

PLANNING STATEMENT

**SITE ADDRESS:
Hume Holdings**

**PROJECT:
Proposed 2No. Building Plots**

**APPLICANT:
Mrs C Redpath**

**DOCUMENT REFERENCE:
21/B848**

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1.0 INTRODUCTION

1.1 The Proposal

The proposal is for 2No building plots for single dwellings with associated accesses at Hume Holdings, near Kelso. Planning Permission was applied for in December 2019 and subsequently refused in June 2020.

1.2 Purpose of Planning Statement

The purpose of the Planning Statement is to examine the site and how the proposed building plots meet the relevant Planning Policies and supplementary Planning guidance. Furthermore, evidence is given to show that the proposed building plots relate well to the existing buildings located at Hume Holdings.

2.0 FOUNDATION OF PROPOSAL

2.1 History of the Site

A pre-application consultation was received from the Planning Department on 29th July 2016 regarding the potential for residential development of the land which now forms Plot 4 & Plot 5 as illustrated on the submitted drawings. The pre-application consultation made reference to Planning Application 04/01610/OUT, which was for Plot 4 only, and was refused on the following basis:

“The main consideration is the relationship to the group in terms of siting and overall impact on amenity through encouraging further development. Although there is a development on the opposite side of the road, the proposal is not contiguous with Hume Brae. On balance, it is considered that the site is poorly related to the group and that the proposal cannot therefore be supported.”

The pre-application response did not make detailed reference to the addition of Plot 5 to the original application which was for Plot 4 only. Understandably, Plot 4 by itself was refused as the presence of a single dwellinghouse in this location would appear detached from the building group and in particular Hume Brae and Glenholly to the West.

Applications references 19-01783-PPP and 19-01782-PPP were submitted in December 2019 and were refused in June 2020, citing the following reasons:

- It would not relate well to the existing building group.
- It would break into an undeveloped field.
- Site area would be disproportionately large and would be detrimental to the character to the building group.
- Permanent loss of prime quality agricultural land.

2.2 Reason for Re-Applying

During the previous applications there was a lack of engagement at Planning Application level and we can provide further justification to show that the proposed building plots relate well to the existing building group and the development would not be detrimental to the character of Hume Holdings.

The site area has been restricted to take account of the Planning Officers comments and is now in scale with the other domestic grounds at Hume Holdings.

It is believed that the additional information submitted should be taken account of and, given the demand for housing plots in the Scottish Borders, this application should be supported.

3.0 COMPLIANCE WITH PLANNING POLICIES

3.1 HD2 (Housing in the Countryside)

*The council wishes to **promote** appropriate rural housing development associated with existing building groups where this does not adversely affect their character or that of the surrounding area.*

Building Groups

There is a clear and distinguishable building group at Hume Holdings, this has been acknowledged in the Officers Report for Application references 19-01783-PPP and 19-01782-PPP.

Under Planning Policy HD2 [A] Building Groups: housing of up to a total of 2No additional dwellinghouses or a 30% increase of the building group, whichever is greater, associated with the existing building group may be approved provided that:

- a) The proposed plots are well related to the Building Group being located directly to the South of Byreside, within 21m of Hume Brae to the West and within 12m to Garden House to the North East.

Development either side of a country road is common throughout the Scottish Borders and there is no definable boundary between the existing dwelling houses and the proposed building plots. We would consider that the proposed building plots are well within a reasonable distance to the existing dwelling houses and any new housing would relate well to the existing building group.

None of the existing farm buildings lie within the ownership of the applicant and therefore cannot be considered for conversion.

- b) The development will not cause overlooking to existing dwellings and being located on the lower land to the South of the public road, will not cause loss of light to existing dwellings. The proposed houses and associated works will have a positive impact on the Building Group and with a well considered planting scheme will help create a natural backstop to the site as a whole.

Although the land is classes as Prime Quality Agricultural Land, it is not currently used as arable farming. For a number of years the ground has been left as scrubland and is therefore not providing any agricultural function.

- c) No new building plots or dwelling houses have been approved within the current Development Plan period and therefore 2No additional dwellinghouses is applicable within the current Development Plan period.

An indicative Site Plan has been submitted to show that dwellings can be positioned in line with the existing houses Hume Brae and Glenholly to the West however, the scale, siting and design of the house can be confirmed through a Full or Reserved Matters Planning Application. The dwelling and its surroundings can be designed to respect and be in harmony with the existing building group and meet the criteria laid out in the 'New Housing in the Borders Countryside' guidance.

3.2 PMD2 (Quality Standards)

Sustainability

The proposed sites allow the development to meet the relevant criteria set out in PMD2. The location of the building is such that it can utilize renewable energy installation with minimal effect on the landscape or other buildings within the building group.

A septic tank or treatment plant with an eventual outfall to the watercourse which runs parallel with the B6364 can be installed to meet SEPA requirements. Surface water drainage can be designed to be dealt with on site through a soakaway system.

4.0 SUPPLEMENTARY PLANNING INFORMATION

4.1 New Housing in the Borders Countryside

*'The Scottish Borders Council's policy is that in the countryside new housing will be **encouraged** to locate within or adjacent to building groups'.*

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, tress or enclosing landform – Whilst the B6364 is a man-made boundary to the West, the young trees which have been planted in the land immediately to the East of Plot 4 are starting to mature and will form a natural boundary to development. It is proposed to substantiate this natural boundary by planting trees and bushes along the Eastern boundary of Plot 4. The Indicative Site Plan shows that dwellings can be positioned to maintain the existing build line formed by Glenholly and Hume Brae with garden ground extending down to the edge of the paddock. The South boundary of the Plots define the end of the plots and the start of arable farmland.*

Any new build should be located within a reasonable distance of the existing properties within the building group, the distance between existing properties and proposed new build should be guided by the spacing between existing properties within the group.

The proposed plots have a good relationship to the existing houses at Hume Holdings and should be considered more as infill development between the garden ground on the South side of the road serving Garden House and Hume Brae. The houses will have a good relationship to at least 4 of the 6 houses which currently form the Building Group. With a well-considered planting plan and the reduced plot size, the building plots relate well to the existing building group. Development on both sides of the public road is a common feature throughout the Scottish Borders and the close connection of the houses to the road and other buildings at Hume Holdings will offer a sense of place within the country vernacular.

Sites should not normally break into previously undeveloped fields, particularly where there exists a definable natural boundary between the existing group and the field.

Although the site has not been developed previously there is no definable natural boundary between the existing Building Group and the field. The introduction of houses in this area can in turn introduce suitable landscaping to form a natural boundary between the houses and the arable field to the South.

Although the site has previously been undeveloped, the ground is scrubland and not part of any arable farming operation.

4.2 Landscape

Tree and bush planting has been shown indicatively to both plots with the majority of planting to the Eastern boundary of Plot 4 to reinforce the existing planting in this location which will form a natural boundary to the development.

It is understood that, in the event of approval, a landscaping plan and planting schedule will be asked for at further application stage.

4.3 Ecology

The current ground is scrubland with no mature trees or bushes and it is therefore expected that there will be very little or no impact on wildlife in the area.

4.4 Road Safety

It is proposed to use Roads Department Detail DC-3 to each access which will not only provide a good access to each plot but also a passing place on the existing public road.

A good length of visibility can be achieved in both directions when stood 2.5m back from the public carriageway. The speed of travel in this section of road is relatively low due to the junction with the B6364. The junction with the B6364 is on a straight part of the road.

At the previous application, the Roads Department had no objection to the development.

4.5 Flooding

The site is not within a known area of flooding and will not cause flooding to any other nearby properties.

4.6 Site Services

4.6.1 Waste Water Discharge

SEPA have not been contacted at this stage but given that the existing dwellings at Hume Holdings are served by a septic tank / treatment plant with eventual outfall to the existing watercourse, it is proposed that Plots 4 & 5 are served in the same manner.

Byreside is currently served by a septic tank which is positioned within Plot 5. As part of the proposal this septic tank would be removed and replaced in the South West corner of Plot 5.

4.6.2 Water Supply

The local Public Water Main is located nearby subject to Scottish Water permission no private water supply is required.

4.6.3 Electric Supply

Overhead electric cables run adjacent to the sites, it is anticipated that connection to this supply will be available.

5.0 CONCLUSION

To quote Policy HD2: Housing in the Countryside '*The Council wishes to promote appropriate rural housing development associated to building groups where it does not adversely affect their character or that of the surrounding area*'.

It has been acknowledged by the Planning Department that a building group at Hume Holdings exists and therefore the potential for 2No. building plots under Planning Policy HD2(A) exists.

The drawing included in Appendix A shows the relation of the building plots to the existing houses at Hume Holdings. The proposed houses can be located in line with existing houses on the South side of the public road and are located within a reasonable distance to the other domestic buildings at Hume Holdings.

Development on both sides of a country road is a common feature within the Scottish Borders, this together with the close relationship to the other buildings would ensure that the proposed houses would have a strong sense of place within Hume Holdings.

Whilst the field is undeveloped and classed as Prime Quality Agricultural Land, the ground is not part of an arable farming operation and has been left as scrubland for a number of years.

The buildings plots have been reduced in size to more closely relate with the scale of existing domestic gardens at Hume Holdings and this further ensures that development in this location will relate well to the existing buildings.



Photograph of site – land is currently scrubland

The Location Plan below shows Plot 4 and Plot 5 and their relationship to the existing dwellings at Hume Holdings. As demonstrated below, there are 3No houses located within a 60m radius from Plot 4 and 4No houses within a 60m radius from Plot 5. There are no physical boundaries between the proposed building plots and the existing dwellings that would prevent the plots from having a sense of place within the existing building group.



Location Plan
 Scale: 1:1250
 0m 25m 50m 75m 100m 125m 150m