



**PLANNING STATEMENT**

**NORTH OF CAKEMUIR COTTAGE NENTHORN, KELSO,  
TD5 7RY**

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

**APPLICANT: MR AND MRS FORSTER**

**JUNE 2021**

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## 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 Mr and Mrs Forster (the applicant) for two residential dwellings, located north of Cakemuir Cottage, Nenthorn, Kelso, TD5 7RY. 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 Kelso, enabling the proposal to contribute to the vitality and viability of Kelso'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
Preliminary Ecology Appraisal	Ellendale Environmental

**Table 1.2 Drawings**

Document	Consultant
Site Location Plan	Aidan Hume Design Ltd
Proposed Site Plan	Aidan Hume Design Ltd

## 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 north of Cakemuir Cottage, Nenthorn, Kelso, TD5 7RY. The plots directly relate and adjoin an existing building group at Nenthorn which has 16 dwellings in total.
- 2.2 The site is 0.39ha in size and is currently agricultural land and is positioned to the north of Cakemuir Cottage, to the west of the A6089, Nenthorn. Adjoining the site to the east are agricultural fields laid to grass, which has a live planning application for a single dwelling house (LPA ref: 20/01275/PPP), adjoining the eastern boundary are the two recently completed dwelling (LPA ref: 19/00147/FUL and 18/01222/FUL) with further dwellings within the Nenthorn Building Group beyond. Bordering the site to the north and west is agricultural land. Access is to be obtained to the south of the site off the existing access road towards the A6089.
- 2.3 In terms of topography, the site itself is relatively flat without any significant landscape variations. There is however a slight gradient from the north to south.
- 2.4 With regards to the Local Development Plan adopted proposals map, the site holds no specific allocations or designations.
- 2.5 The proposed dwellings are shown indicatively on two individual plots, illustrated within Section 3 of this report. The intention being that the proposed development forms a natural extension to the existing building group, relating well to the properties to the south and west. In addition, the building plots will be contained by existing and proposed landscaping.
- 2.6 In terms of accessibility, the site is approximately 3.8 miles northwest of Kelso 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 and the fall outside the floodplain.

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 no planning applications associated with the site to date however there has been a number of neighbouring applications to note which our detailed below.

LPA ref	Address	Proposal	Status
20/01275/PPP	Land Northeast of Cakemuir Cottage Nenthorn Scottish Borders	Erection of dwellinghouse	Validated 23 <sup>rd</sup> October 2020, awaiting determination
21/00686/FUL	Land Southeast of Post Office Buildings Nenthorn Scottish Borders	Change of house design and orientation pertaining to planning permission 10/01726/AMC	Validated 28 <sup>th</sup> April 2021, awaiting determination

10/01726/AMC	Land Southeast of Post Office Buildings Nenthorn Scottish Borders	Erection of two dwellinghouses	Approved 8 <sup>th</sup> September 2011
05/01624/OUT	Land At Smiddy Corner Nenthorn Kelso Scottish Borders	Erection of two dwellinghouses	Approved 17 <sup>th</sup> January 2008
19/00147/FUL	Land Northwest of Rusape Nenthorn Scottish Borders	Erection of dwellinghouse with integral garage	Approved 10 <sup>th</sup> April 2019
18/01470/FUL	Outbuildings West of Cakemuir Nenthorn Scottish Borders	Change of use from outbuilding and alterations to form dwellinghouse for holiday let	Approved 16 <sup>th</sup> January 2019
18/01222/FUL	Land West of Rusape Nenthorn Scottish Borders	Erection of dwellinghouse	Approved 7 <sup>th</sup> November 2018
15/00279/FUL	Land West of Cakemuir Cottage Nenthorn Scottish Borders	Erection of dwellinghouse	Approved 27 <sup>th</sup> July 2015
07/01848/OUT	Land Northwest of Nenthorn Primary School Kelso Scottish Borders	Erection of four dwellinghouses	Approved November 2007

- 2.10 It should be noted, however, the applicant did receive planning consent for four residential plots within Nenthorn (LPA ref: 07/01848/OUT) and is a strong material consideration in this case.
- 2.11 The principle for further homes has been accepted in the adjoining field. Those homes approved by the 2007 application did not get constructed and the intention being that the proposal would now substitute 50% of those units.



### 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 Residential Dwellings with associated Amenity, Parking, Infrastructure and Access north of Cakemuir Cottage, Nenthorn, Kelso, TD5 7RY.”***

3.2 The proposed development involves the provision two detached residential dwellings with associated infrastructure North of Cakemuir Cottage, Nenthorn, Kelso which is identified on the site location plan in Appendix 1 and proposed layout plan in Figure 2 below:

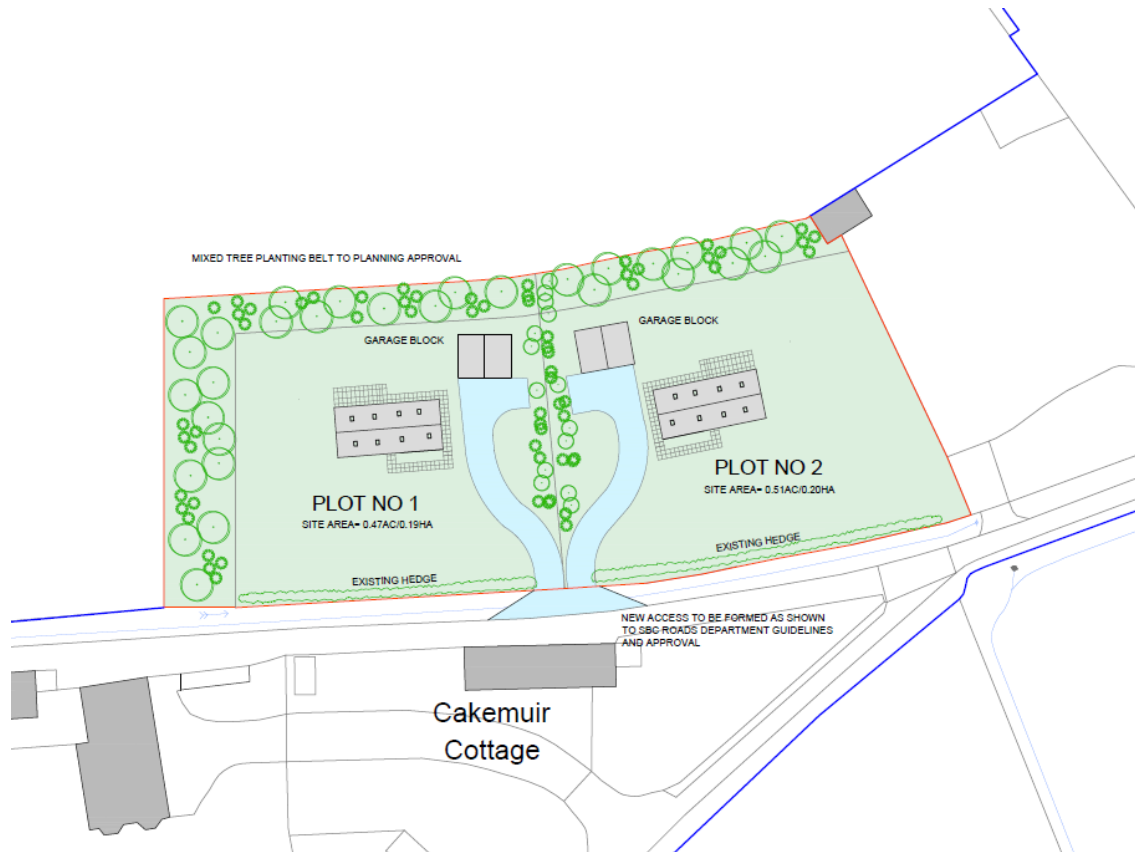


Figure 2: Proposed Layout Plan

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. This replicates neighbouring and nearby plots in the area, in particular those that have been recently constructed to the west.

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 neighbouring dwellings, safeguarding the daylight and sunlight provision and privacy of residents. The proposed landscaping to the north, west and in the centre of the site, along with the existing hedgerow to the south will further enhance the privacy of future residents whilst maintaining the privacy of existing residents at Cakemuir Cottage.

- 3.5 There is a single access point to the south off the road leading to the A6089 towards Kelso. The access adjoins the existing residential properties at Cakemuir Cottage to the south and is formed as approved by Scottish Borders Council Roads Department Guidelines. Each plot with then have their own individual access leading off the primary access.
- 3.6 The proposed built form does not extend beyond the building line of the neighbouring properties to the east and south, ensuring they do not impinge upon the open landscape to the north and west. This is further supported by the height of the proposal, forming up to 1.5 storey dwellings, stepping down to a single storey not exceeding beyond the height of the neighbouring dwellings.
- 3.7 There will be private outdoor amenity provision for each proposed dwelling. The site benefits from being bordered by existing trees and vegetation to the south which will be retained where possible, with proposed landscaping along the northern and western borders and within the site, enhancing the natural environment in which it surrounds and in accordance with SPG guidance.
- 3.8 As the application is for Planning Permission in Principle, the requirement to submit detailed drawings to secure the outstanding elements of the design will be for the next stage of the Planning process.

## 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.
- 4.4 The Scottish Government again recently published the Planning Advice Note 1/2020 which seeks to guide the five-year supply of effective housing land supply.
- 4.5 With regards to specific policy, Paragraph 110 of Scottish Planning Policy (SPP) establishes that “a generous supply of land for each housing market area within the plan area” should be identified in order to “support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times”.
- 4.6 Paragraph 123 of SPP states that “*Planning Authorities should actively manage the housing land supply*”. Further it is established that “a site is only considered effective where it can be demonstrated that within five years it will be free of constraints and can be developed for housing”.
- 4.7 Paragraph 125 of SPP requires that: “*Planning Authorities, developers, service providers and other partners in housing provision should work together to ensure a continuing supply of effective land and to deliver housing, taking a flexible and realistic approach. Proposals that do not accord with the development plan should not be considered acceptable unless material considerations indicate otherwise. Where proposal for housing development is for sustainable development and the decision-maker establishes that there is a shortfall in the housing land supply in accordance with Planning Advice Note 1/2020, the shortfall is a material consideration in favour of the proposal. Whilst the weight to be afforded to it is a matter for decision-makers to determine, the contribution of the proposal to addressing the shortfall within a five-year period should be taking into account to inform this judgement. Whether a proposed development is sustainable development should be assessed according to the principles set out in paragraph 29.*”
- 4.8 Within a recent appeal decision (LPA ref: PPA-14-2088) published 18<sup>th</sup> May 2021 in relation to the erection of 22 dwellings at 54 Edinburgh Road, Peebles, the reporter concludes that there is a “Significant five-year effective land shortfall”.
- 4.9 Paragraph 15 of the decision states “While I can understand the council’s position that it does not consider that a shortage of housing land has constrained the rate of housebuilding in the recent past, it would be inconsistent with PAN 1/2020 to calculate the requirement for the next five years not on the development plan’s housing land requirement, but on the level of past delivery. SPP expects any assessment of a housing supply shortfall to be made using the PAN 1/2020 methodology and, according to that methodology, the comparison should be between the five year target of 4310 and the identified effective supply of 3679. If this is credible then it appears there is a significant shortfall in the effective supply which potentially opens up a route to approval

under SESplan Policy 7 and LDP Policy PMD4 and is, in any event, a material consideration in favour of allowing this appeal.”

## The Scottish Borders Local Development Plan

- 4.10 The Scottish Borders Local Development Plan (LDP) was adopted on 12<sup>th</sup> May 2016 and sets out the policies on development and land use within the Scottish Borders.
- 4.11 The emerging Local Development Plan 2 for the Scottish Borders is at an advanced stage and was presented to the full council on 25<sup>th</sup> September 2020. The formal consultation period is between 2<sup>nd</sup> November 2020 and 25<sup>th</sup> January 2021. As the plan is nearing adoption, it should be considered a material consideration.
- 4.12 With reference to the adopted Scottish Borders Proposals Map (2016), the site is classed as ‘White Land’ with no allocations or designations.
- 4.13 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
- 4.14 **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.

4.15 **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.

4.16 **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.”

4.17 **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 'back land' 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 'back land' 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)**

- 4.18 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.
- 4.19 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".
- 4.20 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".
- 4.21 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."
- 4.22 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.”

### **Case Law**

- 4.23 The recent appeal decision (LPA ref: PPA-14-2088) published 18<sup>th</sup> May 2021 in relation to the erection of 22 dwellings at 54 Edinburgh Road, Peebles, the reporter concludes that there is a “Significant five-year effective land shortfall” alluding there is c.631 housing shortfall in terms of 5-year housing land supply. The proposals of this nature can assist in addressing the identified shortfall.



## 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 sitting within and adjacent to the setting of the existing Building Group at Nenthorn. The Building Group comprises of 16 dwellings to the east and south of the site.
- 5.3 A review of the Council's online planning records has indicated that three new dwellings have been consented in Nenthorn 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 16 dwellings with an addition two recently completed, as such taking the 30% ruling, we understand the allowance would be up to five new dwellings in this location. 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 site within the setting of an acknowledged building group at Nenthorn, 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.
- 5.5 A further material point is the granting off four plots on the adjoining field owned by our client this proposal seeks to create 50% of those propped units on the subject site.

### Residential Amenity

- 5.6 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 and western boundary and within the centre of the site, between the two plots, enhancing the rural setting in which it lies. In addition, the existing landscaping bordering the south of the site is to be retained, further safeguarding the amenity of the existing properties to the south.
- 5.7 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 which extend up to two storeys in height. The proposed dwellings do not extend beyond

the building line to the northeast of the site, sitting well within the rural setting, enclosed by proposed landscaping.

- 5.8 The site is primarily visible from the adopted road to the south of the site upon approach from the east and west, noting the visibility will be restricted due to the existing hedgerow boarding the site to the south, which is sought to be retained, along with the proposed landscaping running along the western boundary, further enhancing the aesthetics, screening views from the south. Overall, the visual impact of the proposal on the local area is considered to be minimal.
- 5.9 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**

- 5.10 In accordance with policy PMD2 'Quality Standards' the indicative illustrations indicate the proposed dwellings do not exceed the height of the neighbouring properties within the building group, whilst not existing beyond the building line to the north, respecting the setting of the rural surroundings. The proposed landscape boundary bordering the site to the north and west 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.
- 5.11 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**

- 5.12 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**

- 5.13 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.
- 5.14 The proposed dwellings include a private driveway and car parking space deemed adequate for a proposal of this nature.

### **Housing Need and Economic Benefit**

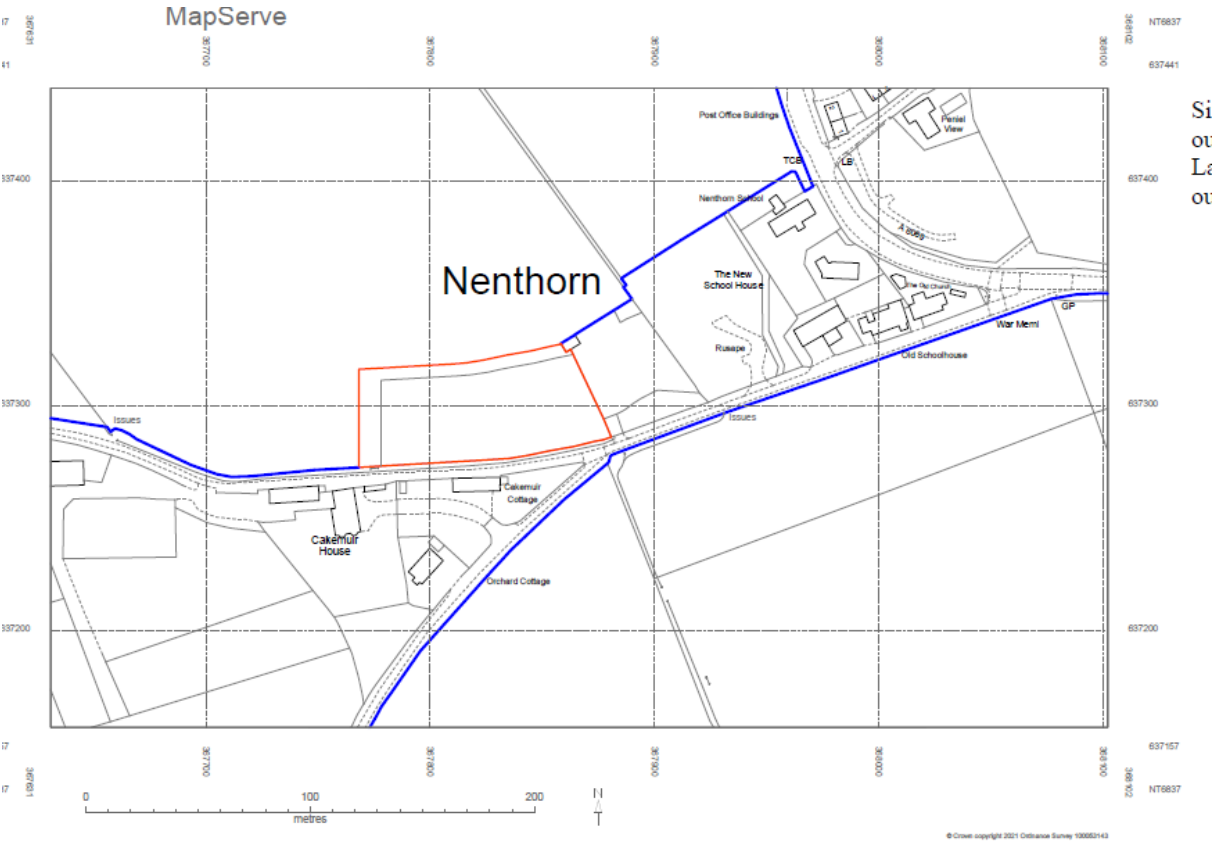
- 5.15 We consider, while modest in scale, will assist in meeting SBC five-year housing land supply to which we consider to be a shortfall. This has been concluded by the recent case law (LPA ref: PPA-14-2088) published 18th May 2021 in relation to the erection of 22 dwellings at 54 Edinburgh Road, Peebles, the reporter concludes that there is a "Significant five-year effective land shortfall" alluding there is c.631 housing shortfall in terms of 5-year housing land supply.

5.16 Again, the proposal will support local jobs creating economic benefits during the construction process.

## 6. Conclusions

- 6.1 Ferguson Planning has been appointed by Mr and Mrs Forster, (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 north of Cakemuir Cottage, Nenthorn, Kelso, TD5 7RY.
- 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 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 site within close proximity to Kelso (24-minute cycle), 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 north and west of the site is considered to be a substantial one in order to protect the potential visual impact from the agricultural land to the north. Further landscaping between the two plots in the centre of the site will also safeguard the residential amenity and privacy of the two plots.
- 6.4 It is proposed to create one vehicle access point off the adjoining road to the south with the access then splitting into the individual plots 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



Site Location





