

From:Hannah Belford
Sent:Thu, 18 Nov 2021 13:52:43 +0000
To:Duncan, Paul
Cc:Philip Graham
Subject:RE: [OFFICIAL] 21/00739/PPP - Land East Of Delgany Old Cambus

CAUTION: External Email

Hi Paul

Thanks for your update.

Our client is on holiday at the moment and we are struggling to get hold of them. We hope to revert back to you over the next week or so with any further comments/queries.

Many thanks

Hannah

Hannah Belford
Planner
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From: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Sent: 01 November 2021 12:40
To: Hannah Belford <hannah.belford@savills.com>

Cc: Philip Graham <PNGraham@savills.com>

Subject: [OFFICIAL] 21/00739/PPP - Land East Of Delgany Old Cambus

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Dear Hannah

I refer to the above planning application and write to set out the status of its assessment and consideration following previous discussions and submissions.

The proposed site is located outwith any designated settlement boundary, therefore the principle of the proposed development has been assessed against LDP policy HD2 (Housing in the Countryside). In this instance, Policy HD2-A is most relevant.

There is a recognisable building group of 3 units or more at Old Cambus West Mains. This comprises of 1, 3 and 4 Old Cambus West Mains Cottages and Old Cambus West Mains Farmhouse. There is numerical capacity for the expansion of the group.

To satisfy Policy HD2(A), any development coming forward must be well related to an existing building group. The guidance within our Supplementary Planning Guidance: New Housing in the Borders Countryside December 2008 document is relevant in this regard. As stated at the time of my pre-application enquiry response, to satisfy HD2(A), a suitable relationship would need to be secured to both the farmhouse and the building group, and it was not possible to comment further on siting or principle without further information. Thank you for the further information you have provided since the initial submission of the application.

Following consideration of this information, and discussions within the Department, I would advise that the proposed development would be considered harmful to the character of the building group and that of the surrounding area. The proposed development is not considered to be in keeping with the building group's sense of place or sufficiently well related to the farmhouse and the existing building group.

Furthermore, whilst not the primary issue of concern, it has not been adequately demonstrated that noise impacts would not harm the amenity of future residents to some extent.

I am not inviting further information in response to these comments but will consider any additional information that is received on or before 18 November.

Please do not hesitate to contact me should you wish to discuss any of the above.

Kind regards

Paul

Paul Duncan
Asst Planning Officer (Development Management)

Planning, Housing & Related Services

Scottish Borders Council

Tel: 01835 82 5558

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