



PLANNING STATEMENT

LAND AT WEST END CHARLESFIELD, ST BOSWELLS

**PLANNING APPLICATION IN PRINCIPLE FOR
RESIDENTIAL DWELLINGS WITH ASSOCIATED
AMENITY, PARKING, INFRASTRUCTURE AND ACCESS**

APPLICANT: TREVOR JACKSON

MAY 2021

CONTENTS

1.	Introduction	1
2.	Site Context and Planning History	3
3.	The Development	5
4.	Planning Policy	8
5.	Development Considerations	13
6.	Conclusions	16
	Appendix 1: Site Location Plan	17

Author	Date
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Approved	Date



1. Introduction

- 1.1 This Planning Statement has been prepared by Ferguson Planning Ltd in support of an application for Planning Permission in Principle (PPP) submitted on behalf of Trevor Jackson (the applicant) for two residential dwellings, located in an infill plot at West End Charlesfield, St Boswells. A site / location plan can be found within **Appendix 1**.
- 1.2 The proposal will provide much needed residential homes within the Scottish Borders and represents the most suitable and sustainable form of development within a rural setting whilst being within close proximity to St Boswells, enabling the proposal to contribute to the vitality and viability of St Boswells’s local services and facilities.
- 1.3 This statement has been prepared to consider the site context and relevant planning policy, before explaining the compliance with the development plan and related material planning considerations.

Submission Documents

- 1.4 The following documents and drawings (Table 1.1 and Table 1.2) have been prepared by the consultant team and are submitted in support of this planning application. Notably, the submission documents are in accordance with the Scottish Borders Council (SBC) Validation Requirements for planning applications of this nature.

Table 1.1 Planning Application Submission Documents

Document	Consultant
Planning Application Fee	The Applicant
Application Form, Ownership Certificates	Ferguson Planning Ltd
Planning Statement	Ferguson Planning Ltd
Noise Impact Assessment	KSG Acoustics Ltd

Table 1.2 Drawings

Document	Consultant
Site Location Plan	CSY Architects
Proposed Site Plan	CSY Architects
Concept Cross Section	CSY Architects

Structure of Planning Statement

1.5 The purpose of this Planning Statement is to provide SBC with details of the existing site and surroundings; the relevant planning history of the site; details of the proposed development and reasoned justification in the context of the local area and relevant planning policies. This Planning Statement is structured as follows:

- Section 2 - Site Context and Planning History;
- Section 3 - The Development;
- Section 4 - Planning Policy;
- Section 5- Development Consideration; and
- Sections 6 - Conclusions.

2. Site Context and Planning History

- 2.1 This Planning Permission in Principle (PPP) application relates to the development of two detached residential dwellings at West End Charlesfield, St Boswells.
- 2.2 The site is 0.65ha in size currently rough pasture and is positioned between the Charlesfield Industrial Estate to the south and residential units to the north and west. Adjoining the site to the east are agricultural fields laid to grass, beyond lies St Boswells. Access is to be obtained to the north west of the site off the existing access road to the north towards the A68.
- 2.3 In terms of topography, the site itself is relatively flat without any significant landscape variations. There is a slight gradient from the north east corner to the south east corner.
- 2.4 With regards to the Local Development Plan adopted proposals map, the site holds no specific allocations or designations. Immediately adjoining the site to the east is allocated woodlands, within the applicant's ownership. Beyond lies an allocated business and industrial site at ZEL19. To the south is a Business and Industrial Land Safeguarding site at ZEL3.
- 2.5 The proposed dwellings are shown indicatively on two individual plots, illustrated within Section 3 of this report. The intention being that they would be set within the infill plot and not extend beyond the existing building line to the east of the adjoining properties, whilst being contained by existing and proposed new planting/woodland. Again, existing buildings sit further south, further identifying the sites infill location.
- 2.6 In terms of accessibility, the site is approximately 1.4 miles south of St Boswells town centre offering a range of services and facilities, along with onward public transport with the local bus stops to Melrose, Galashiels and Tweedbank for rail services to Edinburgh City Centre.
- 2.7 In terms of Heritage, there are no listed buildings on or within close proximity to the Site.
- 2.8 The Scottish Environment Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintain flood risk maps for public and development purposes. The site does not fall in an area at risk of flooding which is identified in figure 1 below.

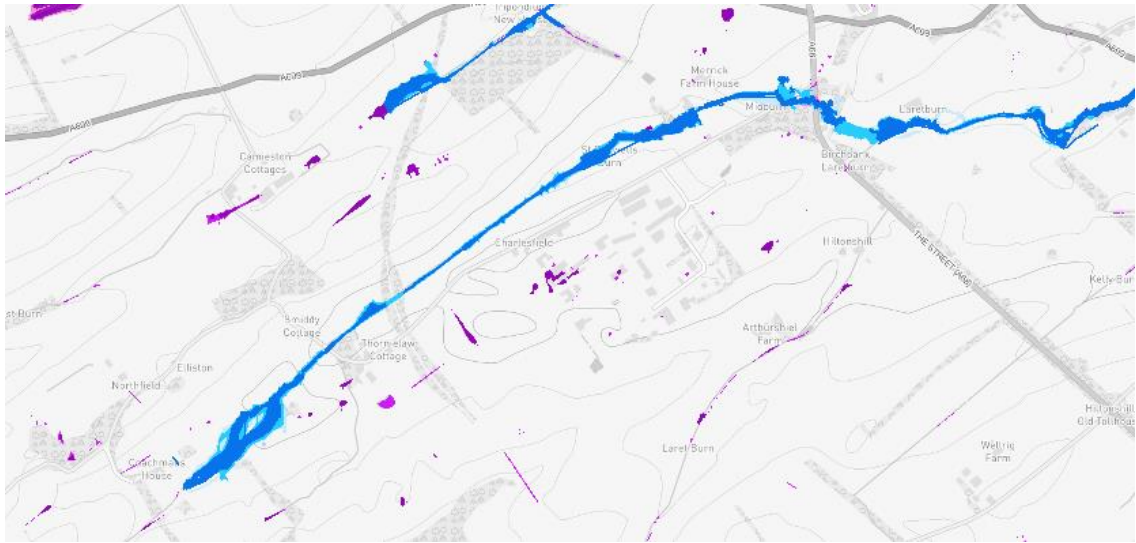


Figure 1: Extract from The Scottish Environment Protection Agency (SEPA) highlighting the areas at risk of flooding in blue.

Planning History

2.9 Referring to the Scottish Borders planning application search, there have been two planning applications associated with the site which have been withdrawn.

LPA Ref	Address	Proposal	Status
17/01344/PPP	Plot 1 Land South and West of The Bungalow Charlesfield St Boswells Scottish Borders	Erection of dwelling house	Withdrawn December 2017
17/01343/PPP	Plot 2 Land South of The Bungalow Charlesfield St Boswells Scottish Borders	Erection of dwelling house	Withdrawn December 2017

2.10 The above applications sought pre-application advice from Council in December 2017. Julie Hayward, the Case Officer expressed concerns with the proposed access to the south as this was situated on land allocated in the Local Development Plan 2016 for structure planting and landscaping associated with the extension to Charlesfield Industrial Estate. The screen planning is required to help protect the amenity of the neighbouring properties to the west.

2.11 The proposed development in which this application relates to has shifted the site boundary further to the west, retaining the allocated land to the east for further landscaping. Access to both plots is to be from the north west.

2.12 Bringing that the Case Officer acknowledged that there was a building group, albeit, has some concerns relating to backland development. We will comment on such matters in the following chapters.

3. The Development

3.1 This section sets out details of the proposed development. The description of which is as follows:

“Planning Application in Principle for Two Residential Dwellings with associated Amenity, Parking, Infrastructure and Access at West End Charlesfield St Boswells”.

3.2 The proposed development involves the provision two detached residential dwellings with associated infrastructure at West End, Charlesfield, St Boswells which is identified on the site location plan in Appendix 1 and proposed layout plan in Figure 2 below:

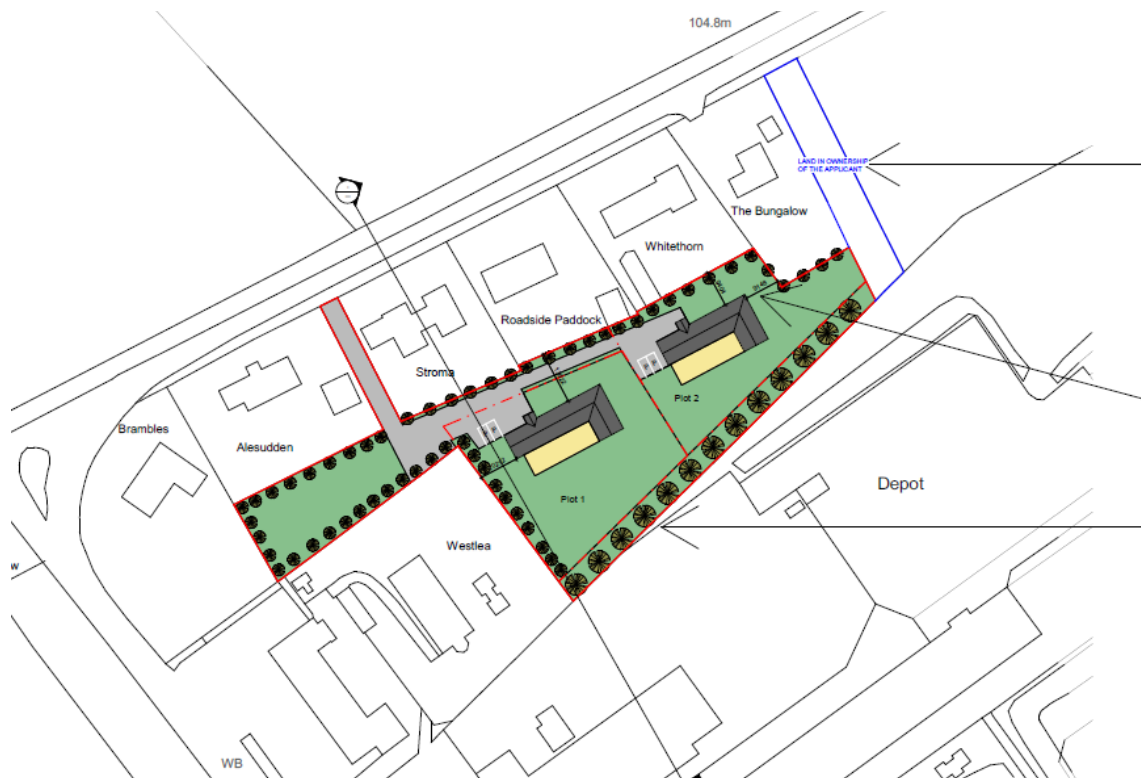


Figure 2: Proposed Layout Plan

3.3 In terms of layout, it is proposed the body of the site will be split in half, with the dwellings situated on individual plots to the south of the existing properties.

3.4 Careful consideration has been taken in the position of the proposed dwellings within the site, ensuring there is reasonable separation distances to the existing dwellings adjoining the northern and western boundary, safeguarding the daylight and sunlight provision and privacy of residents. The woodland screening to the south of the site provides a substantial buffer between the Charlesfield Industrial Site to the south again safeguarding the residential amenity of future residents.

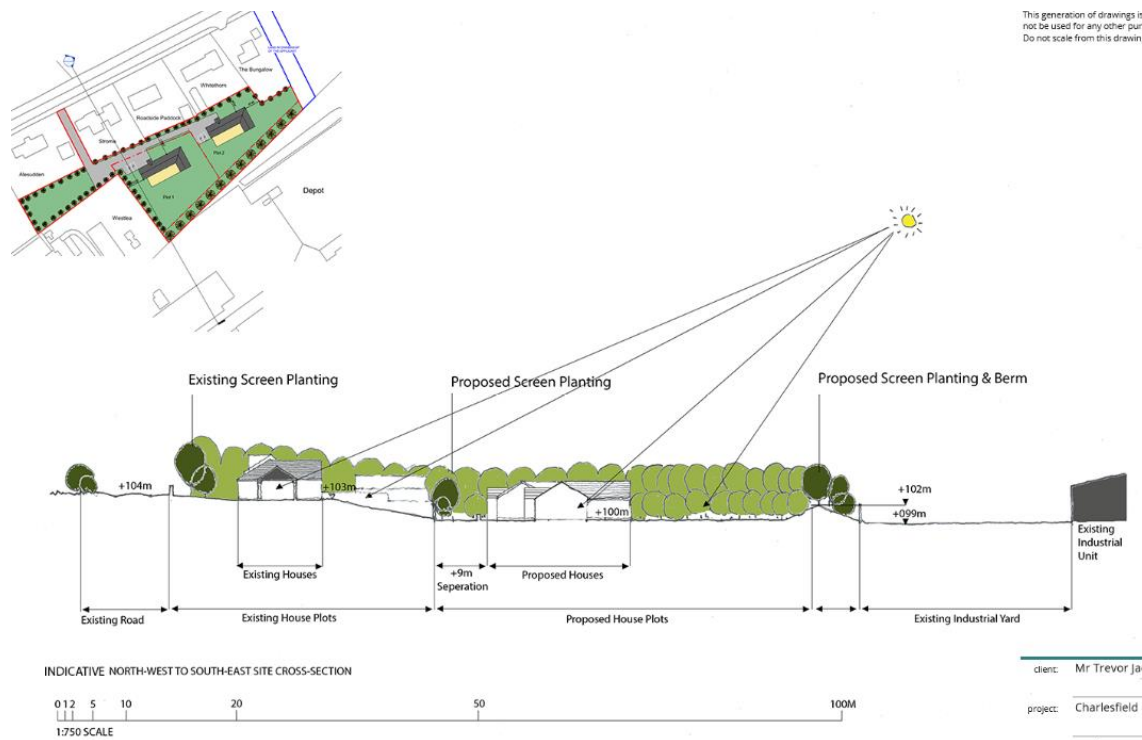


Figure 3: Proposed Cross Section

- 3.1 The Noise Impact Assessment prepared by KSG Acoustics Ltd which concluded that through the provision of suitable mitigation measures such as the proposed vegetation buffer, it is considered that appropriate levels of environmental noise ingress can be achieved throughout the development.
- 3.2 The intention already exists for those dwellings to the north and west which have commercial buildings to the south.
- 3.3 There is a single access point to the north west off the road to the north leading to the A68 towards St Boswells. The access adjoins the existing residential properties at Stroma to the east and Alesudden to the west. Each plot with then have their own individual access leading off the primary access.
- 3.4 The proposed built form does not extend beyond the building line of the neighbouring properties to the east, ensuring they do not impinge upon the open landscape. This is further supported by the height of the proposal, forming 1.5 storey dwellings, not exceeding beyond the height of the neighbouring dwellings.
- 3.5 There will be private outdoor amenity provision for each proposed dwelling. The site benefits from being bordered by existing trees and vegetation which will be retained where possible, enhancing the natural environment in which it surrounds.
- 3.6 It is noted that the case officer for the former planning application at the site deemed the proposal to be back-land development. It is considered that due to the positioning of the residential properties to the north and west, along with the commercial buildings to the south, the site

represents a logical infill location which is considered to be preferable in comparison to ribbon development.

- 3.7 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.

4. Planning Policy

4.1 This section outlines the principle planning policy considerations which have informed the emerging development proposals, and which provide the context for the consideration of the proposed scheme.

Scottish planning Policy (SPP) 2020

4.2 SPP creates a presumption in favour of 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 delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- 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 cultural heritage, including the historic environment;
- 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
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

- 2.1 SPP sets out a vision for vibrant 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.
- 4.3 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.

The Scottish Borders Local Development Plan

- 4.4 The Scottish Borders Local Development Plan (LDP) was adopted on 12th May 2016 and sets out the policies on development and land use within the Scottish Borders.
- 4.5 The emerging Local Development Plan 2 for the Scottish Borders is at an advanced stage and was presented to the full council on 25th September 2020. The formal consultation period is between 2nd November 2020 and 25th January 2021. As the plan is nearing adoption, it should be considered a material consideration.
- 4.6 With reference to the adopted Scottish Borders Proposals Map (2016), the site is classed as ‘White Land’ with no allocations or designations.
- 4.7 The key policies under which the development will be assessed include:
- LDP Policy PMD1: Sustainability
 - LDP Policy PMD2: Quality Standards
 - LDP Policy HD2: Housing in the Countryside
 - LDP Policy HD3: Protection of Residential Amenity
 - LDP Policy HD 4: Meeting the Housing Land Requirement / Further Housing Land Safeguarding
- 4.8 **Policy PMD1: Sustainability:** 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
- f) the minimisation of waste, including wastewater 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.

4.9 **Policy PMD2: Quality Standards:** 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.

4.10 **Policy HD2: Housing in the Countryside:** 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.”

4.11 **Policy HD3: Protection of Residential Amenity:** 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 area,
 - 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.”

Policy HD3 will be applicable for development on garden ground or ‘backland’ proposals to safeguard the amenity of residential areas. It applies to all forms of development and is also applicable in rural situations.

Material Considerations

New Housing in the Borders Countryside Supplementary Planning Guidance (SPG)

- 4.12 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.
- 4.13 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”.
- 4.14 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”.
- 4.15 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.”
- 4.16 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.”

5. Development Considerations

- 5.1 This section of the statement sets out the key planning considerations arising from the proposal setting out a reasoned justification for the development in the context of the adopted planning policy and the specifics of the site and its surroundings.

Principle of Development

- 5.2 The site in question is positioned within an infill plot, sitting within and adjacent to the setting of the existing Building Group at Charlesfield. The Building Group comprises seven cottages to the north of the site, with one dwelling adjoining the western boundary to the rear of the café. Charlesfield Industrial Estate is to the south of the site. Beyond the Industrial Estate to the south lies two additional residential properties.
- 5.3 A review of the Council's online planning records has indicated that no new or existing dwellings have been consented at Charlesfield within the current Local Development Plan period. The proposal is for the erection of two dwellings within the setting and enlarging of an existing Building Group comprising eight dwellings. While the details of the appearance, layout, and scale are deferred for future consideration, the type and form of development proposed are considered to be acceptable on the site.
- 5.4 The principle of development is considered to be acceptable as the proposal comprise the erection of two dwellings together with access, landscaping and associated works on an infill site within the setting of an acknowledged building group at Charlesfield, in accordance with section (A) of Policy HD2 as no new dwellings have been consented within the area with the LDP period. The proposal will also contribute to the Scottish Borders Housing Land Supply supported by policy HD4 of the LDP.

Residential Amenity

- 5.5 The proposal has been prepared to provide a good level of amenity for future occupiers of the two proposed dwelling whilst safeguarding the amenity of residents within existing neighbouring properties. Although the detail of the proposal is deferred for future consideration, the indicative layout and location of the properties within the site has ensured adequate separation distances between properties can be reached, meaning there will be no adverse impacts on overshadowing and daylight/ sunlight provision whilst protecting privacy of residents which is further enhance by the proposed landscaping across the northern boundary. In addition, the proposed landscaping buffer to the south of the site is considered to be a substantial separation distance from the Industrial Estate, further safeguarding any noise disturbance. A Noise Impact Assessment has been prepared by KSG Acoustics Ltd which concluded that through the provision of suitable mitigation measures such as the proposed vegetation buffer, it is considered that appropriate levels of environmental noise ingress can be achieved throughout the development.

- 5.6 It is considered the indicative scale of the proposed one and half storey dwellings are appropriate to the site and the local area. The building heights do not extend beyond those of the neighbouring dwellings. The proposed dwellings do not extend beyond the building line to the east of the site, sitting well within the rural setting, enclosed with its infill location.
- 5.7 Views of the site from public receptor points are minimal due to its infill location between the residential properties to the north and west with the Charlesfield Industrial Estate to the South. The site is primarily visible from the adopted road to the north of the site upon approach from the east, noting the visibility will be restricted due to the rise in topography to the east. Existing and proposed hedgerow bordering the site further enhances the aesthetics, screening views from the east and south. Overall, the visual impact of the proposal on the local area is considered to be minimal.
- 5.8 As the proposal provides for good amenity on-site and safeguards the amenity of the surrounding area, it is considered to be in accordance with Policy HD3.

Design and Materiality

- 5.9 In accordance with policy PMD2 'Quality Standards' the indicative illustrations indicate a similar height to the existing neighbouring properties to the north and west, whilst not extending beyond the building line to the east, respecting the setting of the surroundings. The proposed landscape boundary bordering the site further ensures the proposal does not impinge upon the local character of the area, sitting well within the setting of the building group whilst reducing the visual impact of the dwellings whilst safeguarding the amenity of residents from the Industrial Estate to the south.
- 5.10 Whilst this is a Planning Permission in Principle application, it is intended to use high quality materials that relates well to the sites rural setting, such as timber, stone and natural slate.

Sustainability

- 5.11 While this application is for Planning Permission in Principle, the proposal intends to support a sustainable form of development through renewables such as solar panels, air source heat pumps and electrical charging points in accordance with policy PMD1.

Access and Parking

- 5.12 The proposal includes one access point from the adopted road to the north which will then split off into the individual plots in the body of the site. It addressed previous concerns raised by the case officer with regards to the second, eastern access formerly proposed.
- 5.13 The proposed dwellings include a private driveway and car parking space deemed adequate for a proposal of this nature.

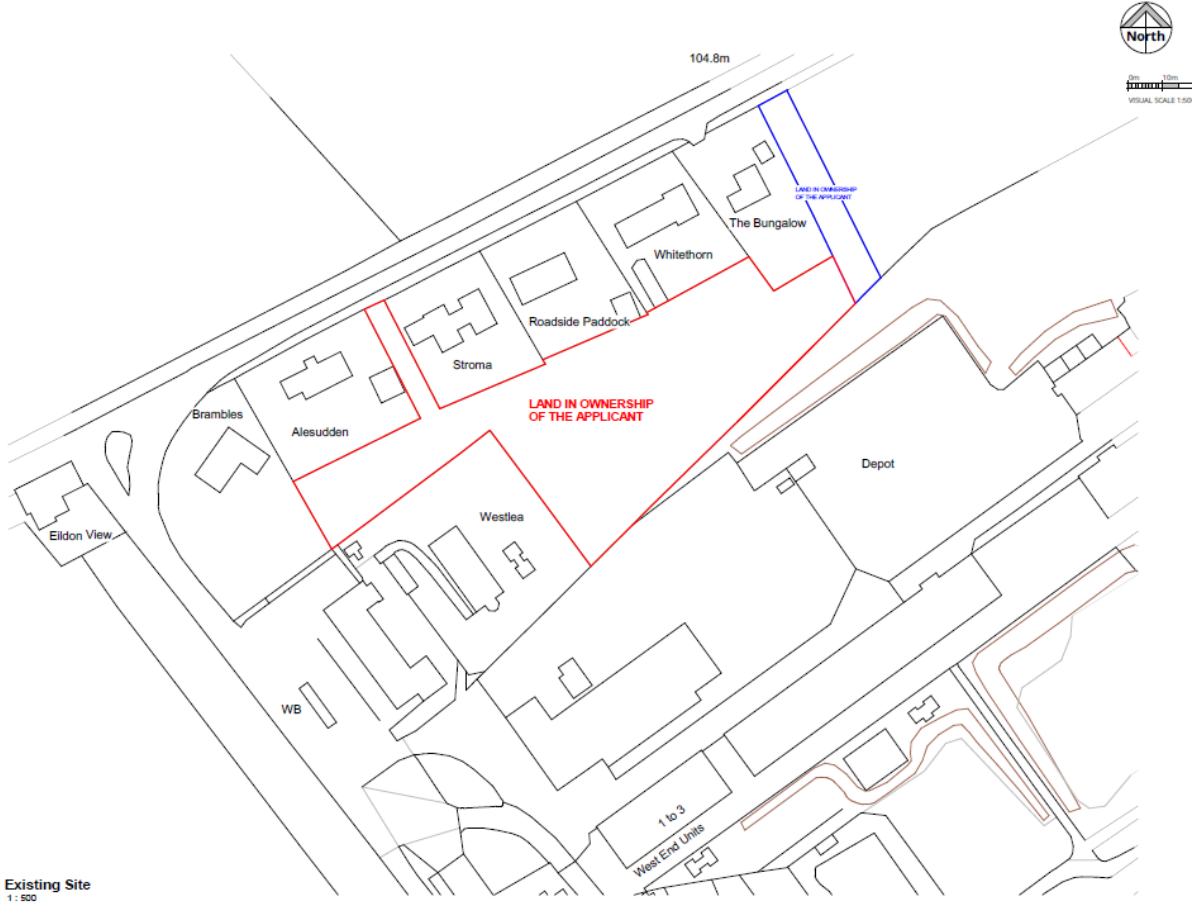
Housing Need and Economic Benefit

- 5.14 We consider, while modest in scale, will assist in meeting SBC five-year housing land supply to which we consider to be a shortfall.
- 5.15 Again, the proposal will support local jobs creating economic benefits during the construction process.

6. Conclusions

- 6.1 Ferguson Planning has been appointed by Trevor Jackson, (the applicant) to submit this Planning Statement in support of a Planning Application in Principle (PPP Application) for two residential dwellings, together with associated infrastructure at West End, Charlesfield, St Boswells.
- 6.2 The proposal represents the enlargement of an existing Building Group by two dwellings upon a site which is considered to be a logical infill location for residential development, relating well to the existing building group adjoining the site. Therefore, it is considered the erection of the proposed dwellings upon the site is to be acceptable in accordance with Policy HD2(A). Whilst the proposal utilises this sustainable infill site, it will also contribute to the housing land supply with the borders supported by Policy HD4.
- 6.3 The proposed dwellings have been carefully positioned and designed ensuring there is a good level of amenity for future occupiers whilst safeguarding the privacy of the neighbouring dwellings and providing good quality standards using sustainable methods in accordance with Policies PMD1, PMD2 and HD3. The proposed landscaping buffer to the south of the site is considered to be a substantial set off distance from the Industrial Estate ensuring there are no adverse impacts on residential amenity whilst not interfering with the Industrial operations at the site.
- 6.4 It is proposed to create one vehicle access point off the adjoining road to the north to serve the new dwellings. The proposed development is considered to be acceptable in transport terms.
- 6.5 Overall, it is thought that the proposal is in accordance with relevant adopted Planning Policy of the Local Development Plan and wider planning material considerations. It is therefore respectfully requested that planning permission is granted.

Appendix 1: Site Location Plan



Existing Site
1 : 500

