

Galbraith

PLANNING **SUPPORTING PLANNING STATEMENT**

**Development Management
Regulatory Services
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA**

**Land east of Dogcraig Cottage
Scotsmill
Kailzie**

ePlanning Ref: 100317026

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1.1 Introduction

Galbraith have been instructed to submit an application for planning permission in principle for the erection of a single dwellinghouse on land east of Dogcraig Cottage, Scotsmill. For the purpose of this document, it will hereafter be referred to as the Site.

This Supporting Planning Statement has been prepared by Galbraith on behalf of the Applicant, Lady Angela Buchan Hepburn, the landowner.

Lady Hepburn currently lives at Garden House and has been instrumental in the re-establishment and subsequent management of the extensive gardens at Kailzie since moving there in the 1960s. She now wishes hand over the reins of the day-to-day management of the estate and her existing property has become too large for her requirements. She has long-standing personal connections with the Kailzie area and so she wishes to construct a modest 'retirement' property close by.

The purpose of this Statement is to assess the background information in relation to the Site, including information on the current and proposed uses, the planning history, and the planning policy context as outlined in the adopted Scottish Borders Local Development Plan (2016).

In regard to the latter, the Council published the Local Development Plan 2 – Proposed Plan for public comment on 2nd November 2020. As the general tenor of the planning policies applicable to the Site remain unchanged within the emerging Local Development Plan, it is not referenced further in this Statement.

It should be read in conjunction with the indicative design proposals produced by Richard Allen Architecture and a Preliminary Ecological Appraisal prepared by LUC.

1.2 Planning History

The majority of the Site was previously subject to an outline planning application for the erection of a single dwellinghouse in 2003 (Ref. 03/00876/OUT). This application was refused planning permission and a subsequent appeal to the Directorate of Planning & Environmental Appeals (DPEA) was dismissed.

Land immediately adjoining the Site to the west has a history of planning permission for residential use, most recently granted in 2004:

- Ref. 98/00865/OUT – Erection of dwellinghouse
- Ref. 99/00410/REM – Erection of dwellinghouse (reserved matters)
- Ref. 03/01911/OUT – Erection of dwellinghouse

1.3 Pre-Application Consultation

Prior to the submission of this planning application, pre-application advice for the development of two properties on the Site was sought from Scottish Borders Council (Ref. 20/00021/PREAPP).

In his response, the planning officer indicated that support for two semi-detached cottages would be unlikely as he considered the proposals to be inconsistent with adopted Policy HD2 – Housing in the Countryside and associated supplementary guidance.

This planning application for a single dwellinghouse seeks to address the comments made at pre-application stage.

2.1 Site Description

The Site is situated to the east of an established building group known as Scotsmill. Several of the properties associated with previous milling activity at this location are Category B listed.

Scotsmill sits on the southern bank of the River Tweed and lies to the east of the Border town of Peebles and to the west of Cardrona. The Garden & Designed Landscape at Kailzie (which Lady Hepburn has been instrumental in the re-establishment and management of) lies to the east. The gardens have, and will continue, to play an important role in the tourism offering in the local area.

The Site itself extends to 0.3 hectares and is bound by the River Tweed to the north, by mature tree cover to the east and by the B7062 road and a stone wall to the south. The ruins of a former cottage lie within the eastern portion of the Site.

2.2 Proposed Development

The proposal seeks planning permission in principle for a single dwellinghouse with associated access from the B road, parking in accordance with the Council's standards, services and additional planting.

In order to reinforce the Site's physical and visual relationship with the building group and its contribution to Scotsmill's 'sense of place', the submitted Indicative Site Plan shows that the house would be located within the western portion of the subject land. A suitably worded planning condition could be applied to any future planning permission in principle to secure this.

The stone associated with the ruined cottage could be left in situ or incorporated into the development in some way (for example, as material for an external wall to the proposed house). The stone wall running along the road frontage would also be repaired as part of the development.

Supplementary planting (native species as recommended by the Preliminary Ecological Appraisal) is proposed. In particular along the eastern boundary to reinforce the landscape and visual 'stop' to the building group afforded by the existing tree cover.

In terms of services, a private water supply is proposed while foul drainage would be via a new septic tank. It is envisaged that further details relating to site servicing would be provided at detailed design stage.

3.1 Planning Policy & Supplementary Guidance

The current local planning policy applicable to the proposals is outlined in the adopted Scottish Borders Local Development Plan (2016).

The relevant policies for the assessment of the proposed development are:

- PMD1 Sustainability
- PMD2 Quality Standards
- HD2 Housing in the Countryside
- HD3 Protection of Residential Amenity
- EP1 International Nature Conservation Sites & Protected Species
- EP5 Special Landscape Areas
- EP7 Listed Buildings
- EP10 Gardens & Designed Landscapes
- EP13 Trees, Woodlands & Hedgerows
- IS2 Developer Contributions
- IS7 Parking Provision and Standards
- IS9 Waste Water Treatments Standards and Sustainable Urban Drainage

The Council's 'New Housing in the Borders Countryside Supplementary Planning Guidance' (2008) is also a key consideration.

The Site is not located within a defined settlement, therefore the Council's policies which assess development within the countryside are of relevance in this instance.

The entirety of the Site lies within the Tweed Valley Special Landscape Area (SLA). The River Tweed is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

3.2 Principle of Development

Adopted Policy HD2 states that new housing development within the countryside will only be supported in specific circumstances. These include additions to an established building group; renovation or replacement of existing houses; conversion of redundant non-domestic buildings of architectural merit; and, new dwellinghouses required on the basis of sound economic need.

In relation to the former, the Council supports appropriate rural housing development *inter alia* "associated with existing building groups where this does not adversely affect their character or that of the surrounding area".

The pre-application advice response from the Council acknowledges that there is an established building group at Scotsmill. In this respect, Policy HD2 allows for the growth of building groups such as Scotsmill by up to two additional dwellings

or a 30% increase in the existing building group, subject to compliance with stated criteria.

Contrary to the comments of the planning officer, it is maintained that the proposals sit comfortably with the aims and objectives of Policy HD2 and the 'New Housing in the Borders Countryside Supplementary Planning Guidance' insofar as they relate to additions to building groups.

In this respect, development on the subject land would extend the existing building group into a readily definable site that is physically well-contained through a combination of mature trees and hedgerows, stone boundary walls and the River Tweed.

Subject to sensitive siting within the western portion of the overall site and high quality design, it is considered that a modestly sized property (potentially utilising and incorporating the remains of the ruined cottage) could be successfully accommodated at this location without detriment to its immediate and wider landscape setting.

It is acknowledged that the nucleus of the building group at Scotsmill is centred on the historic former mill buildings (some of which are listed). However, it is important to recognise that there has been more recent development at Scotsmill which contributes to the building group and the Council previously granted planning permission for a single house on land immediately adjoining the Site in 1998 and again in 2004.

In this respect, it is considered that Site forms an integral part of the building group's 'sense of place' and the existing tree cover on its eastern boundary, proposed to be supplemented with new planting, provides a landscape and visual 'stop' to the building group.

Overall, it is considered that a sensitively designed dwellinghouse at this location would complement the existing building group in terms of its established character and landscape setting.

3.3 Design

As this application is for planning permission in principle, no detailed design proposals have been submitted at this stage. A thorough design assessment would be undertaken as part of a detailed planning submission.

Indicative proposals have however been produced by Richard Allen Architecture. The submitted Indicative Site Layout clearly shows that the Site could accommodate a single dwellinghouse with associated parking and access whilst complying with adopted Policy PMD2. The indicative elevations suggest a one and a half storey property constructed from traditional materials to compliment the prevailing character of the existing buildings within the group.

3.4 Landscape & Natural Environment

It is acknowledged that the Site lies within a Special Landscape Area. Given the modest scale of the proposals coupled with careful site selection however, it is considered that the proposals would not be detrimental to this wider landscape designation.

Extensive landscaping proposals would form part of future detailed proposals for the Site.

An extended Phase 1 ecological assessment of the Site has been undertaken and the findings presented in the accompanying Preliminary Ecological Appraisal. Subject to standard mitigation measures, the Appraisal concludes that the Site is capable of accommodating a single dwellinghouse without detriment to natural heritage and biodiversity. For example, while no evidence of protected species was recorded, the Appraisal recommends that bat roost potential surveys be carried out on all mature trees as part of future detailed proposals.

3.5 Historic Environment

Subject to sensitive detailed design, it is not considered that the proposals would detract from the setting of the listed buildings at Scotsmill. Similarly, development at this location would not result in adverse effects on the setting of Kailzie Garden & Designed Landscape.

3.6 Flood Risk

The online mapping held by the Scottish Environment Protection Agency (SEPA) suggests that the northern boundary is at risk of flooding from the River Tweed. In reality, the proposed house would not be at risk and development of the Site would not increase the risk of flooding elsewhere. In this respect, the land to the north of the Site slopes down steeply to the riverside (see the contours on the OS base mapping used to prepare the Indicative Site Plan). It is estimated that the proposed house location sits around 6m above the river.

3.7 Amenity

It is not expected that there will be any demonstrable adverse effects on residential amenity by reason of overshadowing, overlooking etc. as a result of the proposals.

3.8 Access, Parking & Servicing

It is proposed that vehicular access be provided from the B road that forms the southern boundary of the Site. The Indicative Site Plan shows that a safe access/egress can be achieved and there is sufficient capacity to accommodate the required parking provision and turning space.

In terms of servicing, it is understood that private arrangements need to be made in terms of water and foul drainage. At this stage, it is anticipated that the property would be serviced by a new septic tank and soakaway.

3.9 Developer Contributions

Anticipated developer contributions have been raised as part of pre-application engagement with the Council. In this respect, it is anticipated that a financial contribution in respect of education provision and possibly affordable housing would be required.