



STONEFALLS HOLIDAY DEVELOPMENT
for
STONEFALLS DEVELOPMENT PARTNERSHIP

Planning Consultation Response - 6th May 2022



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1.0 EXECUTIVE SUMMARY

The following document has been prepared in response to the public comments and consultee responses (See 22/00297/FUL – Planning Application Responses Summary for details) to the proposed development -

22/00297/FUL | Erection of 3 no holiday pods and associated parking | Land West Of Burnmouth Church Stonefalls Burnmouth Eyemouth Scottish Borders. This document is considered as an addendum to the originally submitted design and access statement.

This document, and other supporting documents demonstrates that the proposed development responds positively to the comments made as part of the application process, and the scheme should therefore be supported positively in going forward to planning committee. The key points being:

- The area of developed brownfield site being developed, has been demonstrated to show that the proposed parking area is with the development boundary of Burnmouth, as per the current informal use.
- The site access is shown to be both suitable and safe. The parking arrangements (1 no additional space) have also been upgraded to provide further parking provision within the site.
- It has been demonstrated that the ecology of the site will be unaffected by the development.
- The information supplied demonstrates that the development supports the retention of existing housing stock in the area.
- The areas of hardstanding have been upgraded to provide replacement green space and sustainable drainage for the development
- The construction method has been outlined to demonstrate the necessary protection to neighbour ecology and public safety will be maintained.
- It has been demonstrated that there is no detrimental visual impact by the development and the development contributes positively to the built environment.
- The development does not affect the Core Path, but supports its use.

Further Documents provide include:

Ferguson Planning Statement - Construction Method Statement, May 2022 – Modus Transport Access Appraisal Stonefalls Development Project -

Preliminary Ecological Survey – March 2022 - 22/00297/FUL: Planning Application Responses Summary – Visual Impact Assessment Images



2.0 LOCAL DEVELOPMENT PLAN

The attached plan shows how the site sits within the local development plan. Approximately 43.5% of the site is within the local plan boundary, which contains the parking area for the development. The development footprint of the 3no pods within the associate scrub land is 129.33sqm, opposite to the original cottages footprint of 140.36sqm. The scale of the pods are also smaller in height that the original single storey cottage building.

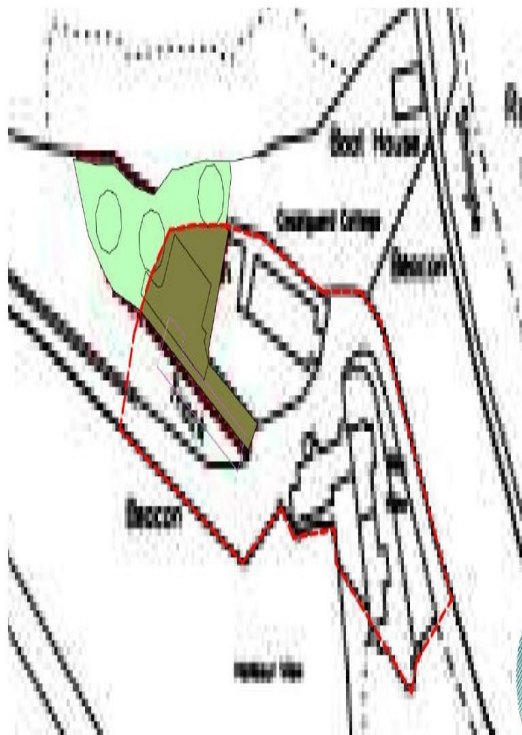


Figure 1 Local Development Land Area in relation to the development



3.0 VEHICULAR ACCESS

The access appraisal, conducted by Modus Transport Solutions, involved swept path analysis for a vehicle entering and exiting the site; and traffic speed survey of vehicles using the Brae.

The appraisal concludes that entering the site can be achieved in forward gears. Exiting can also be achieved in forward gears with the provision of vehicle turning within the site.

Visibility at the site's entrance has also been shown to be adequate for the very low speeds of traffic using the Brae.

The proposal's addition to the traffic load of the Brae has been deemed to be very low by TRICS database, and this additional traffic generation will have no affect on the safe operation of Burnmouth Brae.

The above is achieved as the road at the site access point allows for two cars to pass safely, the road is not a single track round as described by some of the councils consultees.

Modus Transport Solutions Report is available in full and has also been submitted as part of this consultation response.

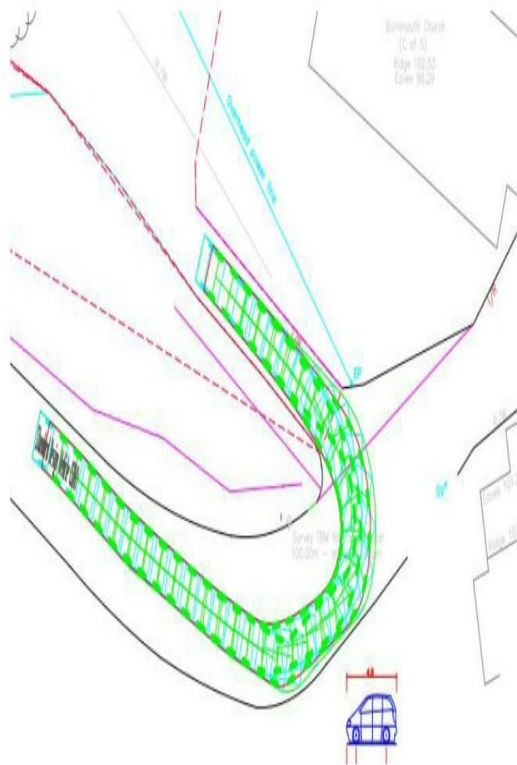


Figure 2 Extract from Modus Transport Solutions appraisal



3.1 PARKING ARRANGEMENTS

The proposal originally included is for the provision of 3 parking bays, one which being an accessible parking bay. In response to comments made by public, raising concerns over parking requirements for potential visitors, we have increased the provision to have a total of 4 bays; one per holiday cabin and one additional for visitors.

The principle of the site being used for parking of vehicles has also been established by current usage (noted in public consultation). Parking will be improved by the proposal as space for turning the vehicle wholly within the site boundary has been provided, allowing egress from the site to be in a forward gear.

The public comment responses confirmed the use of the site an informal car park for the church, and the proposed application looks to establish the safe formal use of the parking arrangement for holiday development.

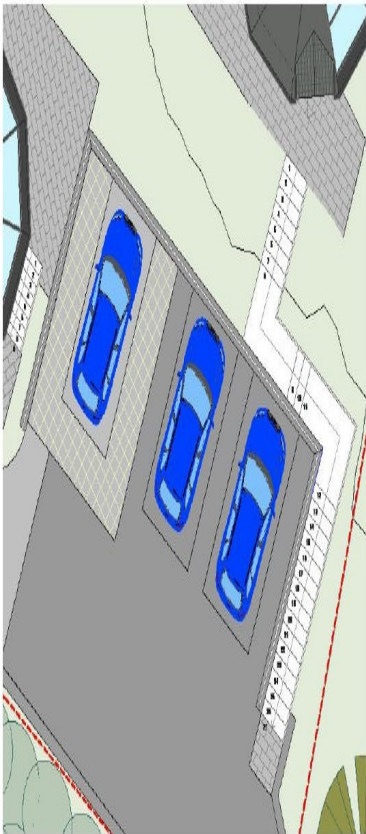


Figure 3 Previous parking layout

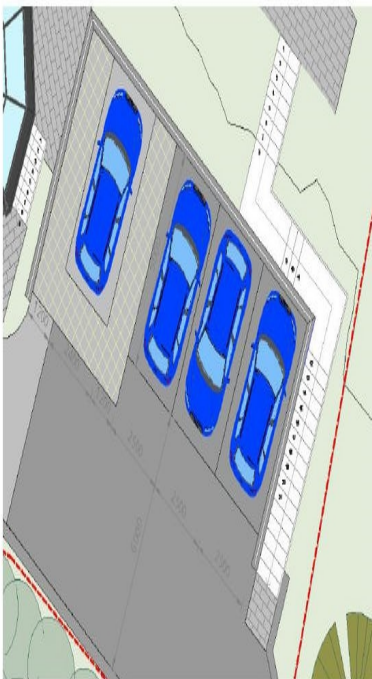


Figure 4 Proposed parking layout



4.0 ECOLOGY & WILDLIFE

A Preliminary Ecology Assessment (PEA) has been commissioned from Stone's Wildlife Management where the site was assessed for signs of protected species. The survey found the site to include multiple semi-mature trees and shrub growth.

It was deemed there were no signs of any protected species within the sites boundary and noted that the proposals would not affect any bats or any badgers as no latrines or runs were found.

The survey was conducted out with breeding bird season and was recommended a breeding bird survey be conducted before shrub is cleared; the applicant will do this.

In relation to Nature Scots response: Stone Wildlife Management spoke with Nature Scot, who confirmed that the concern related to safe construction methodology, rather than ecology. The construction method statement has been prepared to demonstrate how this would be safely done and mitigate the risk of landslide.

Stone's Wildlife Management's Report is available in full and has also been submitted as part of this consultation response.



Figure 5 Extract from Stone's Wildlife Management appraisal





Figure 6 Burnmouth Harbour

5.0 COMMUNITY BENEFIT

5.1 Provision of Holiday Accommodation

Points made in the public consultation raise a concern around the lack of affordable housing in Burnmouth and over provision of holiday accommodation.

The proposal seeks to increase overall housing stock in the area, by not utilising any existing stock that can otherwise be designated as affordable housing. The development is purpose-built tourism units.

5.2 Local Economy

The proposal will boost the local economy by increasing tourist footfall for local business and attractions including but not limited to;

- The local Public House (currently undergoing repairs) so will benefit from additional customers
- Additional employment for locals through maintenance opportunities.
- Opportunities for local activity-based business to develop at the harbour; water sports / fishing / diving etc which will be supported by tourists.
- Support local core paths through tourist rambling.



6.0 CONSTRUCTION / DRAINAGE / LANDSCAPE

6.1 Drainage

Concerns were raised in the public consultation regarding the local sewage networks capacity.

As a part of the consultation Scottish Water have stated there is sufficient capacity in the Eyemouth Water Treatment works for proposal of 3 holiday cabins.

Surface water drainage will not be connected to the main network and will be handled by soakaways within the site.

In response to concerns regarding surface water run off from hard standing surfaces - where new hard standing surfaces are proposed (car parking and cabin patio areas) these will be permeable TruckGrid material, reducing hard surface and allowing grass between.



Figure 7 TruckGrid material

6.2 Construction and Landscape

The supplementary construction method statement demonstrates how the parking area and pods can be built safely within the sloping area of the site, while protecting the local environment from damage. The foundation solution for the pods is also to be carried out with screw pile foundations. The foundations will provide the least amount of disruption to the site, and neighbouring ecology. ABC Anchors case study demonstrates the successful use of screw pile foundations in a similar type project. www.abcanchors.co.uk/rd-residential-garden-studio





Figures 12 & 13 Before and After Views taken from position 1



Figures 14 & 15 Before and After Views taken from position 3

7.1 Visual Impact Assessment and Structural Landscaping

The visual impact assessment shows that from the key view points within the surrounding area, the development sits sympathetically within the both the immediate and distant context.

To further reduce the developments impact, structural landscaping has been introduced within the site.

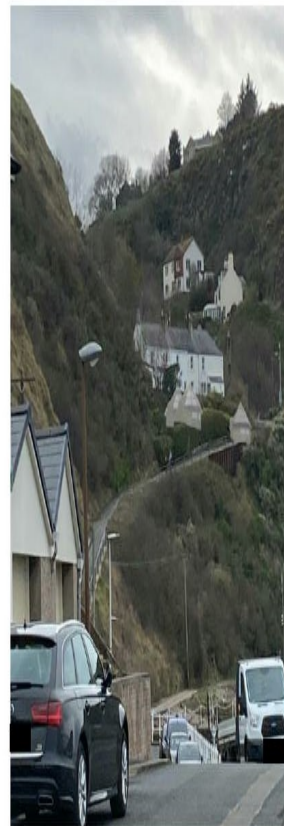




Fig 16. Core Path Plan, supplied by SBC



Fig 17. Proposed Cabins

8.0 CORE PATHS

8.1 Paths in relation to the development

In relation to the Access Officers query as to whether the development encroaches on the core path, it can be confirmed that it does not encroach on the core path based on the attached plan, supplied by Scottish Borders Council. The applicant also supports the core path in the area as a local amenity supporting the development.

9.0 SUPPLEMENTARY INFORMATION

9.1 Business Plan

The supplied Business Plan outlines the Stonefalls Development Partnership's structure and highlights the company's passion for making this site an attractive holiday destination, boosting the local economy by responsibly increased tourism. Given the company directors connection with Burnmouth, having grown up there, this forms one of the key passions of the development.

