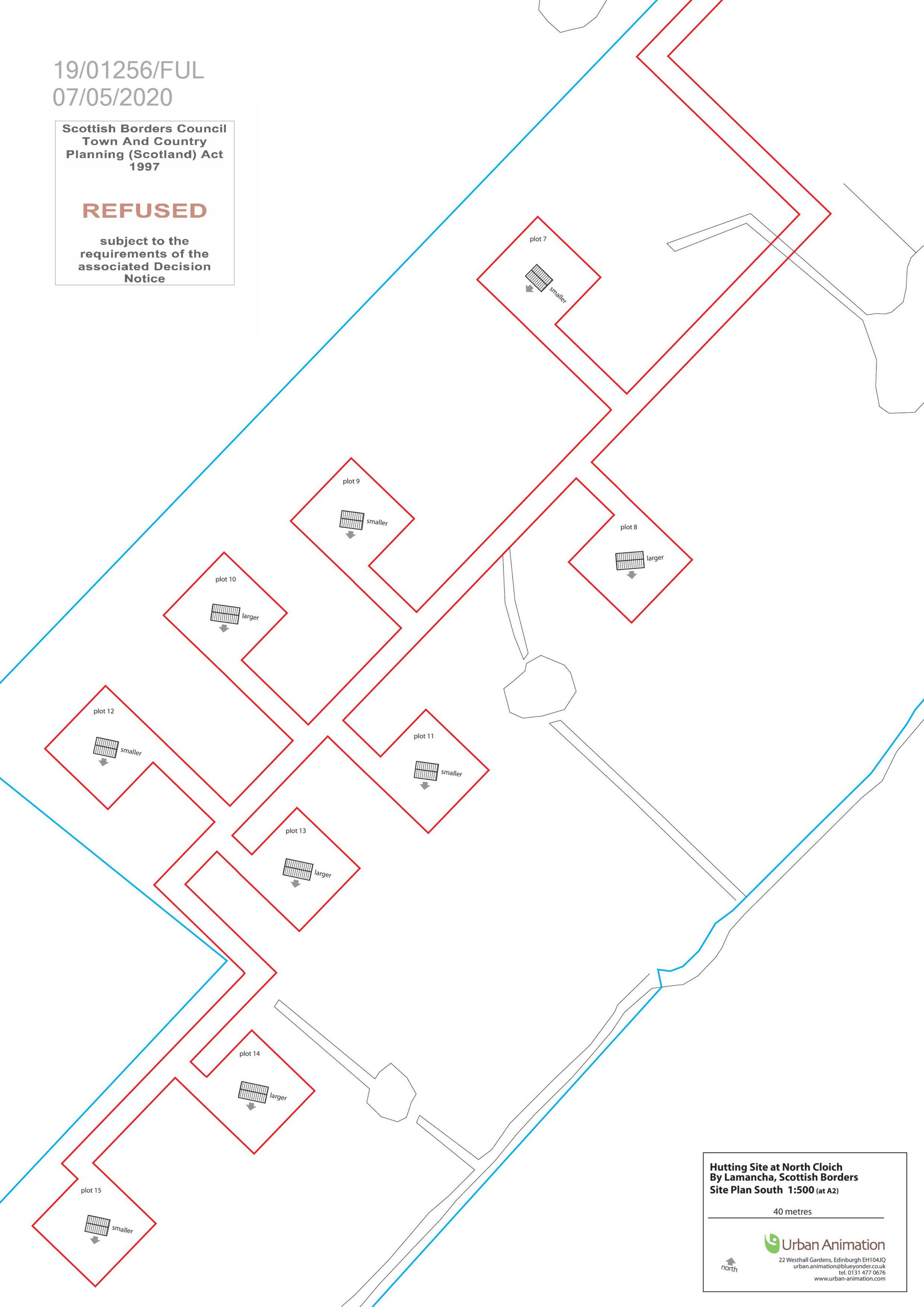
north

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Hutting Site at North Cloich
By Lamancha, Scottish Borders
Site Plan South 1:500 (at A2)

40 metres

north

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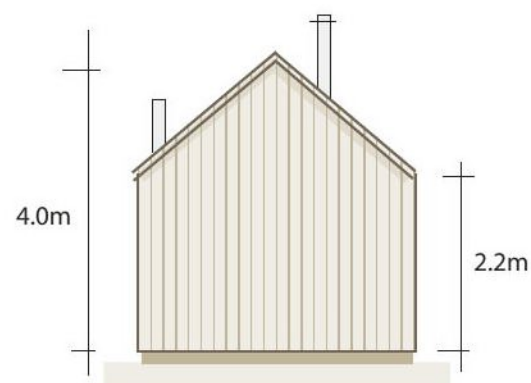
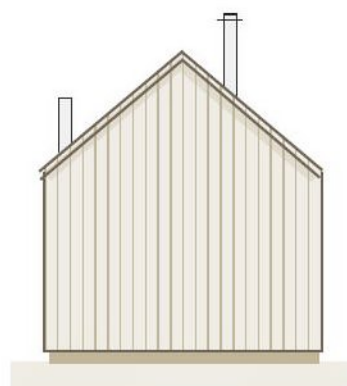
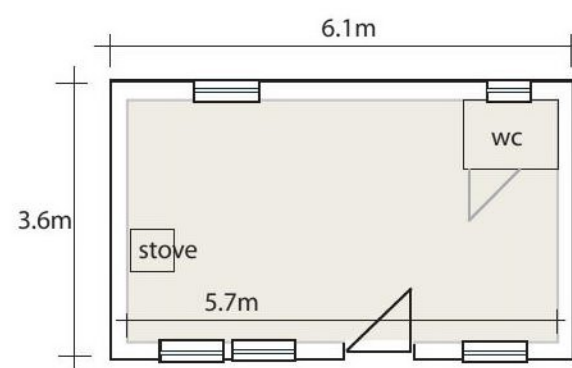
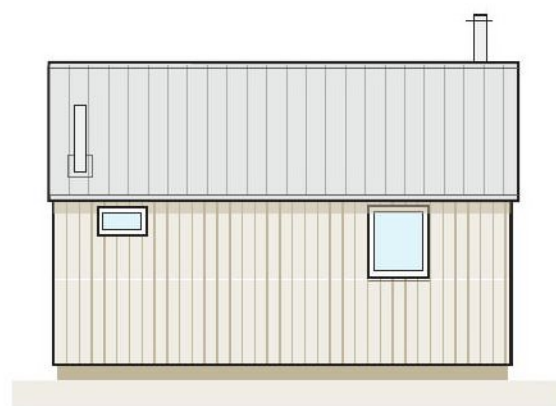
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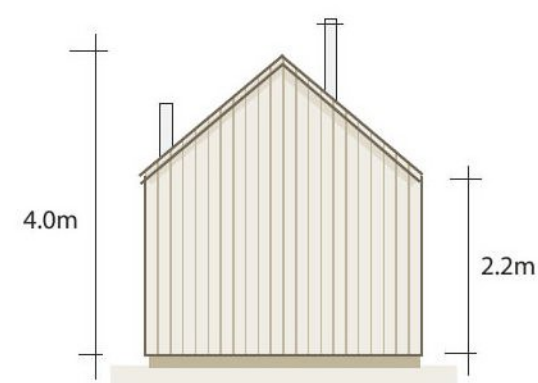
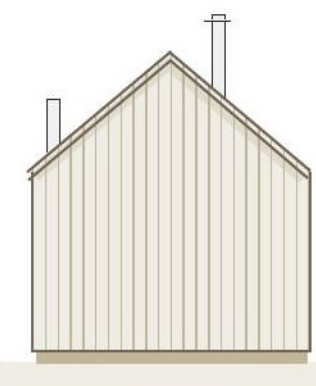
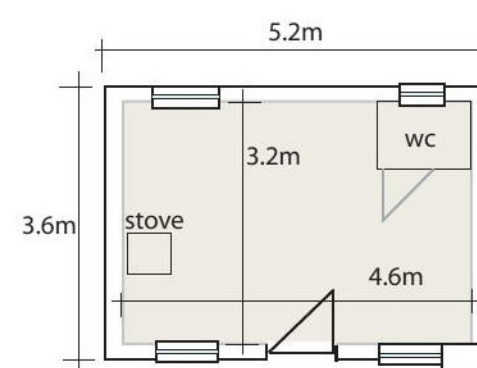
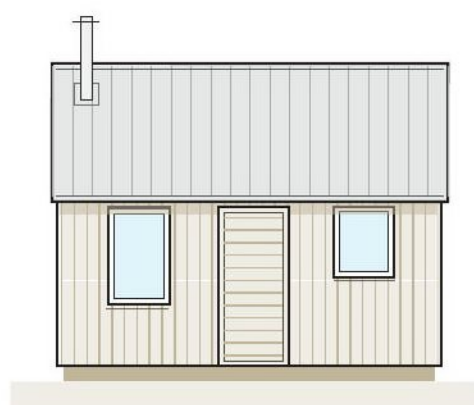
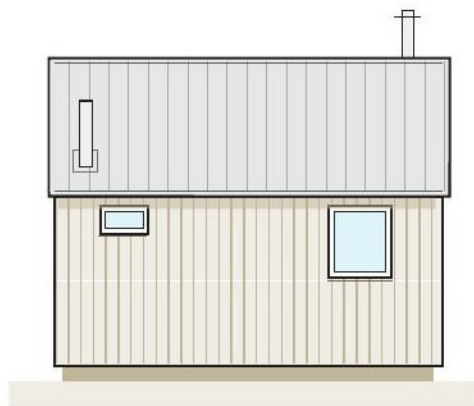
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Larger Hut



Smaller Hut



HUT DESIGNS :

Walls - natural timber boarding
Roof - Profiled onduline sheeting, colour green or
as agreed with planning authority
Windows, timber frames stained grey
Flue - black

Smaller Hut

Internal Dimensions 4.6 x 3.2 metres
Internal Floorspace = 14.72m²
External 5.0 x 3.6 metres
Gross floorspace = 18m²

Larger Hut

Internal Dimensions 5.7 x 3.2 metres
Internal Floorspace = 18.24m²
External 6.1 x 3.6 metres
Gross floorspace = 21.96m²

Scale 1:100

5 metres

Hutting Site at North Cloich
By Lamancha, Scottish Borders

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Design & Access Statement and Planning Statement
Change of Use from Woodland to Hutting (15 Huts)
North Cloich Wood, By Cowdenburn
Scottish Borders
July 2019

Design Statement :

Change of Use from Woodland to Hutting (15 Huts) at North Cloich Wood By Cowdenburn Scottish Borders

1. Introduction

2. Context

3. The Site

4. The Hutting Development



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1. Introduction

1.1 This Design Statement supports the planning application for a new hutting site at North Cloich Wood, by Cowdenburn, Scottish Borders. It explains how the proposed huts can be accommodated to achieve an attractive, well designed and accessible development.

2. Context

2.1 The 1000 Huts Campaign launched June 2011 in response to growing demand from a wide range of people, both urban and rural, to revitalise hutting culture in Scotland - the building, inhabiting and enjoyment of simple shelters for recreation and pleasure.

2.2 In many European countries such as Germany, Finland, Norway and France, hutting is well-established. It is the norm for many urban people to head to the countryside for the weekend to their hytte or dacha. Scotland, by contrast has a very modest historic tradition of hutting which is predominantly associated with a working class movement that developed early in the 20th century when small holiday huts began to be built on land close to Scotland's main industrial cities. There are already over 100 traditional huts on sites in the Scottish Borders, including nearby Eddleston and Soonhope, by Peebles (though modern hutting is a more eco-friendly and nature focussed concept).

2.3 The Thousand Huts Campaign gained rapid and widespread support. It has created a platform for informed debate around the benefits hutting can bring to both individual lives and communities as well as to the sometimes impoverished natural environment of Scotland and to the rural economy. The Scottish Government's commitment to delivering these benefits has been confirmed with inclusion of supportive policy on huts in the 2014 Scottish Planning Policy (SPP). Section 79 of the SPP states '[Local Development] Plans should set out a spatial strategy which, [...] where appropriate, sets out policies and proposals for leisure accommodation, such as holiday units, caravans, and huts;'

2.4 That paragraph links to the SPP glossary where the definition of a hut is set out:

'A simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.'

2.5 In July 2017, the Scottish Government adopted new Building Regulations to enable hut building without warrant, reinforcing a commitment and light touch to hutting.

2.8 In June 2017, the agent for this planning application, Urban Animation, won planning permission (ref. 16/03759/FULL) for a 13 hut pilot project at Saline in Fife, for Reforesting Scotland and FCS. Planning permission has also been gained for 15 huts at Falkland in Fife (ref. 17/04065/FULL). Other current/imminent applications by Urban Animation include sites in South Lanarkshire, Aberdeenshire/Cairngorms National Park, Falkirk and Fife.

3. The Site

3.1 North Cloich Wood covers approximately 12.5 hectares/31 acres. The application site extends to 1.885 hectares/4.65 acres. It is located approximately 2 km east of Lamancha. The site lies on gently south east sloping ground in a shallow valley, with the Cowieslinn Burn following the south east boundary.

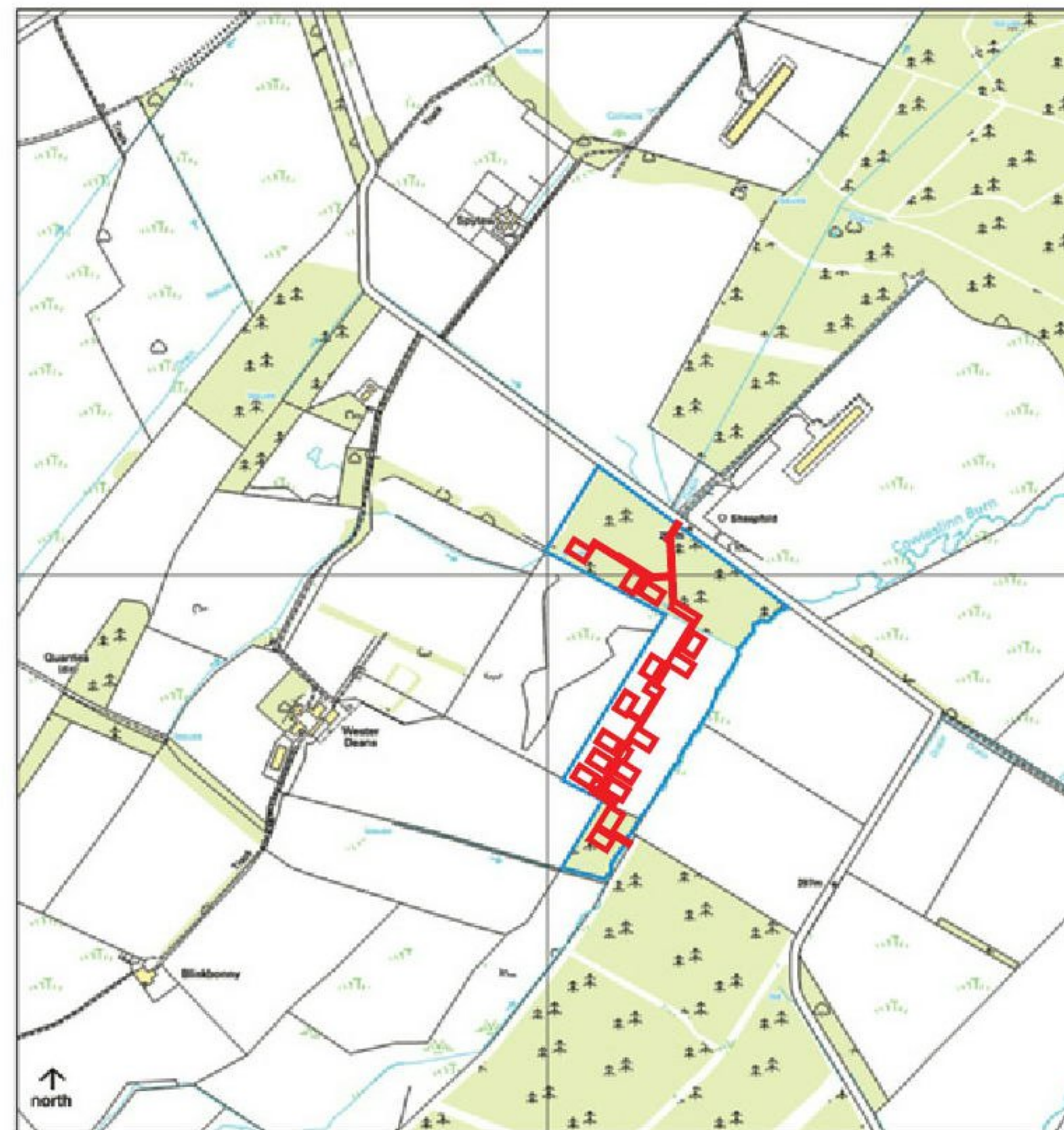
3.2 Formerly a Forestry Commission sitka spruce plantation, the site was clear felled in 2009. It was subsequently sold to the current owner who undertook a replanting plan to create a mixed woodland. Tree coverage across the site varies, but is now becoming well established, with larger trees reaching approximately 5-6 metres in height.

3.3 The SEPA Flood Map shows some flood risk from the Cowieslinn Burn but this lies well beyond the application site - the huts will sit on higher slopes clear of the flood risk area.

3.4 There are four residential properties in the area. Only one of these has relatively open views towards the site, from a distance of approximately 350 metres to the closest part of the north western site boundary. Other views are screened by topography and existing trees. Wider views in and out of the wood are available from its edges. As the woodland continues to regenerate, the huts will be largely concealed from view.

3.5 Access is from the existing turning head and short track from the unclassified road running from Lamancha to Eddleston, via Shiplaw, opposite which sits a chicken shed owned by Glenrath Farms. Parking will be formed in the site, with one space for each hut. A right of way exists from the A703 junction north of Cowieslinn Quarry to a point approximately 250 metres from the south west corner of the site. A wide flat verge at the unclassified road completes safe pedestrian access. There are regular buses on the A703 to Edinburgh and Peebles.

3.6 A habitat survey was undertaken in October 2017. The surveyor has reviewed the survey and confirmed by letter that it remains valid. This survey that the development is not proposed in a sensitive area and suggests a number of good practice measures which can be adopted during construction of the huts and tracks.



location plan (not to scale)



4. The Hutting Development

PROPOSALS

4.1 Fifteen huts are proposed, served by upgraded tracks and grouped car parking areas (total 15 spaces). Each hut will be located within a 20 x 20 metre plot, providing adequate space for a hut and set back distances to boundaries. Regeneration of the woodland will continue within these plot areas and the wider woodland area. The hut layout is designed to integrate the huts into the woodland, minimising visual impact and offering good privacy to hutters. The layout avoids the wetter and lower fringes of the south eastern woodland boundary, where a watercourse and wetland scrapes are located.

4.2 The existing access road will be extended a short distance in to the site, leading to two car parking areas. The access track and parking will be surfaced with permeable type 1 hardcore. Selective new conifer planting will be provided for additional screening of the car parking area.

4.3 Access to the huts from the car parking areas will be by foot using new 1.5 metre wide type 1 hardcore permeable tracks. Individual hut paths will be unsurfaced tracks. The site boundary provides adequate with to enable paths and tracks to avoid existing trees. Paths will be designed for ease of use by all. Bicycles can be parked/secured at the huts.

4.4 The huts will be used by families or individuals and their friends for private use, meeting the terms of the SPP definition. They will not be rented out as a business or made available as temporary accommodation to all-comers, as is the case with bothies in remote places. There will be no loss of amenity for neighbouring properties through noise, odours or nuisance.

4.5 The site lies within the wider North Cloich woodland. Much of it is already well screened from surrounding roads and vantage points. The site sits in a shallow valley, ensuring that the huts will not infringe horizon views. The huts will be positioned amongst existing trees and as the woodland continues to regenerate, the huts will be almost entirely screened. Some additional planting can be provided within hut plots and at the car parking areas subject to Council requirements. There are no landscape designations affecting the site.

4.6 Previous pre-application feedback from the Council (D Amyes, in consultation with Landscape section) noted that "the proposed cabins should not pose a visual issue - even if they were visible, it is not a particularly sensitive location visually".

4.7 Foundations will be low impact (no strip foundations - corner and main bearing point founds only). No significant damage to tree roots is anticipated. Smaller trees growing on or adjacent to the hut footprint will be relocated within the plot to assist with early screening of the structure and support the regeneration process.

4.8 The huts will be finished with natural timber boarding which will respect the setting and ensure they are integrated into the woodland and surroundings. The intention is to source timber for construction locally to maximise the sustainability of the development.

4.9 Simple traditional single storey building form is proposed. The huts will have rectilinear floor plans with double pitched roofs. Two hut sizes are proposed, both significantly smaller than the maximum 30m² internal size under the SPP definition:

8 x smaller huts at 14.72m² internal floor area (18m² gross/external)
7 x larger huts at 18.24m² internal floor area (21.96m² gross/external)

4.10 Roofs will be finished in green Onduline recycled cellulose sheeting, subject to agreement of material/colour by Scottish Borders Council Planning Service. Doors and windows will be timber, weathered naturally or stained/ painted grey.

4.11 The SPP definition states that huts are “generally not connected to mains water, electricity or sewerage”. Hutters do require water. This will be brought to the huts manually by individual hutters or recycled from rainwater sources. Off-grid living ensures the site will not become a residential development and promotes sustainable living.

4.12 Heating will be from wood stove in each hut. The huts will require flues, which will have a matt or black steel finish to meet the requirements of the planning authority.

4.13 4.12 PV cells can be used to generate low voltage electricity for lighting and other uses. Simple portable and removable products are available. It is recognised that any fixed renewable energy installations would require separate planning permission. There will be no electricity supply serving the site as the huts will operate off-grid.

4.14 Sewage will be dealt with using dry composting toilets within the huts. No mains drainage connection or septic tank is proposed.

4.15 Organic waste will be composted on site. Individual hutters will deal with their own recyclable and non-recyclable waste by removing it from site and using their domestic waste collection services.

4.16 The hutters will have shared responsibilities for management of tracks, parking and any other communal areas. This will be co-ordinated through a Hutters’ Association which will adopt a Management Code for individual hutters and contain advice on requirements for management of woodland areas lying within the hut plots. The maintenance of each hut will be the responsibility of the hutter who owns it. The natural regeneration of the wider North Cloich woodland will continue as agreed with Forestry and Land Scotland.

4.17 The buildings are expected to last for many years, with like for like replacement of any external materials over time.

4. Planning Policy

The most relevant Scottish Borders LDP policy relating to the proposal is Policy ED7: Business, Tourism and Leisure in the Countryside. Hutting can best be described as a leisure or recreation pursuit.

Section b) of Policy ED7 provides support for use of this type where “the development is to be used directly for leisure, recreation or tourism appropriate to a countryside location”.

Policy ED7 sets out a number of other criteria which must be met. The proposals are consistent with the applicable criteria, including:

Criteria b) - There are very few residential properties in the area and the nearest are set back 450 metres from the site.

Criteria c) - whilst the huts are buildings, they are small scale and very low impact, appropriate to the setting. Existing vacant buildings and brown field sites are unsuitable for hutting use, as a rural woodland site is required.

The proposals are consistent with other LDP policies, including:

Policy PMD1 - Sustainability: The proposals provide opportunities for low impact, off grid recreation, supporting access to the countryside and wellbeing.

Policy PMD2 - Quality Standards: The proposals will result in a high quality development designed to maximise place quality, protecting the regenerating woodland and the amenity of the few residents living in the area.



view towards site from
house at north west

 Urban Animation

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