

F E R G U S O N
P L A N N I N G

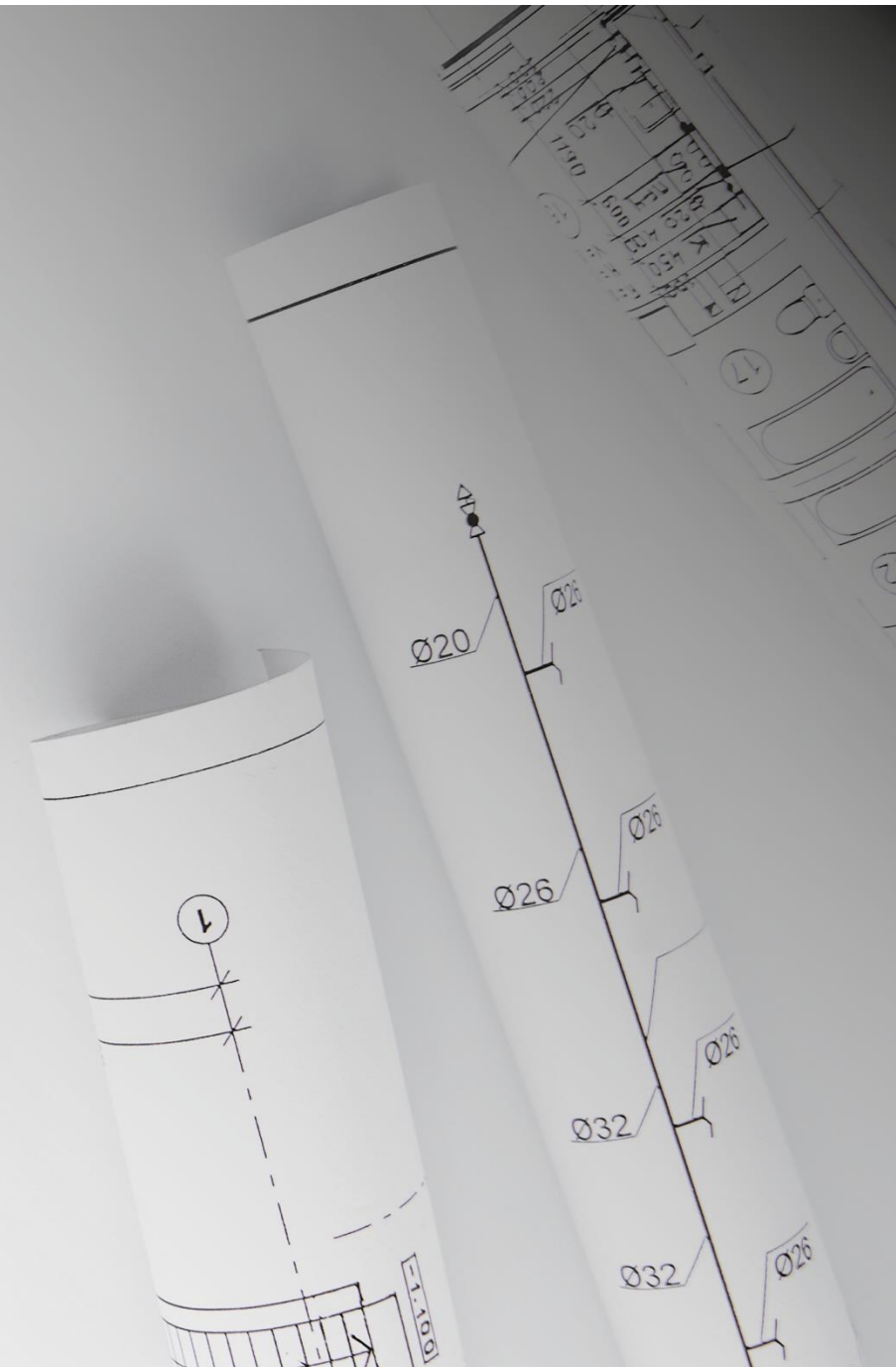
Holiday Accommodation at Burnmouth, Eyemouth

Stonefalls Development Partnership

May 2022

CONTENTS

INTRODUCTION.....	01
THE PROPOSAL.....	07
PLANNING POLICY.....	10
PLANNING ASSESSMENT...	14
CONCLUSION.....	17



F E R G U S O N
P L A N N I N G

Holiday accommodation at Burnmouth, Eyemouth

INTRODUCTION

INTRODUCTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of our client Stonefalls Development Partnership (the applicant) in support of a Full Planning Application at the Land a Stonefall, Burnmouth (the 'Site').
- 1.2 The site sits between Burnmouth Harbour and Burnmouth Village to the west. The site is approximately 6 miles to the north of Berwick-Upon-Tweed and 3 miles to the south of Eyemouth. The topography of the site slopes steeply from the south towards the northern boundary, adjoining the coastline. The Site Location Plan can be found in Figure 1 and 2.
- 1.3 The site is currently occupied by existing woodland foliage/ scrubs to the east, and a single-track B road to the Southern Boundary with additional woodland beyond. Adjoining the site to the west is Burnmouth Parish Church.
- 1.4 The planning application submission relates to the construction of three new one-bedroom holiday cabins and associated site works.
- 1.5 The purpose of this statement is to provide detail of the proposals and set out the key material considerations in the determination of this application. The remainder of this statement is structured as follows:
 - Section 2: The Proposal
 - Section 3- Planning Policy
 - Section 4- Planning Assessment
 - Section 5- Conclusion



Fig 1: Site Location Plan (Source: CSY Architects).



Fig 2: Aerial Image of Site Location

- 1.6 The Site previously occupied three fishermen cottages as illustrated in figure 3. The cottages were demolished in 1950 and there is still remanence of the demolished cottage's walls on the site.
- 1.7 Burnmouth Parish Church adjoins the site to the east. The church does not hold a historic listing, there is some historical and architectural merit to be considered.
- 1.8 The Burnmouth Coastguard Cottage is to the south and a one a half storey domestic dwelling further to the west of the site.



Fig 3: Previous Cottages

- 1.9 The Category B Listed Burnmouth Harbour is the nearest statutory listed property, approximately 0.1 miles away. There is a significant separation distance between the proposed site and the listing. The proposal is largely not visible and concealed behind the existing church as illustrated in positions 1 and 3 in section 7 of the 'Planning Consultation Response' prepared by CSY Architects. There is a sighting of two of the pods from viewpoint two.
- 1.10 They are distant views and set within the context of the rising landform behind and do not breach the skyline. As such, it is considered the proposal will not have a significant impact on the character and setting of the listing.
- 1.11 With reference to the LDP Proposals Map, just under half of the site is within the development boundary with the western edge falling just outside. The site is within a Special Landscaped Area and Coastal Area.
- 1.12 The Scottish Environment Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintain flood maps for public and development purposes. Looking at the map available, the Site does not fall in an area at risk to flooding.
- 1.13 From review of SBC's online planning register, there are no previous planning applications relating to the subject site.

Holiday accommodation at Burnmouth, Eyemouth

THE PROPOSAL

THE PROPOSAL

2.1 This section sets out details of the proposed scheme which forms the subject of this planning application. The description of development is as follows:

“The provision of three self-contained holiday accommodation together with associated parking and infrastructure.”

Development Principles

- 2.2 The proposed development seeks to provide self-contained holiday accommodation cabins in a desirable coastal setting. It is acknowledged the Scottish Borders economy has suffered in recent years with the decline in the once-thriving design and textile industry, along with the increasing requirement for local farmers to diversify in order to support their rural business. The proposal will provide an opportunity to create jobs for local tradesmen during the construction phase of the development.
- 2.3 Again, the proposal will also support local cleaning and maintenance businesses once operating as holiday accommodation. In addition to this, visitors to the proposed cabins will support local business and services within Burnmouth and Eyemouth, and further afield in Berwick Upon Tweed, contributing towards the local economy and the development principle of the 2017 Borders Tourism Action Plan.
- 2.4 The proposal is partially within the settlement boundary and which was previously developed upon. The cottages that stood on the site have been demolished. The site is partially brownfield with the remainder overgrown, redundant shrubland. Development of the site is deemed acceptable in principle for reasons defined in the remainder of the statement.

Location and Design

- 2.5 The proposed holiday cabins are positioned along the northern border of the site, with access to the Site from the south-east as illustrated on Figures 4 and 5. The Site layout allows for the adequate provision of 4 parking bays, one of which is an accessible parking bay to be on the entrance level to the site making the proposal accessible for all.
- 2.6 In terms of the design and materiality of the cabins, the cabins will have a discrete overall volume to ensure they do not impose on their surroundings, minimizing the landscape impact, sitting in well with the steep topography within the site.
- 2.7 The cabins will be supported by structural stilts, creating a small undercroft which will be concealed by a timber hit and miss louvre screen.
- 2.8 The cabins are proposed to be built in quality and sustainably sources materials, in keeping with the local character of the area. Windows and accessories such gutters will be gun metal grey. The cladding will be painted a dark green, enabling the cabins to blend into and sit quietly on the hillside as illustrated on Figure 4.

Heritage

- 2.9 The propositioning of the chosen location for the proposed development has ensured there will be no adverse impact on the setting and character of the listed Burnmouth Harbour due to substantial separation distances. Section 7 of the Planning Consultant Response prepared by CSY Architects illustrates the site is largely not visible from the harbour and is concealed by the existing Parish Church as illustrated in position 3 in Figure 9 within the Planning Consultant Response prepared by CSY. It is however acknowledged the site is viable from a long-distance view from position 2.

Landscape

- 2.10The site is situated within a tiered landscape with the proposed pods sitting below the ridge height of the adjoining church. The site sits within the landform with the Holiday Cabins sited on stilt structures, not breaching upon the skylines, minimizing the landscaping.
- 2.11The cabins are made of natural wood colored green, sitting well within the landscape. There are minimal visual impacts from possible receptor points. Further detail is provided within the accompanying 'Planning Consultant Response' prepared by CSY Architects.
- 2.12The construction method statement prepared by CSY Architects, submitted as part of this application demonstrates the parking area and proposed cabins can be built safely within the sloping area of the site, whilst protecting the local environment from damage. The chosen foundations are screw pile foundations which provide the least amount of disruption to the site the neighbouring ecology, minimising the landscape impact.

Access

- 2.13A level parking and turning area will be achieved by a cut and fill method supplemented with the necessary retaining wall structure. This will allow vehicles to leave the site in forward gear.
- 2.14The existing site access previously served the three fisherman cottages demolished in 1950 and subsequently served as informal vehicular parking for Burnmouth Parish Church for a number of years prior to the site coming into ownership of the applicant.
- 2.15The Access Appraisal conducted by Modus Transport Solutions, submitted as part of the post-submission documentation involved Swept Path Analysis for a vehicle entering and exiting the site and traffic speed survey of vehicles using the Brae.

Tourism and Economy

- 2.16A Business Plan dated 6th December 2021 forms part of the application, setting out a business case for the development and finds that there is a strong demand for the proposal.
- 2.17It is considered the development is appropriate with the increasing demand for holidaying in the UK. The applicant's target market is for holidaymakers requiring self-contained accommodation for all the attractions of the Scottish Borders and North Northumberland regions. The site will also be easily accessible from Edinburgh and Newcastle.
- 2.18A key selling point for the development will be the incredible views. The site is within a unique location with spectacular coastal views, with no other sites in the area capable of offering such a unique setting for visitors.
- 2.19The proposal will promote the use of local services and shops by increasing the footfall for local businesses and attractions including:
- 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.
- 2.20An economic/ market appraisal forms part of the Business Plan and is lodged with this application, providing further justification for the proposed tourism accommodation.

Sequential Assessment

- 2.21 One of the key selling points of this proposal will be the spectacular coastal views, a desirable setting for holiday accommodation. However, we appreciate the need to provide evidence that there are no other suitable or available sites for this proposal.
- 2.22 The site is partially located within the settlement boundary on previously developed land.
- 2.23 Although it is acknowledged development is preferred to be contained within the settlement boundary, planning policy EP7 accepts tourism proposals within a countryside location if the location can be justified.
- 2.24 Sequentially, the site is deemed to be an edge-of-centre location. The proposal has been carefully orientated to utilise the existing access on the site. The area within the settlement is considered to be best suited to the car parking area, due to its proximity to the existing access and the level surface. The remainder of the site is uneven terrain, able to accommodate the proposal stilted cabins, nestling well into the landscape.
- 2.25 There are no other available sites within the applicant's ownership that operationally and given nearly half of the proposal is contained within the Settlement Boundary.

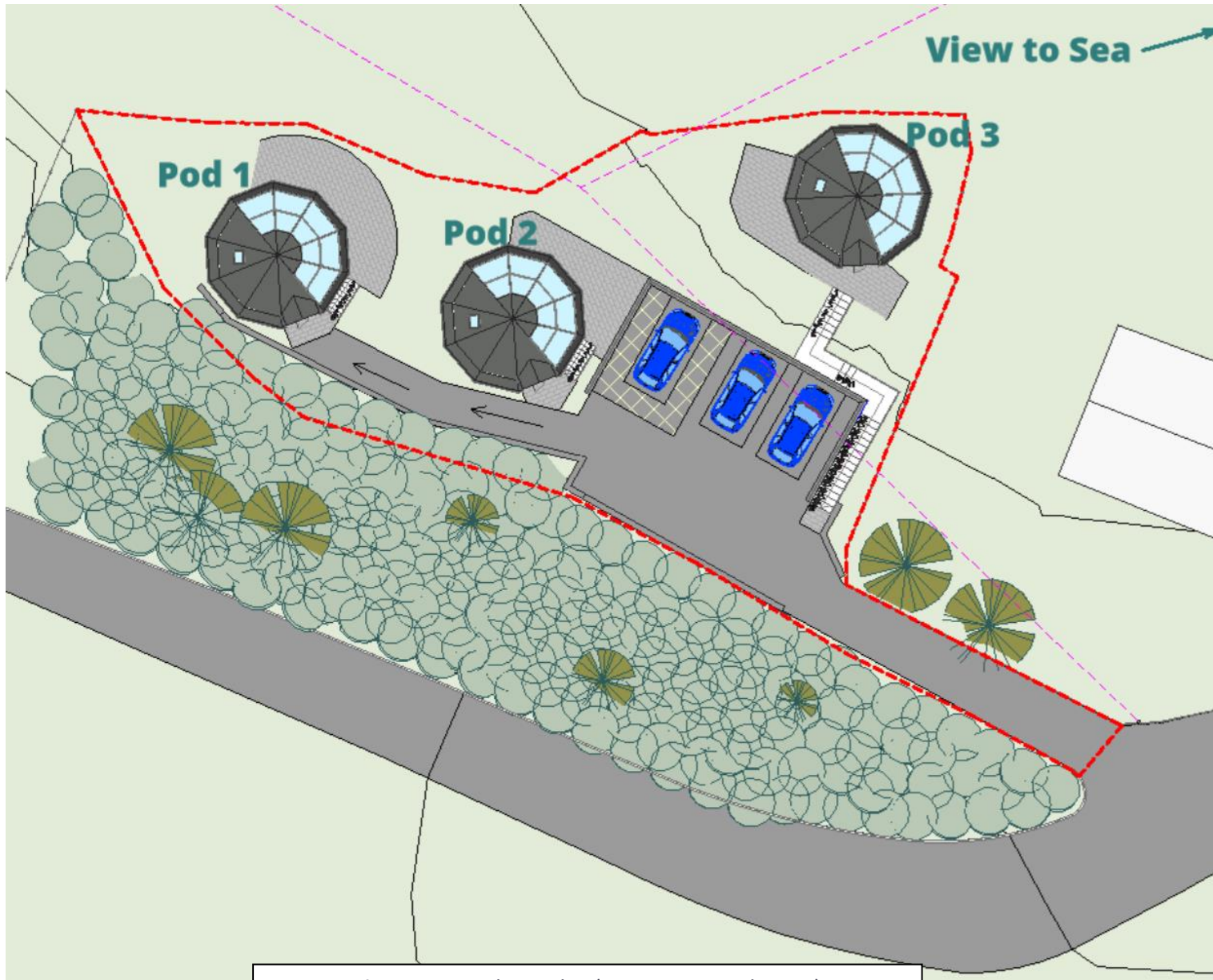


Fig 4: Proposed Site Plan (Source: CSY Architects)



Fig 5: Proposed Cabins Visualisation (Source: CSY Architects)

Holiday accommodation at Burnmouth, Eyemouth

PLANNING POLICY

PLANNING POLICY

- 3.1 This section provides an overview of key planning policies relevant to the proposed development.

Scottish Borders Local Development Plan

- 3.2 The Scottish Borders Local Development Plan (LDP) was adopted in 2016 and represents the most up to date development plan, containing planning policy against which applications are assessed by the Planning Authority.

Policy ED7- Business, Tourism and Leisure Development in the Countryside

- 3.3 The key policy under which the proposal must be assessed in the Scottish Borders Local Development Plan (2016) is Policy ED7 'Business, Tourism and Leisure Development in the Countryside'. The policy encourages rural diversification initiatives that is to be used directly for tourism appropriate to a countryside location whilst respecting the amenity and character of the surrounding area.
- 3.4 The policy states there must be no significant adverse impact on nearby residential dwellings. Where a new building is proposed, the policy seeks the requirement of evidence stating there is no appropriate existing building or brownfield site available. Where conversion of an existing building of architectural merit is proposed, evidence that the building is capable of conversion without substantial demolition and rebuilding will be required.
- 3.5 The policy requires applications to be accompanied with a business case that supports the proposals coming forward.

Policy PMD2- Quality Standards

- 3.6 Policy PMD2 seeks all new developments to be of a high quality in accordance with sustainability principles, designed to fit in with the Scottish Borders townscape and to integrate with its landscape surroundings.

Policy HD3- Protection of Residential Amenity

- 3.7 LDP Policy HD3 seeks to protect the residential amenity of the existing residential area. Proposals will be assessed against the following:
- The principle of the development, including where relevant, any open space that would be lost; and
 - The details of the development itself particularly in terms of scale, form and type of development in terms of its fit within a residential area.
 - The impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sun lighting provisions. These considerations apply especially in relation to garden ground or back land development.
 - The generation of traffic or noise
 - The level of visual impact.

LDP Policy IS7- Parking Provision and Standards

- 3.8 LDP Policy IS7 seeks proposals to provide car and cycle parking in accordance with approved standards. relaxation of technical standards will be considered where appropriate due to the nature of the development and if positive amenity gains can be demonstrated that do not compromise road safety.

Policy EP3: Local Biodiversity

3.9 Policy EP3 states development that would have an unacceptable adverse effect on Borders Notable Species and Habitats of Conservation Concern will be refused unless it can be demonstrated that the public benefits of the development clearly outweigh the value of the habitat for biodiversity or conservation.

Policy EP5: Special Landscape Areas

3.10 In assessing proposals for development that may affect Special Landscape Areas, the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development, including the visual impact. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social or economic benefits of national or local importance.

Policy EP7: Listed Buildings

3.11 The Council will support development proposals that conserve, protect and enhance the character, integrity and setting of Listed Buildings.

Policy EP14: Coastline

3.12 The policy states the Council will support proposals:

- Located within Burnmouth, Eyemouth and St Abbs Settlement Boundary; or
- The proposal is appropriate under Local Development Plan Policies, or
- The development requires a coastal location; and
- The benefits of the proposal clearly outweigh any damage to the landscape character or the nature conservation value of the site as assessed under other relevant Local Development Plan policies.

Material Considerations

3.11 Other material considerations include SPP, SESplan, The Scottish Borders Tourism and Strategy Action Plan, Placemaking and Design SPG, and the Draft NPF4.

Scottish Planning Policy

3.12 The SPP provides policy information with regards to promoting rural development (linked to tourism and leisure) and supporting business and employment with key paragraphs mentioned below.

3.13 The SPP states the planning system should:

- In all rural areas promote a pattern of development that is appropriate to the character of the rural area and the challenges it faces; and
- Encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality

3.14 It then goes on to state:

- promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets;
- allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and
- give due weight to net economic benefit of proposed development

3.15 The plan states that planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans.

SESPlan (Strategic Development Plan)

- 3.16 The region is within one of the four Strategic Development Areas (SDAs) outlined in SESPlan.
- 3.17 It states that the Scottish Borders faces a challenging future with the continued erosion of its employment base in farming and there is a continued challenge to improve the area's connectivity.
- 3.18 The aim of the SDP is to support the continued economic growth of the area since it is of key importance to delivering the overall SDP strategy. The quality of the natural and built environment is one of the key assets of the Scottish Borders and an opportunity to help achieve this strategy.
- 3.19 The SESPlan states The East Coast's high quality built and natural environment and abundance of leisure and tourism opportunities attracts many visitors and places it in high demand as somewhere to live.

Scottish Borders Tourism and Strategy Action Plan

- 3.20 The vision of the Scottish Borders Tourism and Strategy is:
- 3.21 "To grow tourism visits and spend in The Scottish Borders, through positioning and promotion as, a sustainable, year-round destination, which capitalises on its unique geography, heritage, natural environment and people"
- 3.22 A key aim is to encourage responsible custodianship of the region's built and natural environment, scenic and wildlife assets by supporting government, local government, agencies, landowners and managers to manage and protect the region's landscape and wildlife assets in a manner that maintains and improves the qualities.

3.23 Furthermore, it aims to maximise the opportunities to be gained from raising and improving destination profile, awareness, market penetration, and economic benefit using events as a vehicle for change.

3.24 With regards to accommodation, it aims to ensure the regions accommodation offerings are in direct relation to consumer demands and where opportunities are available can act as an attractor of demand in themselves.

Place Making and Design SPG

- 3.25 A final key consideration for this proposal is the Supplementary Planning Guidance (SPG) Place Making and Design (2010).
- 3.26 This provides guidance on the importance of achieving well designed places which can improve the social, economic and environmental well-being of our communities.
- 3.27 It sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.
- 3.28 The key place making and design principles include siting of development, built character, infrastructure and access, views, sustainable development, energy efficient design, materials and the scale, massing and form, amongst others.

Draft NPF4

3.29 The Draft NPF4 was published in November 2021 and with the consultation ending in March 2022. The draft policy states:

“We want our places to inspire people to visit Scotland, and to support sustainable tourism which benefits local people and is consistent with our net zero and nature commitments.”

(Draft NPF4, November 2021 Sustainable Tourism, pg. 88)

F E R G U S O N
P L A N N I N G

Holiday accommodation at Burnmouth, Eyemouth

PLANNING ASSESSMENT

PLANNING ASSESSMENT

4.1 This section of the statement sets out the key planning considerations arising from the proposal. It provides a reasoned justification for the development in the context of the adopted Local Development Plan and other relevant planning policy. It should be read together with the wider planning application package reports and drawings.

Principle of Development

4.2 The proposal is considered compliant with Policy ED7 Business, Tourism and Leisure Development in the Countryside, which seeks to encourage the redevelopment of brownfield sites as opposed to greenfield plots. The site is a brownfield site following the demolition of the fisherman cottages in 1950, and is since considered to be redundant shrub land, with no historic, landscape or local value. 43.5% of the site is within the development boundary where development is encouraged, as demonstrated within the accompanying Development Land Area Plan (ref: 10101/3-09) prepared by CSY Architects. The shrubland continues where the proposed pods are located.

4.3 Tourism accommodation in rural areas are again deemed acceptable when the site location is justified. We address this within the Sequential Analysis and Economy and Tourism Sections.

4.4 It is acknowledged the site is situated within a designated Coastal Location where Policy EP14 supports proposals within the Burnmouth settlement boundary. The site is partially positioned within the settlement, within an idyllic coastal location, adding to the attractiveness for holiday makers to want to stay within the proposed cabins, which help support the business case for the development. We address this within the Landscape Visual Impact and Economy and Tourism Sections.

Location and Design

4.5 In accordance with Policy PMD2 and the Placemaking and Design SPG (2010), it is considered the proposal can satisfactorily be accommodated on-site. The proposed scale is deemed appropriate to the surrounding landscape, sitting below the ridgeline of the neighbouring built form. In addition to this, the proposal will not impinge upon the skyline as illustrated within Figure 11 in the accompanying Planning Consultation Response prepared by CSY Architects.

4.6 The Strategic Development Plan outlines that the quality of the natural environment is one of the key assets of the Scottish Borders. We feel that this proposal will not adversely affect the key assets but instead enhance the use of it through attracting more visitors to the area.

4.7 Careful thought has gone into the design of the proposal, with the chosen materiality complimenting the natural environment in which it surrounds. The green wood timber cladding and the single-storey nature of the cabins are considered to be sympathetic to the surrounding area and its location, protecting the setting of the notable heritage asset at Burnmouth Harbour and adjoining the church with architectural character.

4.8 Thorough consideration has been taken in the positioning of the cabins within the site to minimise the visual impact from the public receptor points from the road to the south with the retention of the existing landscape buffer adjoining the site as illustrated within the Proposed Site Plan prepared by CSY Architects.

4.9 Each Holiday Cabin is positioned to achieve optimal views of the sea and surrounding vista whilst not having glazing facing each other or overlooking habited sites, enhancing privacy for the cabin users and neighboring sites further adhering to Policy PMD2 Place Making and Design and Policy HD3 Protection of Residential Amenity.

4.10 The Cabin Pods 1 and 2, towards the west of the site have patios at the lower level, fitting into the steep topography, reducing the scale of ground retention and undercroft required.

- 4.11 The nearest residential property is 30ft beyond the site boundary to the south. Due to the topography and the existing screening with the landscaping adjoining the boundary, it is considered the proposal will not result in impacting the residential amenity with no overlooking or loss of daylight/sunlight provision in accordance with LDP Policy HD3 Protection of Residential Amenity.
- 4.12 The principle of the acceptance and location of the proposed development has been adhered to above and addressed further within the Landscape Visual Impact section.

Heritage

- 4.13 The site is not within the curtilage of the listed asset of Burnmouth Harbour which is approximately 0.2 miles to the south of the site and not visible from position 3 within Figure 9 in the accompanying Planning Consultation Response prepared by CSY Architects.
- 4.14 It is however acknowledged the site is partially visible from a long distant view from position 2 within Figure 9 of the Planning Consultee Response. Due to the topography with the site sitting within the landscape, below the ridgeline of the neighbouring built form, it is considered the proposal will not impinge upon the setting of the Harbour, complying with Policy EP7.

Landscape Visual Impact

- 4.15 As previously discussed, the site is largely hidden within the topography and through the existing landscaping buffer between the road adjoining the south of the site. Through careful design and segregated location of the proposed holiday accommodation, it is deemed there will be no adverse impact on the neighboring residential amenity in accordance with Policy HD3 Protection of Residential Amenity.

4.16 The Holiday Cabins are sited in stilt structures, removing the requirement for regarding the ground below the making the only retaining structures utilised to form the parking area and accessible route to the cabins, whilst minimising the impact on the landscape.

4.17 As demonstrated by Figure 9 in the supporting Consultation Response Note prepared by CSY Architects, the proposed cabins will not be visible from viewpoint 3 and concealed behind the existing Burnmouth Parish Church, complying with policy EP5 Special Landscape Areas.

4.18 The site is situated within a tiered landscape with the proposed pods sitting below the ridge height of the adjoining church. The site sits within the landform not breaching upon the skylines, minimizing the landscaping and protecting the coastal setting in accordance with Policy EP14 Coastal Location.

4.19 Referring back to the heritage section in this report, it is noted the site is visible from a long distant view, however it is considered the proposal will not have an adverse impact on the landscape due to not impinging upon the skyline, sited below the existing adjoining-built form, further complying with Policy EP5.

Access

4.20 The existing site access is to be retained and upgraded to comply with the Scottish Borders Council Roads Planning and Policy IS7 Parking Provision and Standards.

4.21 As mentioned above, the site layout allows for the provision of four parking bays, one of which is an accessible parking bay to be on the entrance level to the site to ensure the site is accessible by all.

4.22 The principle of the site being used for parking of vehicles has also been established by current usage (noted in public consultation) and 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.

Ecology

- 4.23 Preliminary Ecology Assessment (PEA) has been commissioned from Stone's Wildlife Management where the site was assessed for signs of protected species.
- 4.24 The survey found the site to include multiple semi-mature trees and shrub growth.
- 4.25 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.
- 4.26 The survey was conducted out with breeding bird season and was recommended a breeding bird survey be conducted before shrub is cleared.
- 4.27 Further details of the Survey can be found in the supporting statement forming part of the submission pack.
- 4.28 As it has been demonstrated the proposal will not have an impact on protected species, development on the site in question is compliant with policy EP3 Local Biodiversity.

Tourism and Economy

- 4.29 The proposal represents a tourism and leisure use, encouraged by Policy ED7, Business, Tourism and Leisure Development within the Countryside. The nature of the proposal has an inherent requirement for a coastline location. The ethos is to enable that 'getting away from it all' experience in a truly unique setting, contributing to the tourist accommodation the Scottish Borders has to offer.
- 4.30 It is important to note that this proposal is for holiday accommodation only, as you can see from the plans the cabins are not suited for residential purpose, addressing the desire for tourism accommodation in accordance with the SESPlan and Draft NPF4.

- 4.31 A business case has also been submitted under private cover as part of this application and emphasises the vision of attracting more visitors to the wider area within the Scottish Borders, promoting the use of local businesses, events and leisure activities.
- 4.32 The construction and operation would bring significant employment to the area, with the applicant seeking to appoint local tradesmen during the construction process. Visitors to the proposed cabins will also provide knock on benefits, providing customers to local shops and cafes.
- 4.33 The proposal will help achieve the objectives of the Tourism and Strategy Action Plan and it can itself attract and improve visitor numbers to the Scottish Borders complying with policy EP7.

Sequential Assessment

- 4.34 As touched upon in section 2 above, the site is owned by the applicant, partially falling within the settlement boundary. The site is deemed to be poor quality, redundant previously developed shrubland, considered acceptable for development of this nature.
- 4.35 While it is acknowledged the site may be judged an 'edge-of-center' location, there is an operational need for the land adjoining the settlement to form part of the subject site.
- 4.36 The proposal has been carefully orientated to utilise the existing access on the site. The area within the settlement is considered to be best suited to the car parking area, due to its proximity to the existing access and the level surface. The remainder of the site is uneven terrain, able to accommodate the proposal stilted cabins, nestling well into the landscape.
- 4.37 It is considered there is no other existing brownfield sites or vacant properties within the applicant's ownership, nor available on the market that could accommodate the proposed development. It is therefore considered the proposal complies with Policy ED7, offering rural diversification initiatives that are considered acceptable outside settlement boundary,²¹ and in this instance within an edge of centre location.

Holiday accommodation at Burnmouth, Eyemouth

CONCLUSION

CONCLUSION

- 5.1 Planning Permission for the development of self-contained holiday accommodation units in the form of three Cabins together with associated infrastructure on the site is considered acceptable when viewed against appropriate planning policy.
- 5.2 The proposal is situated within a unique location with no significant detrimental impact upon the local biodiversity, landscape or residential amenity in accordance with HD3, EP3, EP5 and EP14. The proposal seeks to maintain a safeguard the future of the heritage assets within Burnmouth, in accordance with LDP Policy EP7. The construction methods will be minimal and sympathetic with the design made to fit within the rural and coastal context complying with LDP Policy PMD2.
- 5.3 The proposal provides an opportunity to utilise this unique brown field site for a growing demand in tourism accommodation which is supported by LDP Policy ED7 where holiday makers will be able to explore the wider area and what the Scottish Borders has to offer whilst contributing to the local economy.
- 5.4 For the reasons outline in this report, we feel that this proposal complies with the relevant policy within the 2016 Local Development Plan and material considerations such as SESlan and the Scottish Borders Tourism Strategy and Action Plan.
- 5.5 The Planning Authority is respectfully requested to approve this application which will enable the enjoyment of this unique site through opening it up to holiday makers, providing long term sustainable active use that will enhance the local economy.



F E R G U S O N P L A N N I N G

GALASHIELS

Shiel House
54 Island Street
Galashiels TD1 1NU

T: 01896 668 744
M: 07960 003 358

EDINBURGH

37 One George Street
Edinburgh
EH2 2HN

T: 0131 385 8801
M: 07960 003 358

NORTHERN IRELAND

61 Moyle Road
Ballycastle, Co. Antrim
Northern Ireland
BT54 6LG

M: 07960 003 358

E: tim@fergusonplanning.co.uk

WWW.FERGUSONPLANNING.CO.UK

