



Ms Julie Hayward
Scottish Borders Council
Development Management
Newtown St Boswells
Melrose
TD6 OSA

29th July 2021

Planning Applications for the erection of two dwellings, formation of new access and associated works at Land South of The Bungalow, Charlesfield, St Boswells (LPA refs: 21/00840/PPP and 21/00839/PPP)

Dear Julie,

As you are aware, Ferguson Planning Ltd is instructed to act on behalf of Trevor Jackson (the 'Applicant') and in relation to the above 'live' planning applications (LPA ref: 21/00840/PPP and 21/00839/PPP).

Following on from your email on the 21st July 2021 and our email response dated 23rd July 2021 we deem it necessary to formally write to you to respond to the concerns you have raised.

It is understood you were unable to visit the site and as requested, please find site photos within Appendix 1.

We note you consider the proposals to be contrary to Policy HD2 of the Local Development Plan 2016 and the Supplementary Planning Guidance: New Housing in the Borders Countryside 2008 in that you deem the proposed dwellings would poorly relate to the existing building group which is considered to be complete and not suitable for further housing.

Having reviewed the online planning portal, there have been no new or existing dwellings that have been consented since 2016 (within the currently Local Development Plan period), as such we consider there is scope for an additional 2 dwellings within the plan period taking the 30% ruling approach in accordance with section (A) of Policy HD2.

We also acknowledge you consider the erection of dwelling houses on this site would constitute backland development and out keeping with the linear character of the building group which is thought to have an inappropriate impact on the setting of the

group and sense of place.

Having undertaken a site visit of the building group, there is a residential property circled in figure 1 below which is considered to be a form of backland development, setting a precedent for this form of development within the area. As such, we consider the site to be a logical infill location and a sustainable form of development relating well to the existing building group which can accommodate two new dwellings in accordance with Policy HD2.

Figure 1: Residential property outlined in Red (Annotated Google Maps)



The neighboring operations have not altered since the submitted Noise Assessment prepared by KSG Acoustics was undertaken and as such we consider it to be up to date for the purpose of this planning application for residential development. The assessment concluded there are no significant noise concerns and as such noise should not be a material reason for refusal.

We would greatly appreciate, prior to determination, the opportunity to have a meeting with you to discuss the proposal.

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If you have any queries regarding the above, please do not hesitate to contact Tim Ferguson (tim@fergusonplanning.co.uk) or Lucy Moroney (lucy@fergusonplanning.co.uk).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Ferguson', written on a light-colored background.

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Appendix 1: Site Photos

Figure 1: Location of images taken.

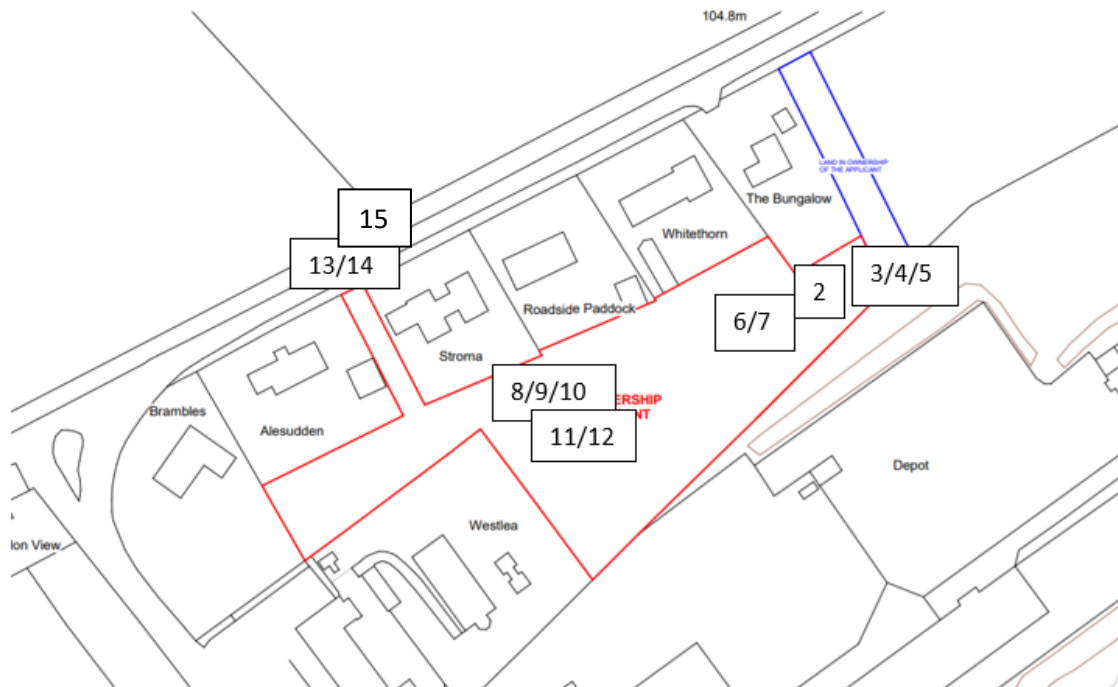


Figure 2: Photo looking east to west across the site.



Figure 3: Photo looking beyond the eastern boarder of the site towards the industrial estate.



Figure 4: Second photo looking beyond the eastern border of the site directed to the northeast.



Figure 5: Photo taken beyond the eastern boundary of the site directed towards the residential properties to the north.



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Image 5: Photo taken within the centre of the site directed to the northwest.



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Image 7: Photo taken in the centre of the site directed to the southwest towards the industrial site to the south.



Figure 8: Location of proposed access road within the site (photo taken directed to the west, to the north of the site)



Figure 9: Photo taken from the northwest corner of the site directed south east.



Figure 10: Photo taken from the northwest corner of the site directed towards the east.



Figure 11: Photo taken from the norther boundary of the site directed towards the industrial estate to the south.



Figure 12: Photo taken of the western border and southwestern corner of the site.



Figure 13: Location of proposed access road from existing road that services the building group to the north.



Figure 14: Image 2 of proposed access road from existing road that services the building group to the north.

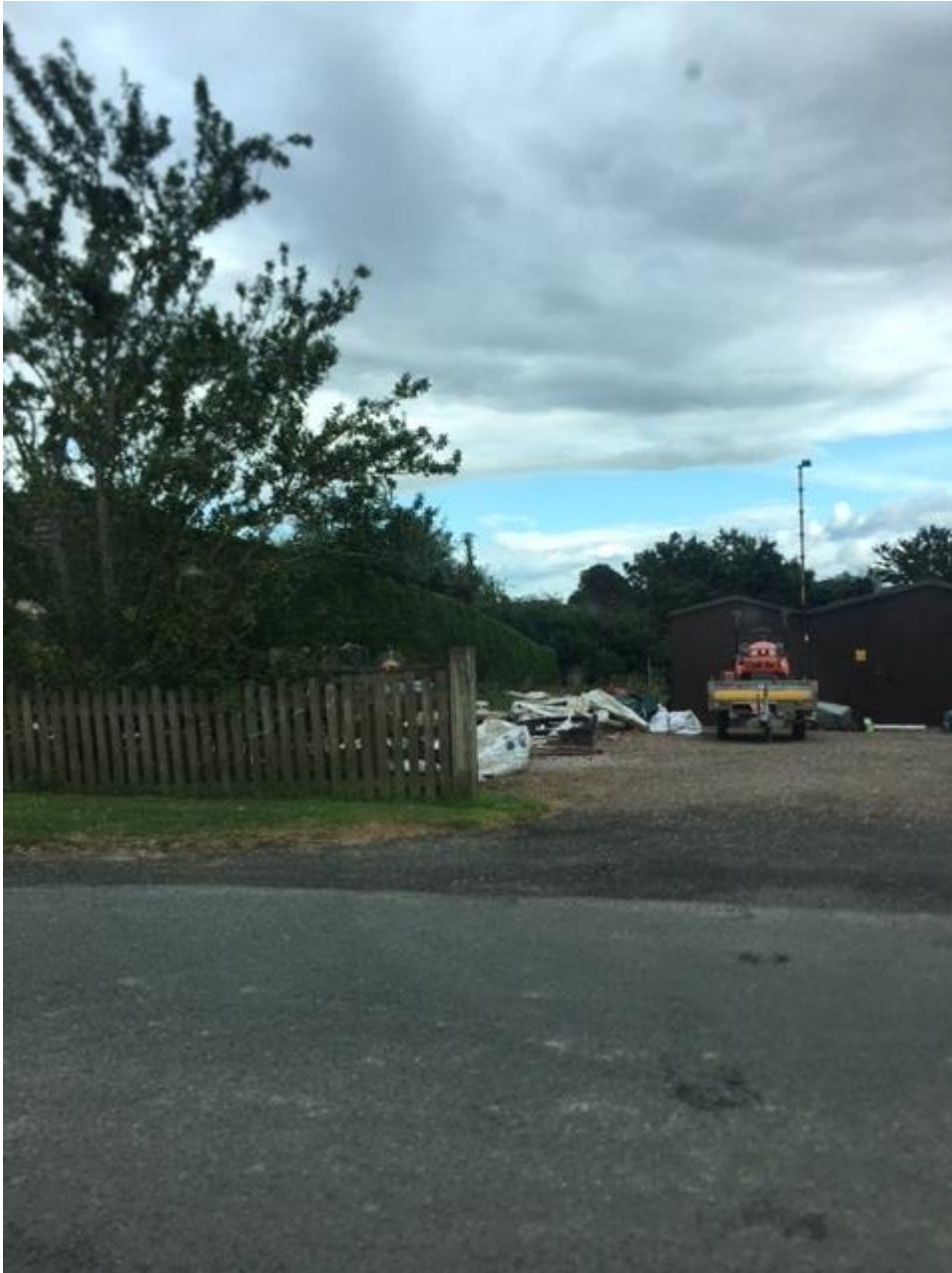


Figure 15: Residential properties adjacent to the access looking east.

