



PLANNING STATEMENT

**HAUGHEAD FARMHOUSE AND STEADING,
INNERLEITHEN, SCOTTISH BORDERS.**

**FULL PLANNING APPLICATION FOR THE
DEMOLITION, RE-BUILDING AND EXTENSION TO THE
EXISTING FARMHOUSE AND STEADING TOGETHER
WITH ASSOCIATED WORKS.**

APPLICANT: WILLIAM, BRENDA AND SARAH GLENNIE

AUGUST 2021

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Appendix 1: Site Location Plan

Author	Date
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Approved	Date
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1. Introduction

- 1.1 This Planning Statement has been prepared by Ferguson Planning in support of an application for Full Planning Permission submitted on behalf of William, Brenda and Sarah Glennie for the demolition and re-build of an existing steading with an extension to form a dwelling house, along with the demolition and replacement of existing farmhouse at Haughead Farmhouse and Steading Building, Innerleithen.
- 1.2 The Site is located on the south western edge of Innerleithen, to the south of the River Tweed, accessed off the back road leading to Walkerburn, seven miles to the west of the site. At present, the site is currently redundant and occupies a dilapidated former two storey farmhouse with outbuildings and associated steading.
- 1.3 This statement has been prepared to consider the sites context and relevant planning policy, before explaining the developments compliance with the development plan and related material considerations.
- 1.4 The following documents and drawings have been prepared by the consultant team and are submitted in support of this planning application. Notable, the submission documents are in accordance with Scottish Borders Council's Validation Requirements for planning applications of this nature.

Table 1.1 Planning Application Documents

Planning Document	Consultant
Application Form	Ferguson Planning
Planning Application Fee	Applicant
Planning Statement	Ferguson Planning
Design and Access Statement	David Jane Architects
Structural Conditions Statement	Structural Design Consultants
Ecology Survey	The Wildlife Partnership
New Build Costings	Smith and Mcmath LTD
Conversion Costings	Smith and Mcmath LTD

Table 1.2 Planning Application Drawings/ Plan

Drawing	Consultant
Site Location Plan	David Jane Architects
Existing Plans	David Jane Architects
Proposed Plans	David Jane Architects

2. Site Context and Key Planning History

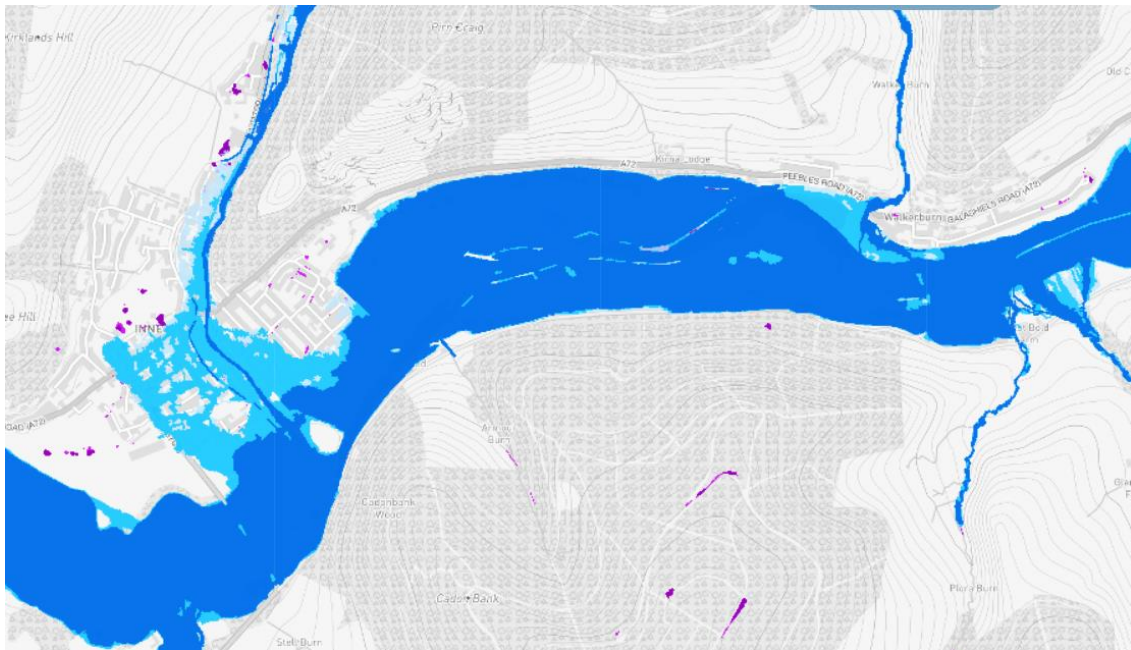
- 2.1 This Full Planning Application relates to the proposed for the demolition and re-building of the existing steading with an extension to form a dwelling house, along with the demolition and replacement of the existing farmhouse at Haughhead, Innerleithen.
- 2.2 The site is located to the south west of Innerleithen, nine miles to the west of Walkerburn. At present, the site is currently redundant and occupies a dilapidated former two storey farmhouse and associated steading. Adjoining the site to the north are grazing fields associated with Haughhead Stables, beyond lies the River Tweed. The road leading to Walkerburn adjoins the southern boundary of the site with Haughhead Stables beyond. To the east lies further agricultural grazing land and the core path which leads to the footpath network over the old railway bridge to Innerleithen.

Figure 1: Adopted Proposals Map (Special Landscape Area in Green)



- 2.3 There are no listed buildings on or within close proximity to the site, nor is the site situated with a Conservation Area. The site is within a Special Landscape Area and holds no other allocations or land use designations.
- 2.4 The Scottish Environmental Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintain flood risk maps for public and development purposes. It appears from Figure 2 below that the site is potentially at risk of flooding. However, the Flood Protection Officer has advised that a more detailed study places the site outside the area of risk. Therefore, it was deemed within the pre-application advice that and an application to develop the site will not require a Flood Risk Assessment.

Figure 2: Scottish Environmental Protection Agency (SEPA) Flood Map



Planning History

- 2.5 Referring to the Scottish Borders Council planning application search, the table below identifies two historic planning applications relating the to the subject site.

Table 1: Planning History

LPA Ref	Address	Proposal	Status
15/00742/FUL	Steading Buildings Haughhead Farm Innerleithen Scottish Borders	Change of use, alterations and extension to form dwellinghouse from outbuilding	Application Approved April 2016
07/01098/FUL	Haughhead Farm Innerleithen Scottish Borders EH44 6PQ	Change of use of existing outbuilding and byre to form two dwellinghouse	Application Validated in June 2007 and Withdrawn in January 2008

Pre-Application Enquiry

- 2.6 The Applicant has engaged in pre-application discussions with SBC officers to discuss the proposal for the site. The first pre-app written response was received on the 4th September 2019 (ref: 19/00428/PREAPP) and the second 18th January 2021 (ref: 20/00748/PREAPP). A summary of the key headlines is included below.

First Pre-Application

- 2.7 The first pre-app formal written response was received on the 4th September 2019 in relation to the demolition of existing buildings and erection of dwelling houses with detached garage/ store. During which the case officer stated the following:
- 2.8 *“The site is within the countryside, where any new house must comply with Policy HD2 of the Local Development Plan 2016 and SPG New Housing in the Borders Countryside. This proposal would comprise demolition of a non-residential building, and its replacement with a dwellinghouse. There is no building group in this location meeting the definition specified in Policy HD2 or the SPG. There is also no provision for demolition of non-residential buildings and their replacements with dwellinghouses. The fact the building has previously been consented for a conversion is a material consideration, but not one that justifies demolition and replacement. I note you advise the building is structurally sound. That being the case, I would suggest the potential for conversion be revisited, as this is the only likely means of achieving a dwellinghouse on this site under current planning policies and guidance.”*

Second Pre- Application

- 2.9 The second pre-app formal written response was received on the 18th September 2021 (ref: 20/00748/PREAPP). During which the case officer objected to the proposal for the following reasons.
- 2.10 Officers raised concern with the replacement of the existing steading building with a new- build house which is considered to not be compliant with Policy HD2. The officers did however note the buildings have deteriorated in the past four years following the initial pre-application enquiry. It was then noted that if conversion efforts have failed, a replacement building could have the potential to be agreed in accordance with section 2. A. 1 of SBC Supplementary Planning Guidance (SPG).
- 2.11 In relation to the design of the proposed steading replacement, any proposed house on the site will be expected to respect the character of the existing building and surrounding landscape, noting the size of the extension is likely to be acceptable due to its similarity in what has previously been approved.
- 2.12 In terms of the replacement Farmhouse, it is recommended a structural survey is submitted alongside a formal application in order to comply with Policy HD2, requirements of Part (E),

enabling the replacement of a derelict house in principle and would therefore be considered acceptable.

- 2.13 The sitting and design of the replacement house should respect the historical building pattern and character of the landscape setting; be in keeping with the existing/ original building in terms of scale/ extent, form and architectural character, and significant alterations only be considered if they provide environmental benefits. It is recommended the formal application should include drawings of the existing building in order draw a comparison with the approach to the proposed design to take a more substantial cues from the existing building.
- 2.14 In terms of access, it is recommended the existing access is used, with parking set within the site in order to reduce the visual impact of the development.

3. The Development

3.1 Our client is seeking Full Planning Permission for the following:

- The demolition and replacement of the existing Haughhead Farmhouse; and
- The demolition and re-build of the existing steading with an extension to form a dwelling house.

Replacement Farmhouse

3.2 This planning application seeks to demolish the existing farmhouse and re-build a new dwelling on a similar footprint, with an extension to the rear. The proposed living accommodation has been relocated to the upper floors to take full advantage of the natural daylight provision into the habitable space.

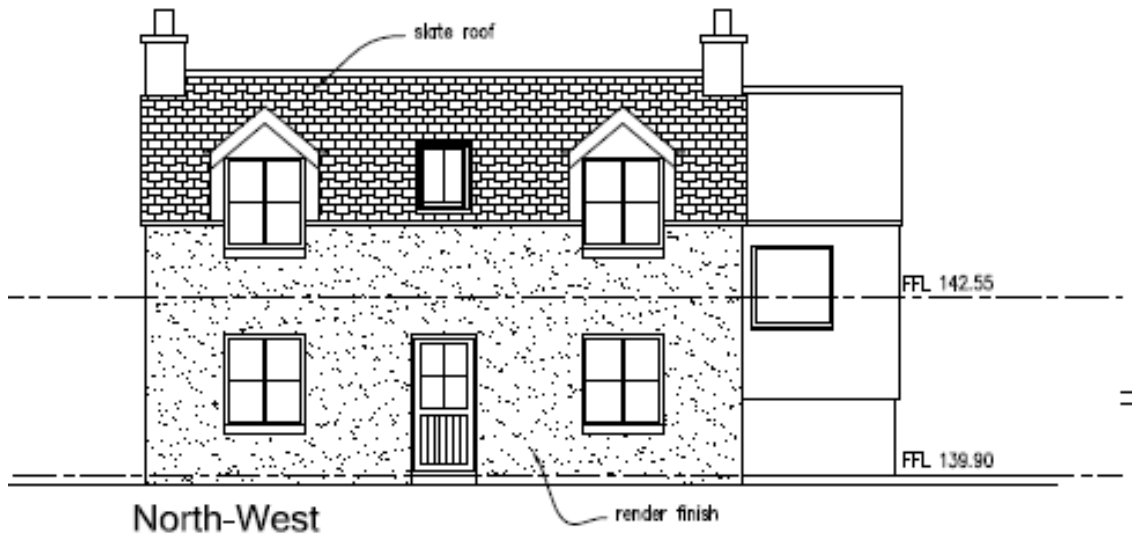
3.3 The existing building has remained dormant for a number of years and fallen into a significant state of disrepair. A structural survey has been lodged to provide evidence and the need to demolish and re-build.

3.4 The proposal seeks to re-instate a traditional style one and a half storey building, with a new timber clad “extension” to the rear, adjacent to the roadside as shown in Figures 2 and 3 (Drawing Number 20035-FH-201) below. The concept of this is to give the impression of an existing house that has had a modern but sympathetically extension to the rear, complimenting the two architectural styles.

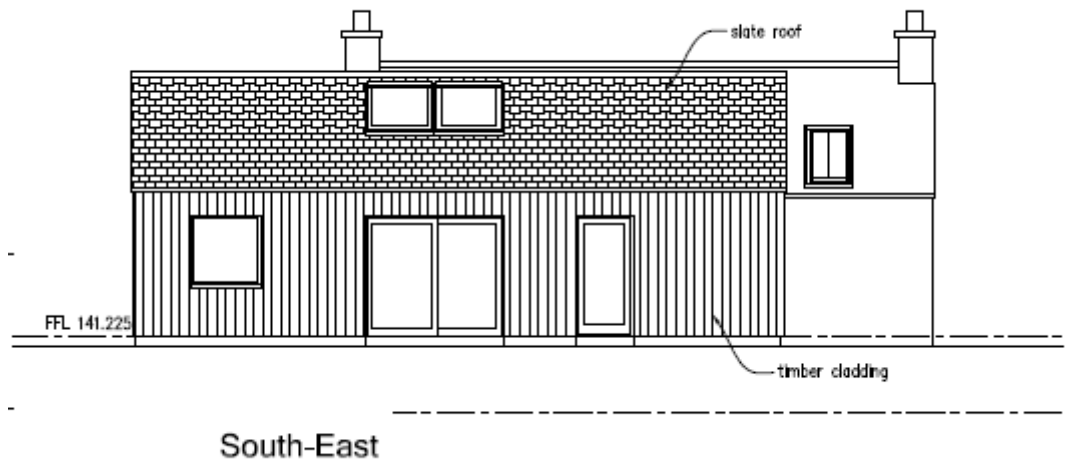
3.5 The façade of the dwelling as shown in Figure 2 (Drawing Number 20035-FH-201) below seeks to replicate the mirror design of the existing property, with the pitched roof windows on either side of the dwelling, safeguarding the character of the site. In terms of materiality, a slate roof is proposed, with a render finish to the replacement dwelling. Zinc cladding is to connect the new house to the extension to the rear which is to be timber clad.

3.6 In terms of car parking, there are two spaces proposed on site with an additional two spaces within a layby off the access road to the south of the site for visitors which is included within the redline plan (David Jane Architects Drawing Number 20035-001).

Figure 3: Replacement Farmhouse North-West Elevations, adjoining the River Tweed (David Jane Architects Drawing Number 20035-FH-201)



3.7 Figure 4: Replacement Farmhouse South- East Elevations, adjoining the Road- Side (David Jane Architects Drawing Number 20035-FH-201)



3.8 Figures 5 and 6 below illustrate the silhouette of the existing building in dashed red. The body of the replacement dwelling represents a similar, if not a slightly smaller footprint of the existing dwelling with an extension to the rear.

Figure 5: Replacement Farmhouse South- West Elevations (David Jane Architects Drawing Number 20035-FH-201)

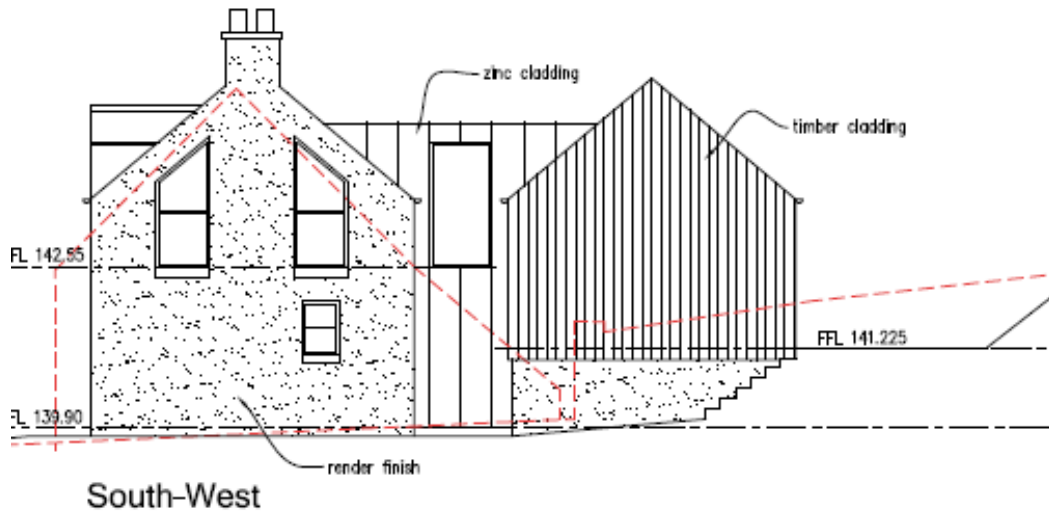
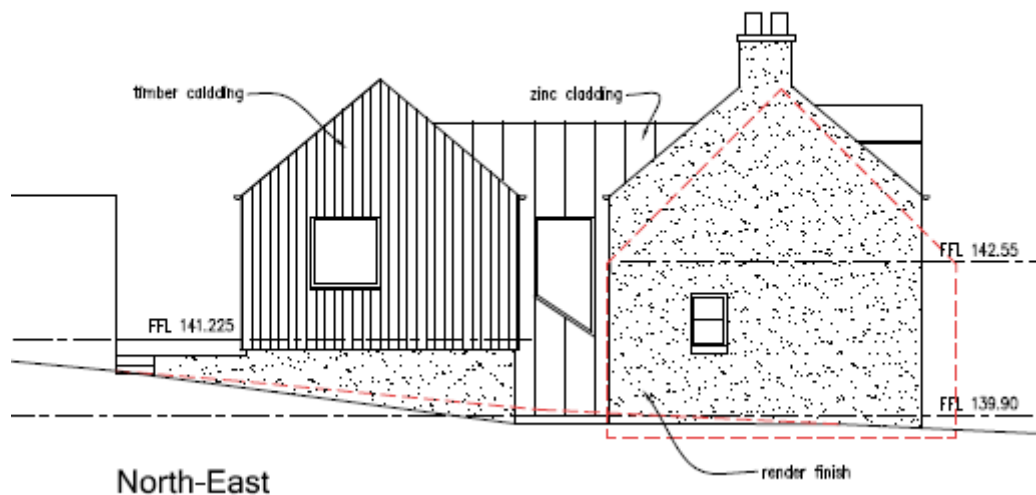


Figure 6: Replacement Farmhouse North- East Elevations (David Jane Architects Drawing Number 20035-FH-201)



Steading

- 3.9 This planning application also seeks to demolish the existing steading, previously associated with the farmhouse to re-build a new extended dwelling on a similar footprint and building form as the original approval referred to in Table 1 above.
- 3.10 The existing Steading is 98 sqm with the proposed development 98sqm on the original footprint, with a 88 sqm extension.

- 3.11 In terms of materiality, a rendered finish is proposed to the steading, with a timber cladding to the extension part of the development. A slate roof is also proposed with the intention of replicating the existing buildings on the site.
- 3.12 The existing farmyard access will be used to form a shared access to both the Steading and Farmhouse.
- 3.13 In terms of car parking, there are two spaces proposed to the south of the steading.

Figure 7: Steading South Elevation (David Jane Architects Drawing Number 20035-ST-201)

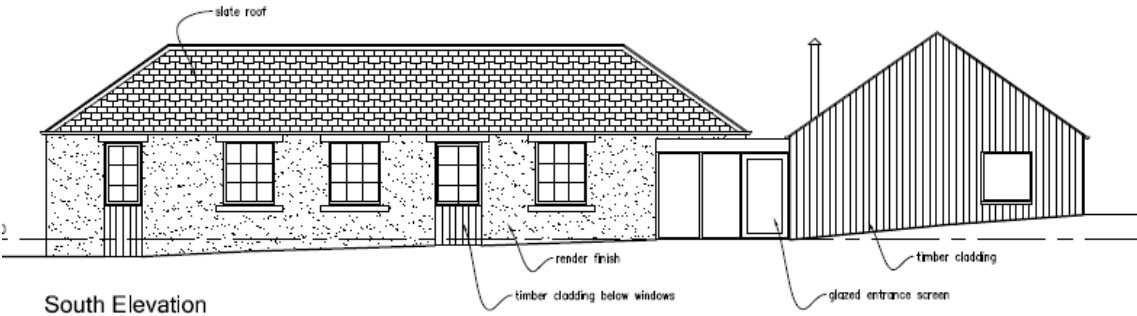


Figure 8: Steading North Elevation (David Jane Architects Drawing Number 20035-ST-201)

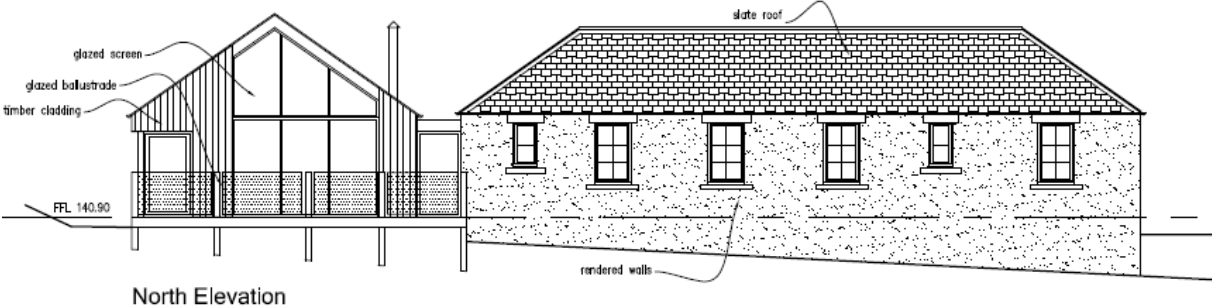


Figure 9: Steading East Elevation (David Jane Architects Drawing Number 20035-ST-201)

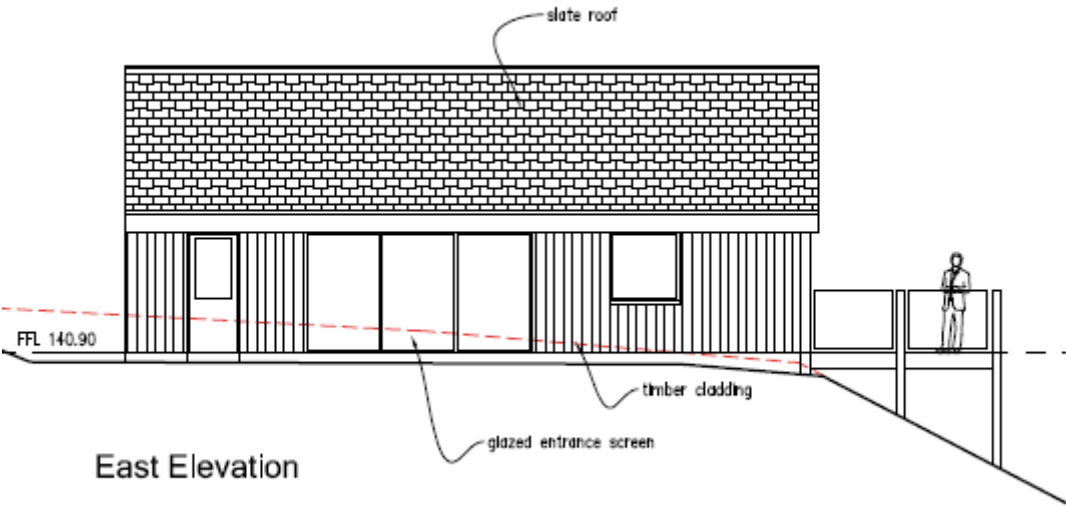
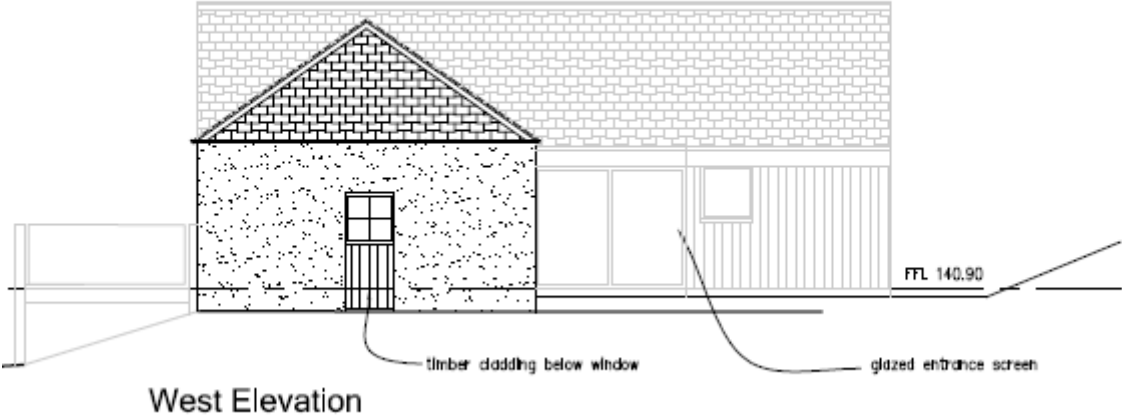


Figure 10: Steading West Elevation (David Jane Architects Drawing Number 20035-ST-201)



4. Planning Policy Compliance

- 4.1 This section outlines the principal planning policy and material considerations which provide the context for the consideration of this application.
- 4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The Development Plan in this case, comprises the Southeast Scotland Strategic Development Plan, SESplan, (2013) and the Scottish Borders Local Development Plan (2016).
- 4.4 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 on the Proposed Plan ended on 25th January 2021. The adoption of the plan is anticipated late 2021.

Scottish Planning Policy (SPP) 2014

- 4.5 Scottish Planning Policy (SPP) was adopted in 2014 and is a statement of the Scottish Government's policy on how nationally important land use planning matters should be addressed across the country. A revised SPP was published in December 2020 which superseded the 2014 SPP. In July 2021, the Court of Session, however, decided the consultation on revising the SPP was unlawful and has quashed the changes made to the SPP and the associated Planning Advice Note 1/2020. We therefore rely upon the 2014 publication for the purposes of this planning statement.
- 4.6 The content of SPP is a material consideration that carries significant weight, though it is for the decision-maker to determine the appropriate weight in each case. Where development plans and proposal accord with this SPP, their progress through the planning system should be smoother.
- 4.7 With regards to specific housing policy, Paragraph 110 of 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".
- 4.8 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".
- 4.9 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. Where there is a shortfall in the 5-year land supply, development plan policies for the supply of housing will not be considered up-to-date and paragraphs 32-35 will be relevant".

- 4.10 Paragraph 33 of SPP states that, “where relevant policies in a development plan are out of date...then the presumption in favour of development that contributes to sustainable development will be a significant material consideration”.
- 4.11 SPP supports the creation and protection of successful, sustainable places which support sustainable economic growth and regeneration, and the creation of well-designed, sustainable places. This outcome sits side-by-side with the other three outcomes which target the delivery of low carbon places which reduce carbon emissions and adapt to the changing climate, natural and resilient places which protect and make use of natural and cultural assets, and better connected places which support and capitalises on transport and digital infrastructure.
- 4.12 SPP creates a presumption in favour of development that contributes to 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 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 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.
- 4.13 SPP sets out how successful, sustainable places includes protecting and enhancing the vibrancy of 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.

4.14 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.

Scottish Borders Local Development Plan (2016)

4.15 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 with the key policies listed below:

- Policy PMD1: Sustainability
- Policy PMD2: Quality Standards
- Policy HD2: Housing in the Countryside
- Policy HD3: Protection of Residential Amenity
- Policy EP5 Special Landscape Areas

4.16 **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 waste water 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.

4.17 **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.

4.18 **Policy HD2: Housing in the Countryside:** Section E of Policy HD2 is key to this proposal and has been replicated below.

“(E) Replacement Dwellings

The proposed replacement of an existing house may be acceptable provided that:

- a) *the siting and design of the new building reflects and respects the historical building pattern and the character of the landscape setting,*
- b) *the proposal is in keeping with the existing/original building in terms of scale, extent, form and architectural character,*
- c) *significant alterations to the original character of the house will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and/or a more sustainable and energy efficient design.”*

4.19 **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.”

Other Material Considerations

New Housing in the Borders Countryside SPG

- 4.20 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.
- 4.21 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”.
- 4.22 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”.
- 4.23 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.”
- 4.24 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

4.25 The recent appeal decision (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. The proposals of this nature can assist in addressing the identified shortfall.

Recent Applications

4.26 In addition to Table 1 in section 2 above, the following application represent schemes that have been approved for a replacement dwelling within the Scottish Borders recently, setting a precedent for the acceptance of the proposed development given relative similarities.

Table 2: precedented Schemes

LPA ref	Address	Proposal	Decision
20/01348/FUL	Springfeild, Ancrum, Jedburgh, Scottish Borders.	Demolition of derelict dwellinghouse and erection of dwellinghouse	Approved 27 th January 2021
19/00965/FUL	Folly Cottage Woodside Farm Kelso Scottish Borders	Demolition of existing dwellinghouse and erection of replacement dwellinghouse	Approval at Local Review Body 23 rd December 2021.

4.27 It is important to note that there was a decision by the Local Review Body on application 19/00965/FUL stated “that there was no specific definition contained with Section E as to what constituted an existing house, particularly in relation to whether the house had to be in a habitable condition”. Taking that interpretation into account, and accounting for the fact that a) a restoration scheme for the former house could, in principle, be compliant with HD2 anyway and b) leaving this building to continue to deteriorate alongside the public road is not in the public interest, together with the denoted housing land supply shortfall means that it would be reasonable to permit redevelopment.

5. Planning Consideration

- 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, material considerations and the specifics of the site and its surroundings.

Principle of Development for the Replacement Farmhouse

- 5.2 The current buildings on the site are in a very poor state of disrepair due to remaining vacant for a number of years, one of which was previously a dwelling. The building currently remains intact although in a very poor state of disrepair due to remaining vacant for a number of years as shown in Figure 11 to 13 below. A Condition Survey Report has been prepared confirming the poor condition of the building.

Figure 11: Image of the existing outbuildings attached to the Dwelling House falling into a state of disrepair



Figure 12: Image of the existing outbuildings attached to the Dwelling House falling into a state of disrepair



- 5.3 A large majority of the proposed dwelling is common with the existing building footprint whilst being slightly smaller in parts as illustrated in Figures 5 and 6 in Section 3 in this report. The proposal seeks to replicate the character of the existing building with the symmetrical façade and pitched roof windows as illustrated in Figure 13 below and Figure 4. The proposal does, however, seek to provide the habitable living space on the upper floor and an extension to the rear to ensure it is in line with modern day living, provide better residential amenity for the occupiers. The layout of the proposal and the material used are considered to both respect the setting of the existing building and to respect building styles within the local area. The proposal is considered to satisfy criteria a) of Section (E) of Policy HD2 and HD3.
- 5.4 The proposal is considered to represent a modest development of the design concept and on the footprint of the of the existing building. Both a slate roof and render façade, with timber elements to the extension represent the progression of a sensitive design and building methods in recent years and are considered to complaint the architectural styles with the contemporary extension and restoration of the existing dwelling with the historic built character of the existing building. related design principles have been applied and as per the SBC Placemaking and Design SPG.

Figure 13: Image of the existing Dwelling House



- 5.5 Given the sensitive layout and architecture of the proposed dwelling, the proposed replacement dwelling is considered to be acceptable in planning terms and to satisfy criteria b) of section (E) of Policy HD2.
- 5.6 It is considered that the proposed dwelling does not represent “significant alterations to the original character of the house”. Rather the proposed dwelling is considered to represent a modest amendment of the original design concept, for reason set out in paragraphs 3.2-3.4. Therefore, the proposal is considered to satisfy criteria c) of section (E) of Policy HD2.
- 5.7 The precedented schemes set out in table 2 with Section 4 above set an example for similar developments within the Scottish Borders, supporting the principle of development of the demolition of an existing building and erection of a new dwelling at Haughhead and considered to be acceptable in accordance with section (E) of Policy HD2. The proposal represents the erection of a replacement dwelling which is sensitively designed and appropriate in scale, layout, and appearance in comparison to the existing building.

Principle of Development for Steading

- 5.8 The proposed development seeks to replicate the footprint of the previously approved planning application (LPA ref: 15/00742/FUL) which was granted approval in 2016 as outlined in Table 1

in Section 2 above. Although this proposal seeks to demolish the existing steading to form a new build, the footprint takes a similar approach, utilising the spaces through providing modern sustainable building materials and the removal of the existing thick, concrete walls in accordance with policies PMD1 and PMD2. The building currently remains substantially intact although in a very poor state of disrepair due to remaining vacant for a number of years as shown in Figures 14 and 15 below. It is required to be brought up to and designed to a modern-day living standards. A Condition Survey Report has been prepared confirming the poor condition of the building and our justification for the redevelopment.

Figure 14: Existing Steading



Figure 15: Existing Steading Interior



- 5.9 A viability assessment has been undertaken with costings prepared by Smith and Mcmath Ltd setting out the cost of steading conversion against a new build which has outlined a new build is more viable in comparison to a conversion with it being circa 26% (£76,553) cheaper to build and making it a more viable option. This assessment further supports the principle of development for a new build, bringing the site back to life which would otherwise continue to fall into a state of disrepair.
- 5.10 A further material consideration is that there is a shortfall in the five-year housing land supply, which this planning proposal can contribute to, further supporting the principle of development. The shortfall is confirmed by a Scottish Government Reporter through a recent appeal decision (ref PPA-140-2088) published 18th May 2021. The Reporter concluded that there is a “significant five-year effective land shortfall” with a c.631 housing shortfall in terms of 5-year housing land supply. This is the latest government opinion on this case and therefore a significant material consideration in this application.
- 5.11 A shortfall has therefore been identified in the Council’s five-year housing land supply, and this planning application proposal satisfies the expectations of Policy PMD4 Part 1 (a).
- 5.12 Whilst it is a modest development site, analysis shows that that a significant proportion of houses built in the Scottish Borders range between 1-4 units and that many are non-allocated / windfall sites. The importance of smaller sites in delivering housing in the Scottish Borders should therefore not be overlooked and this site in question can help meet the housing land targets.

5.13 Our clients aspirations are for this site to provide two new properties and stated one would not work without the other with the intention of a young single parent family occupying the replacement farmhouse, with the grandparents living in the adjacent steading with the purpose of the properties acting as a ‘support bubble’ for one another. The proposal represents an opportunity to bring this site back to life which has been on the market for a number of years with no interested buyers coming forward until now.

5.14 The site is considered to be a logical and sustainable brownfield opportunity to help address the current housing shortfall. The proposal would be built by the applicant who is committed to deliver the development as soon as possible and is therefore effective and deliverable.

5.15 The implications of the Gladman v Scottish Ministers case for the current application are:

- Considering the shortfall identified by the Scottish Government’s Reporter in appeal decision PPA-140-2088, published 18th May 2021, it follows in line with Paragraph 125 of SPP that the development plan policies regarding the supply of housing within SBC’s local plan are out of date. The presumption in favour of sustainable development in SPP is triggered. That is a significant material consideration.
- If the housing policies are deemed out of date, it follows, in our view, that the weight to be given to the re-development of brownfield sites to allow the housing objectives to be fulfilled.
- According to SPP, the presumption should apply unless this development would have “*adverse impacts which would significantly and demonstrably outweigh the benefits*”.

5.16 SPP advises that the planning system should support economically, environmentally, and socially sustainable places by enabling development that balances the cost 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. This means that policies and decisions should be guided by the following principles in Paragraph 29 which we address in turn:

Policy Principle	How the Proposal Complies
Giving due weight to net economic benefit;	The proposal will deliver much needed investment and delivery of family housing within the rural area within close proximity to Innerleithen. The applicant will also seek to appoint local tradesmen during the construction process, contributing to the local economy.
Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;	The proposal supports the growth of Innerleithen, ensuring there is a generous supply of housing land to cater for the increase in people and families living in the Scottish Borders.

Supporting good design and the six qualities of successful places;	The proposal will deliver two high quality new family homes. These are addressed within the supporting plans and design statement submitted along side this application.
Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;	The proposal will capitalise on the existing investment made in Innerleithen. The additional residents the proposed dwellings will bring to Innerleithen will contribute to local services and facilities through having a higher footfall in the local area.
Supporting delivery of accessible housing, business, retailing and leisure development;	The proposal will deliver much needed family sized dwellings.
Supporting delivery of infrastructure, for example transport, education, energy, digital and water;	The proposal will make a financial contribution through a s.69 or s.75 agreement, as deemed necessary by SBC.
Supporting climate change mitigation and adaptation including taking account of flood risk;	The future proofing of homes for climate change will be agreed during the detailed planning application stage.
Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;	The proposed gardens within the site offers an opportunity for an array of activities. The site is also well located for the existing amenities provided by Innerleithen.
Having regard to the principles for sustainable land use set out in the Land Use Strategy;	The proposed site is in a highly sustainable location, within walking distance to Innerleithen, offering sustainable access to a school, shops, services and leisure facilities.
Protecting, enhancing and promoting access to cultural heritage, including the historic environment;	The sensitive approach to the design seeks to safeguard the character of dwellings adjoining the river Tweed.
Protecting, enhancing and promoting access to natural heritage, including green	The additional landscaping proposed will provide a level of beneficial effects, such as enhanced biodiversity and additional screening through the introduction of locally

infrastructure, landscape and the wider environment;	appropriate hedgerow and trees within the proposed development.
Reducing waste, facilitating its management and promoting resource recovery; and	Suitable provision for waste collection can be demonstrated.
Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.	The low-density scale of development is considered appropriate for a site of this nature.

- 5.17 We have set out above why we consider that this development is consistent with SPP’s guiding principles. It is considered that on balance, the proposal represents sustainable development in accordance with Policy PMD1 and which will also contribute to addressing the current in-effective housing land supply.
- 5.18 We do not consider that any potential impacts of the proposed development significantly and demonstrably outweigh the presumption in favour of development.

Residential Amenity

- 5.19 The proposal has been prepared to provide for good amenity for the occupiers of the proposed dwellings. The site is not adjacent to other residential properties and therefore the proposal is considered to not pose any threat to the amenity in the neighbouring vicinity.
- 5.20 Given the absence of nearby buildings and development, there is no risk of overlooking, impact on daylight/ sunlight provision or compromising privacy which would be reasonably expected. It is considered that the greatest risk to the residential amenity of future occupiers are walkers using the public footpath to the west of the site, and horse riders of the neighbouring stables to the south, adjacent to the access road.
- 5.21 As the proposal provides for good amenity for the future occupiers of the proposed dwellings and there are no other buildings within close proximity to the application site, the proposal is considered to comply with Policy PMD2 and HD3 of the adopted Local Development Plan.

Access and Parking

- 5.22 Vehicle access to the site is direct from the public road adjacent to the south. This access is existing and will be retained with minor alterations to formalise the hardstanding and entrance to

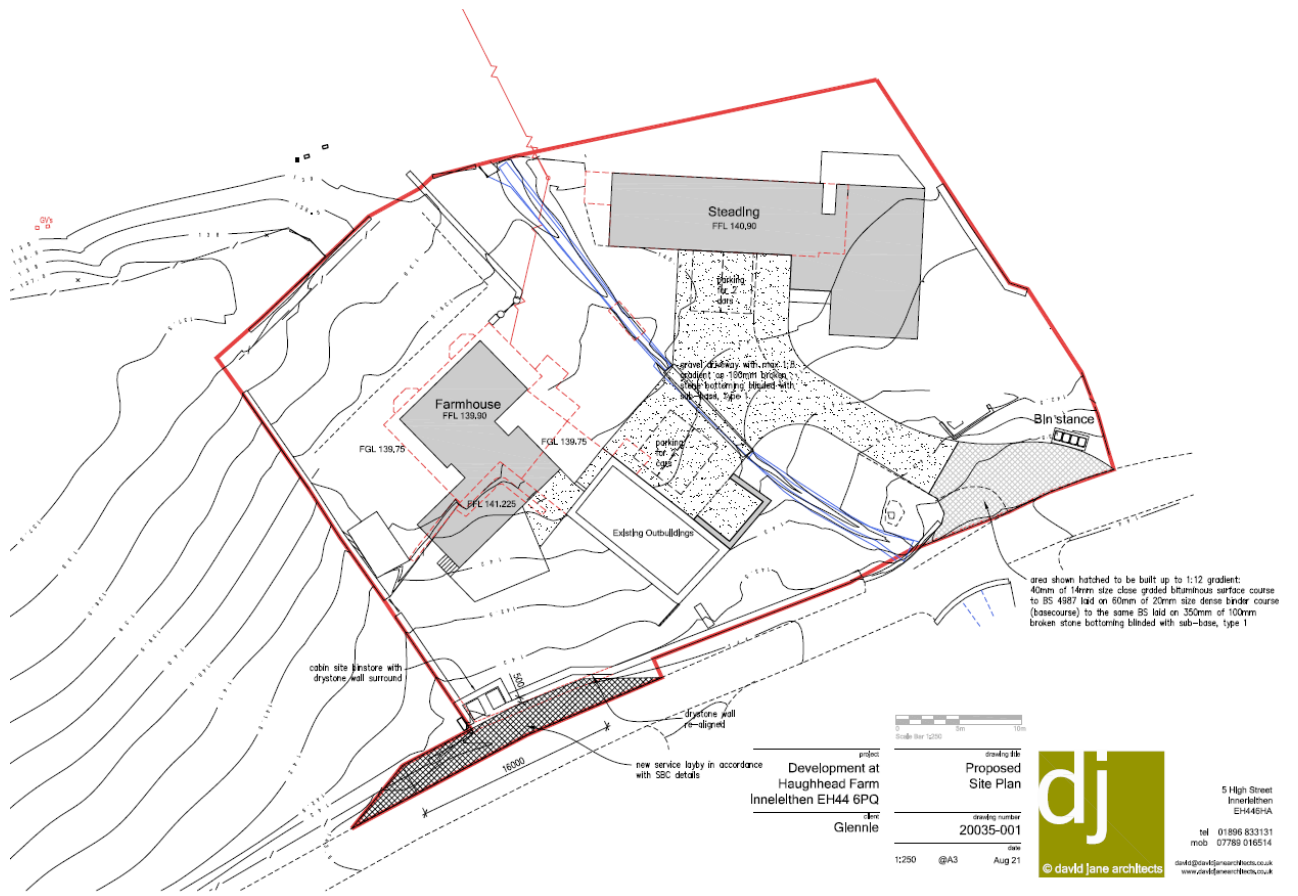
the new dwellings. The proposal includes four on-site parking spaces, two for the steading conversion and two for the replacement house. An additional two spaces are proposed off the access road to the south, providing additional visitor parking associated with the replacement house.

- 5.23 The proposal seeks to provide EV charging points, further supporting the sustainable agenda of the development in accordance with Policy PMD1.

6. Conclusion

- 6.1 Ferguson Planning have been appointed by the Applicant to submit an application for Planning Permission for the demolition and re-build of an existing steading with an extension to form a dwelling house and the demolition and replacement of an existing farmhouse at Haughhead Farmhouse, Innerleithen, Scottish Borders.
- 6.2 The proposals represent the erection of a replacement dwelling and building which has been designed sensitively, largely within the footprint that which exists, respecting the rural character of the local area and is considered to be of an appropriate scale, layout and appearance to the existing building. Therefore, the principle of development is deemed to be acceptable in accordance with Policy HD2(E) and the two proposals will be on brownfield land will assist in meeting the councils identified housing shortfall.
- 6.3 The proposal has been designed in accordance with policy HD3 and represents an acceptable form of development in this location. It is considered that the proposed dwellings would benefit from good levels of residential amenity whilst significantly improving the aesthetics of the redundant site as it stands, which if left will fall into a further state of disrepair.
- 6.4 It is proposed to retain the existing vehicle access to serve the new dwelling. Six parking spaces are included within the proposal. The proposed development is considered to be acceptable in transport terms.
- 6.5 The proposal is of the highest architectural standards, with sufficient renewable technologies and represents appropriate rural housing development within the Scottish Borders. In addition to delivering local investment in trade employment, future occupants of the proposed dwellings would expand purchasing power in the local economy and support existing rural services. It is considered that the proposal accords with relevant adopted policy of the Local Development Plan. It is respectfully requested that planning permission is granted.

Appendix 1: Site Layout Plan



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