



PLANNING STATEMENT

SITE ADDRESS

**LAND NORTH OF EAST NEUK, MAIN STREET, MOREBATTLE,
TD5 8QQ, SCOTTISH BORDERS**

PROPOSAL

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

APPLICANT

MR & MRS WALKER

JANUARY 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 Mr & Mrs Walker. 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 north of East Neuk, Morebattle.
- 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 on the east of an existing cul-de-sac to the south of the B6401 Main Street in Morebattle and opposite the 'Old Police House' to the north. The site lies at the east end of a built frontage running along the south of the Main Street. The residential properties 'East Nuek' and 'Kalebank' lie south of the site within the cul-de-sac. The site is bounded by a private track in the Applicants' ownership to the east and agricultural land beyond.
- 1.4 The site comprises the north part of an agricultural field which fish tails between 'East Neuk' and the paved surface of the cul-de-sac to the west and a paved agricultural access track to the east. An existing field access exists in the site's west boundary onto the paved surface.
- 1.5 The extract below indicates the application site in red together with other land within the Applicant's control in blue.

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Fig.1. Extract from 9420.0.01 Site Location Plan (Source: Camerons)

Proposal

- 1.6 The layout and access arrangements of the proposed dwelling are conceptually illustrated on 9420.0.02 Site Plan. 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 9420.0.02 Site Plan (Source: Camerons)

- 1.7 The application is for planning permission in principle with matters of detailed design for subsequent consideration.
- 1.8 The Applicants require a new dwelling on their land holding in association with the farm and other businesses operated to the south of the site. In addition to providing a new home for the Applicants on land owned for the purposes of their business, the proposed dwelling would offer security benefits by facilitating an overnight presence adjacent to the farm and groundworks business.

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- 1.9 Should planning permission be granted for the proposed development then the Applicants will provide a detailed design informed by and in accordance with adopted policy for the further consideration of the planning authority.
- 1.10 The proposed dwelling will be serviced by connection to nearby foul and surface water drainage networks.
- 1.11 The application site and proposed residential curtilage rounds off the developed frontage to the west of the cul-de-sac and makes effective use of land while avoiding the creation of a wedge into open countryside by remaining containing within the agricultural access track to the east.
- 1.12 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.
- 1.13 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:
- 9420.0.01a Location Plan, prepared by Camerons;
 - 9420.0.02 Site Plan and Site Section, prepared by Camerons;
- 1.14 In addition, the Applicants have provided under private cover a supporting business statement which provides further validity and justification of the Applicants' businesses both of which relate to the land on which the proposed site is set.
- 1.15 It is considered that the application site is suitable for a residential dwelling due to its location, containment and overall strong relationship with the settlement of Morebattle. Further to this the house also relates to the locational need related to an existing rural business. The Applicants could have considered land options near to the warehouses but adopted the subject site as it was deemed to relate well and be a logical plot related to the existing built form.

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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 strengthen the role of existing settlements and the vibrancy of rural communities. As a means to achieving the four planning outcomes, both policies and decisions should be informed by the principles outlined in paragraph 29. The principle of “supporting delivery of accessible housing, business, retailing, and leisure development” is particularly pertinent to this application.

2.3 SPP creates a presumption in favour of development that contributes to sustainable development. Policies and decisions will be guided by key principles, including:

- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure;
- supporting climate change mitigation and adaptation;
- having regard to the principles of sustainable land use;
- protecting, enhancing and promoting access to cultural and natural heritage;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality

Scottish Borders Local Development Plan

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

- **Policy PMD2: Quality Standards**
- **Policy PMD5: Infill Development**
- **Policy HD2: Housing in the Countryside**
- **Policy HD3: Protection of Residential Amenity**

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Fig.3. Extract from Morebattle Settlement Profile showing the application site (boundary sketched in purple) adjacent to the development boundary (black) with the Conservation Area (green dashed) beyond to the west.

Policy PMD5: Infill Development

- 2.5 The Policy permits “development on non-allocated, infill, or windfall, sites, including the re-use of buildings within Development Boundaries”, subject to the listed criteria.
- 2.6 The site lies adjacent to but outside the Development Boundary designated for Morebattle but is contained from countryside beyond to the east by a significant access and the plot relates well to the built form to both the west and north. Thus the proposal is considered to represent infill development which will not lead to ribbon development.

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Policy PMD2: Quality Standards

2.7 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.

Policy HD2: Housing in the Countryside

2.8 Policy HD2 promotes appropriate rural housing development in village locations in preference to open countryside.

2.9 Section A and Section F of Policy HD2 have material reference in the determination of the application. Section A supports *“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,*

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- 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.”

- 2.10 Section F relates to an ‘Economic Requirement’ and it allows housing with a location essential for business needs related to rural industries, such as, agriculture.

Policy HD3: Protection of Residential Amenity

- 2.11 The 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 effect in terms of overlooking, loss of privacy or sunlight. There should also be no unacceptable impact on visual amenity more generally.

Other Material Considerations

New Housing in the Borders Countryside SPG

- 2.12 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.
- 2.13 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”.
- 2.14 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”.
- 2.15 The Council’s expectations for elements of the proposed design which relate access are also included in the Guidance, “in the interests of public safety it is therefore important that any

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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 “Development on non-allocated, infill, or windfall, sites, including the re-use of buildings within Development Boundaries” is supported by Policy PMD5. As the site lies outside the development boundary designated for Morebattle, the Policy cannot be applied directly per se. However, it is material that the site is adjacent to the development boundary and the proposed dwelling would represent a modest and suitable extension of Morebattle village by one dwelling. In this regard the proposal would reinforce the role and function of Morebattle as an established rural community within the Borders. It again relates strongly to the preamble to Policy HD2 which seeks to promote appropriate rural housing development in village locations.
- 3.2 Policy HD2 supports the principle of erecting two dwellings on a site “well related” to an existing Building Group of, as little as, three existing dwellings. Morebattle is an established village complete with an inn, local shop, butcher, church, primary school, and small business park which is allocated for extension. However, Policy HD2 does not appear to fully deal or explain its approach with regard to an extension to an existing settlement. There is a form of conflict in policy approach and one we consider should be afforded the appropriate flexibility when logical extensions to settlements present themselves.
- 3.3 As Policy HD2 is a material consideration in the determination of this application, it is material to address the listed criteria –
- a) The proposed dwelling would sit opposite the ‘Old Police House’ and represent the extension of the developed frontage to the south of the Main Street by one dwelling. Therefore, the site is considered to be well related to the existing settlement and in a sustainable location. Further development into the countryside to the east would be precluded by the containment of the proposed development by the existing agricultural access track adjacent to the site.
 - b) The proposal is considered not to alter the character of the settlement as the enlargement of Morebattle by a single dwelling is de minimus to the existing built aesthetic. The use of an existing shared access over the adopted surface of the cul-de-sac allows for the provision of a safe and suitable access to the site while minimising the creation of landscape impact. In landscape terms the proposed dwelling would appear as part of the existing village which is considered to be an accurate and appropriate representation.
 - c) The proposal falls within the limit of 2 dwellings or 30% of existing dwellings related to the Morebattle settlement.

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3.4 The proposal is considered to be largely consistent with substantial tracts of both Policies PMD5 and HD2. Given that the proposal represents development of a modest scale in a sustainable location, adjacent to an existing development boundary, the principle of development is considered to be acceptable in view of material considerations. A supporting business plan has been submitted which provides the evidence to outline the proposal's accordance with section F of the Policy, demonstrating adherence to adopted Policy HD2 beyond the scope of section A.

Residential Amenity

3.5 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 form 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 reserved for future consideration. However, it is considered that the indicative form shown on 9420.0.02 Site Plan is broadly representative of appropriate development on the site. The proposed dwelling is conceptually illustrated close to the geometric centre of the site and the site's boundaries largely planted with hedge; which is considered to be conducive to good residential amenity.
 - ii. The location of the site is generally conducive to good residential amenity with the telephone exchange at the west of the cul-de-sac providing no significant sources or receptors of disturbance. It is conceptually envisaged that the boundaries of the site shall be planted with hedge to negate amenity risks to and from nearby dwellings, particularly inter-visibility.
- 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 north and east. These views are set in the context of the village character which is pre-eminent in the surrounding countryside. Views into the village would continue to be predominantly residential in nature and might be minorly reinforced by the proposed dwelling while the impact of extending the developed frontage by a single dwelling would have negligible visual impact. Overall the visual impact of the proposal on the local area is considered to be negligible.

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

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Impact on Local Character and Other Matters of Detailed Design

- 3.7 Matters of detailed design are reserved for future consideration. However, it is recognised that development cannot commence without submission and approval of final details of appearance, layout, scale, access, and landscaping.
- 3.8 Notwithstanding the requirement to submit detailed drawings, a sketched section of the proposed site layout, as conceptually envisaged, has been included within 9420.02 Site Plan to give an impression of the sensitive form the proposed development is likely to take.



Fig.3. Extract from conceptual site sections (Source: Camerons)

Site Servicing

- 3.9 The proposed dwelling will be serviced by connection to nearby foul and surface water drainage networks. Satisfactory connection arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.



4. CONCLUSION

- 4.1 Ferguson Planning has been appointed by the Applicants to submit an application for planning permission in principle for the erection of a dwelling together with access, landscaping, and associated works on land north of 'East Neuk', Morebattle.
- 4.2 The proposed dwelling would allow for the Applicants to establish a home next to their place of work and ensure the overnight security of the premises. As the site is in a sustainable location and would represent the modest extension of the existing developed frontage within Morbattle, reinforcing the local role of the settlement, the principle of development is considered to be acceptable.
- 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 including in respect of overlooking and sunlight.
- 4.4 It is considered that the proposal sits in broad accordance with the relevant Local Development Plan and responds positively to relevant material considerations on-site, within Morebattle village, and across the Scottish Borders. It is respectfully requested that planning permission is granted.

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