

Proposed Single Dwellinghouse and Associated Car Parking
Land between Greenwood Farm and Houndwood
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April 2021



**SUPPORTING PLANNING STATEMENT
PROPOSED SINGLE DWELLINGHOUSE
AND ASSOCIATED PARKING**

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Appendix 1

RESIDENTIAL DEVELOPMENT LAND PLOTS

1.0 Introduction

- 1.1 This supporting planning statement has been prepared on behalf of Aver Chartered Accountants (CA) in respect of an application for Planning Permission in Principle (PPP) for the development of a single dwellinghouse and 2 car parking spaces on land between Greenwood Farm and Houndwood, by Eyemouth, Scottish Borders.
- 1.2 The planning application has been submitted as a 'local application' under the Town & Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The online reference number is 100398019.

2.0 The Site

- 2.1 The proposed site is situated on a hillside overlooking the A1 trunk road, a short distance from the Houndwood building group which is located between Grantshouse and Reston.
- 2.2 The site is served by a private road which connects Greenwood Farm with Houndwood. It is located within the far western edge of a larger area of land that is recorded as semi-natural ancient native woodland. It is not covered by landscape designations. The nearest dwellinghouses are at Houndwood and Greenwood Farm.
- 2.3 The site area is 0.81 Ha.
- 2.4 Major groundworks have been carried out at the site as part of the development of a detached 40m by 50m agricultural building intended to house cattle and a separate 40m by 10m hydroponics unit building to produce feed for the cattle.
- 2.5 Construction of the buildings commenced prior to a detailed planning application being submitted to Scottish Border Council (SBC) and ceased midway after the applicant went into administration. Consequently, the site has undergone significant groundworks and is left with large unfinished agricultural scale buildings and a 6m wide access track and gate off the unclassified road.

SITE PHOTOGRAPHS



Photograph 1: Existing agricultural building



Photograph 2: Existing entrance off unnamed road connecting Houndwood and Greenwood Farm



Photograph 3: Existing Site Entrance looking northwards

3.0 Background

- 3.1 Following the previous land owners going into administration Aver CA took ownership of a significant area of land around Houndwood and Greenwood, which is divided into 6 plots as shown on drawing B16369s Greenwood) at Appendix 1.
- 3.2 Bidwells were appointed to appraise the residential development potential for all 6 plots. Based on a detailed planning history search and site visit on 17 March 2021 the development appraisal concluded that three areas within development Plot 1 offered the greatest potential for residential development. Plots 1a, 3-6 were discounted as being unsuitable for residential development.
- 3.3 Table 1 below highlights the key planning appraisal findings and recommended action for the 3 land parcels in Plot 1.

Table 1 : Recommended Development Potential

PLOT NO.		PLANNING HISTORY / CONSTRAINTS	RECOMMENDED ACTION
Plot 1	By Beechwood Cottage	Planning history confirms SBC's support for a single dwellinghouse in accordance with Scottish Borders Local Development Plan (2016.)	Submit a Planning Permission in Principle application for a single dwellinghouse and 2 car parking spaces.
	By The Lodge	<p>The planning history search revealed that SBC Planning were opposed to residential development and recommended Plot 2 as an alternative option.</p> <p>The Council were concerned that the proposed development would be required to extend back past the developed parts of the adjacent housing from The Carriage to The Lodge. The development of this ground would erode the historic landscape setting of this group. This would conflict with criteria b) of Policy HD2 .</p> <p>SBC's landscape architect considered the development would involve some change to the character of the environs of the location and change the view from the road on exit from the A1.</p> <p>They did however acknowledge recently planted trees present on site which could have been planted in relation to the A1 dualling.</p>	<p>Submit a Planning Permission in Principle application for a single dwellinghouse and 2 car parking spaces.</p> <p>Offset the loss of trees / vegetation with compensatory planting / vegetation on Plot 2 which is undevelopable due to flood risk.</p>
	Polystructure site between Greenwood Farm and Houndwood	Previous application refused albeit the site was partially developed prior to the submission of the application.	Submit a planning application for a single dwellinghouse and 2 car parking spaces.

PLOT NO.	PLANNING HISTORY / CONSTRAINTS	RECOMMENDED ACTION
2	Previous pre-application advice relating to the 2 plots by The Lodge and Beechwood Cottage recommended that in landscape terms, the development potential for Plot 2 could be tested by lodging a planning application. Part of the site is identified in the SEPA flood map as being high risk from river flooding.	Use the site to offset loss of trees / vegetation in respect of the development site adjacent to The Lodge.

4.0 Planning History

Planning application

- 4.1 18/00518/FUL - Erection of polystructure cattle shed and hydroponics unit (in retrospect) : Refused.

5.0 The Proposal

- 5.1 The current application is for the development of a single dwellinghouse off the unclassified road and 2 car parking spaces and turning area. The proposed dwellinghouse would be 1½ storey and of a traditional design in character with the surrounding houses of Houndwood and Greenwood Farm.
- 5.2 Previously, ancient woodland was unlawfully felled at the site to accommodate the agricultural related development. No trees would require be felled as part of the proposed development. a landscaping plan would form part of any detailed design to enhance the setting of the proposed house in the landscape. The opportunity also exists for some compensatory tree planting.
- 5.3 The proposed house would have its own sewage treatment system which would be connected to a soakaway. Surface water drainage would also be connected to the soakaway.

6.0 Planning Policy Assessment

- 6.1 The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The Development Plan relevant to the proposal consists of the:
- SESplan Strategic Development Plan (SDP) 2013
 - Scottish Borders Local Development Plan (LDP) 2016.

SESplan Strategic Development Plan

- 6.3 The SDP which covers Edinburgh and the South east of Scotland provides high level strategic guidance and sets the context for the Scottish Borders LDP. The current SDP covers the period to 2032.
- 6.4 Policy 1B: The Spatial Strategy: Development Principles requires LDPs to have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

Scottish Borders LDP

- 6.5 Key policies of relevance to the proposed development include:

Placemaking and Design (PMD)

PMD1 Sustainability

PMD2 Quality Standards

PMD 4 Development Outwith Development Boundaries

Housing Development (HD)

HD2 Housing in the Countryside

Environmental Promotion and Protection (EP)

EP3 Local Biodiversity

EP13 Trees, Woodlands and Hedgerows

Infrastructure and Standards (IS)

IS2 Developer Contributions

IS7 Parking Provision and Standards

IS9 Waste Water Treatment standards and Sustainable Urban Drainage

Relevant Supplementary Guidance

- Biodiversity (December 2005)
- Local Biodiversity Action Plan (September 2018)
- Landscape and Development (March 2008)
- Developer Contributions
- Housing (2017)
- New housing in Borders Countryside (December 2008)
- Placemaking and Design (January 2010)
- Trees and Development (March 2008)
- Scottish Borders Woodland Strategy (2005)
- Sustainable Urban Drainage Systems (2020)

7.0 Other Material Considerations

Scottish Planning Policy

- 7.1 SPP was issued in June 2014 and is the statement of the Scottish Government's policy on nationally important land use planning matters. Consideration has been given to SPP with particular focus on policy content of its commitment to Enabling Delivery of New Homes. It has a presumption in favour of high-quality residential development proposals which reflect the nature of the existing settlement.
- 7.2 Paragraph 75, SPP confirms that the planning system should:
- 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.

Planning Advice Note 72 Housing in the Countryside (2005)

- 7.3 Page 7 of PAN72 acknowledges there will continue to be a demand for single houses, often individually designed. The PAN provides advice on Landscape, Layout, Design and Access which have all been addressed in the proposed development as justified in Section 8 below.

Proposed Scottish Borders LDP

- 7.4 Consultation on the proposed LDP ended on 25 January 2021. It is anticipated the replacement plan will be adopted sometime in 2022. The themes of the adopted policies are largely continued in the proposed LDP with the exception of PMD4 which will be renamed 'Development Adjoining Development Boundaries'.

8.0 Policy Assessment

Placemaking and Design

- 8.1 The application is for PPP for a residential unit and 2 parking spaces on the site of existing, partially developed and abandoned agricultural buildings and associated engineering works. Redevelopment of the site with a more sensitively sited dwellinghouse which is in keeping with the character of the local vernacular would significantly enhance the site's setting. Specific details for a high quality designed dwellinghouse and associated landscaping would be dealt with at the Matters Specified in Conditions stage. The proposed development accords with the principles of PMD1 Sustainability and PMD2 Quality Standards,
- 8.2 The site lies outwith the development boundary of Houndwood and does not directly fit with all of PM4's requirements. However, this is an exceptional circumstance where a badly sited, unlawful development which does not benefit from landscaping has taken place and then been abandoned due to the landowner / developer going into financial difficulties. The proposal provides an excellent opportunity to significantly improve the uncontrolled adverse impact which has been caused in this countryside setting.

Housing in the Countryside

- 8.3 The proposed development respects the Borders landscape and building traditions through appropriate siting and design. The site is not covered by landscape designations.
- 8.4 It is in proximity to Berwick-upon-Tweed and has key north - south transport links by road and rail. Reston railway station was given the go ahead to re-open at the beginning of the year with 70 car parking spaces proposed.
- 8.5 Drainage exists within the site and would be used for the proposed house.
- 8.6 The development would not be associated with an agricultural unit or business but neither would it result in an adverse impact on a farming unit. It offers the opportunity for a dwelling which could be used to work from home. The Housing in the Borders Countryside SG is dated and does not reflect the increased demand for people working from home, which has been further extended given the major impact of COVID19.
- 8.7 Given that the site has previously been developed the proposed house could provide an Anchor Point associated with the Houndwood building group.
- 8.8 The benefits of the proposal are considered to outweigh the departure from Policy HD2, Housing SG and New Housing in the Borders Countryside SG.

Environmental Promotion and Protection

- 8.9 Ancient woodland on the site was previously unlawfully felled. To compensate the loss of trees, trees would be planted and landscaping is proposed. Further these works would increase biodiversity on the site resulting in a positive impact.
- 8.10 The proposal for a dwellinghouse is compliant with the adopted Environmental Promotion and Protection policies.

Infrastructure and Standards

- 8.11 Policy IS9 requires housing proposals to connect to available public facilities. The proposed house would have its own sewage treatment system which will be connected to a soakaway. Surface water drainage would be connected to a soakaway.

Developer Contributions

- 8.12 The proposed site is located within the catchment area for Reston Primary School and Eyemouth High School. A development contribution may therefore be required at a detailed stage of planning in accordance with Policy IS2.

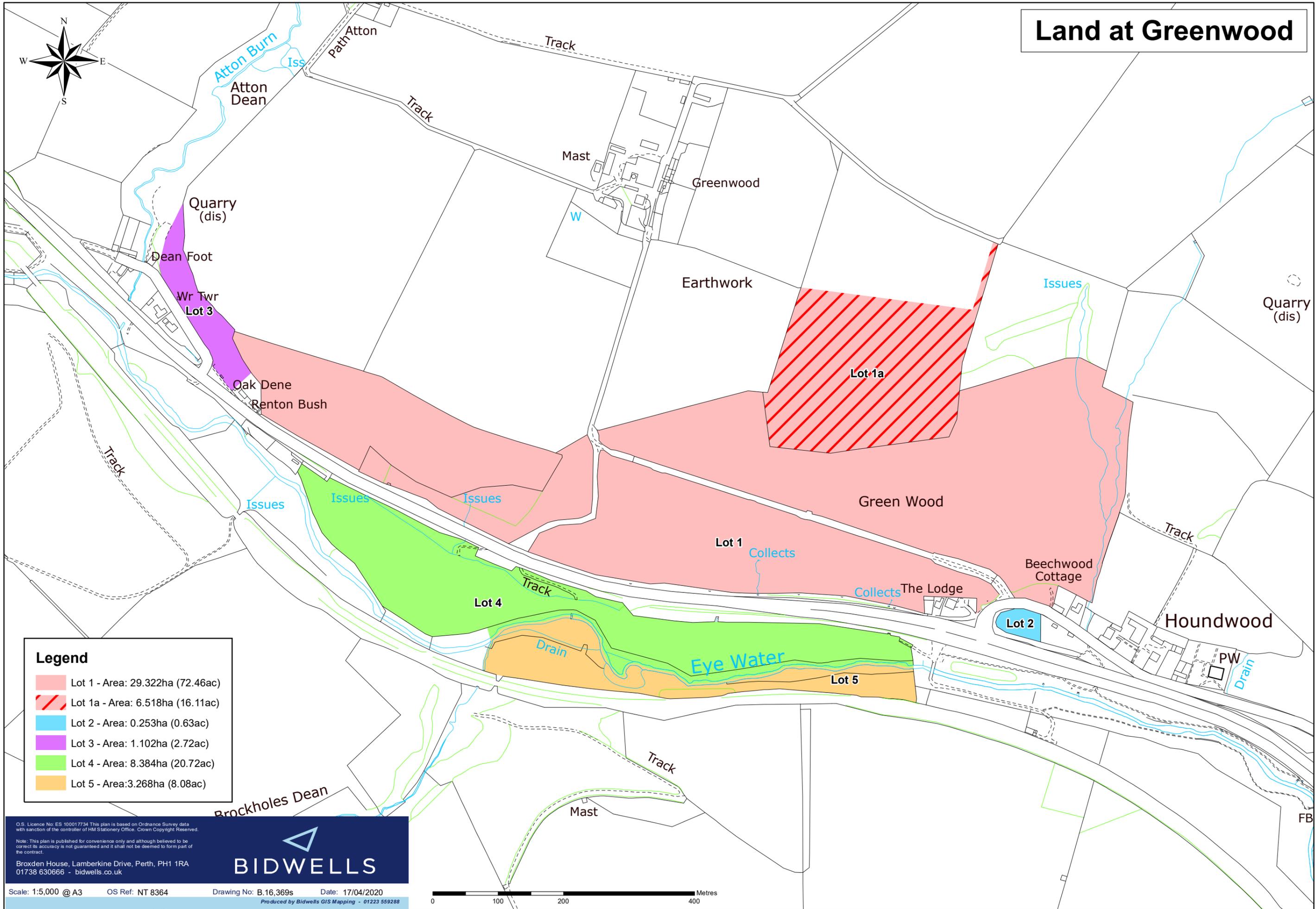
9.0 Conclusions

- 9.1 This supporting planning statement has demonstrated the benefit of granting planning, permission in principle for a single dwellinghouse and 2 no car parking spaces and turning area on a developed site between Greenwood Farm and Houndwood in the Scottish Borders.
- 9.2 Compliance of the proposals has been largely demonstrated with national planning policy and the development plan.
- 9.3 The main planning findings of this supporting planning statement are the proposed development:
- Is one of 3 sites identified in Bidwells' extensive Planning Appraisal of residential development opportunities on land owned by the applicant;
 - Provides a unique opportunity to deliver a positive outcome to an unlawful development on an exposed hillside facing the A1 Trunk road;
 - Is appropriate in Landscape, Layout, Design and Access;
 - Would not cause a cumulative effect with other developments;
 - Private foul drainage and sustainable surface water drainage exists; and,
 - The proposed site has no known physical constraints.
- 9.4 Taking all the above into account, it is kindly requested that Scottish Borders Council consider the application favourably and seek to grant Planning Permission in Principle for the residential unit and associated car parking on the partially developed site between.

APPENDIX 1

RESIDENTIAL DEVELOPMENT LAND PLOTS

Land at Greenwood



Legend	
	Lot 1 - Area: 29.322ha (72.46ac)
	Lot 1a - Area: 6.518ha (16.11ac)
	Lot 2 - Area: 0.253ha (0.63ac)
	Lot 3 - Area: 1.102ha (2.72ac)
	Lot 4 - Area: 8.384ha (20.72ac)
	Lot 5 - Area: 3.268ha (8.08ac)

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