

SUPPORTING STATEMENT

SITE ADDRESS:

Land North-East of Edington Mill, Chirnside

PROJECT:

**Planning Permission in Principle for Two Dwelling
Houses**

APPLICANT:

Mr & Mrs O. McLaren

DOCUMENT REFERENCE:

22/B936/SS

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1.0 Introduction

1.1 The Proposal

This Planning Permission in Principle Application is in respect of the erection of two new dwelling houses on a greenfield site at the north-east end of the settlement at Edington Mill, Chirnside.

Edington Mill is a well-established, sizeable group of buildings consisting of steading and former mill conversions along with existing houses and new-build dwellings.

1.2 Purpose of Supporting Statement

The purpose of this Supporting Statement is to demonstrate suitability of the proposed site for two detached dwelling houses.

2.0 Background Information

2.1 Site History

The applicants purchased the site in November 2021, with a view to obtaining permission to erect an industrial shed to house their growing cleaning business.

However, the expansion of the existing housing settlement at Edington Mill with the granting of permission for four new detached dwellings in the sites immediately to the south and south-west has prompted them to reconsider the site as more suitable for housing.

2.2 Planning History

An Outline Planning Application for the erection of four dwelling houses (on a slightly larger site) was made just over twenty years ago, under the reference number 01/00792/OUT.

This application was refused, and a subsequent appeal was dismissed.

There are no papers available for this previous application, so reasons for refusal cannot be ascertained, however, the assumption is that it was refused as not being well related to the existing building group.

Circumstances have now changed with the granting of permissions for the four dwellings as noted above (21/01806/FUL & 09/00191/FUL).

3.0 Site Appraisal

3.1 Site Description

The existing site is an inverted L-shaped parcel of land at the north-east end of the existing settlement at Edington Mill.

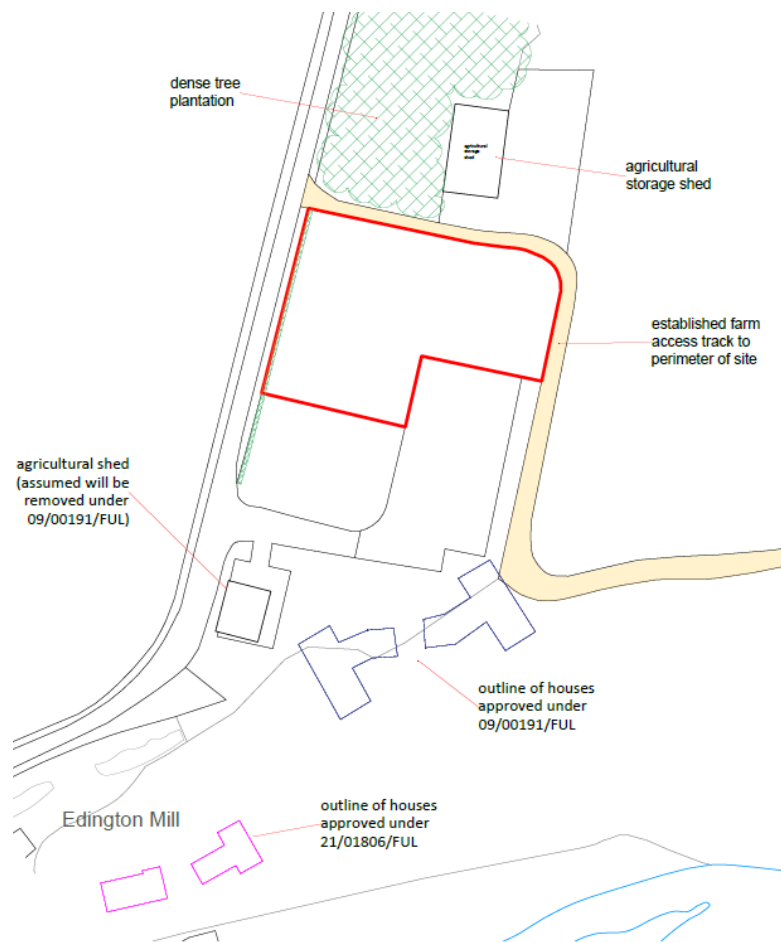
The site is bounded to the west by the unclassified public access road leading from the A6105 to Edington Mill, with open farmland beyond.

There is an existing established farm access track around the site perimeter to the north and west, with open farmland beyond to the west and a dense woodland plantation to the north.

An existing agricultural storage building lies to the north of the site within the south-west corner of the tree plantation.

Directly to the south lies one of the sites for two dwellings referred to above (09/00191/FUL).

The site is predominantly level and appears to be undeveloped.

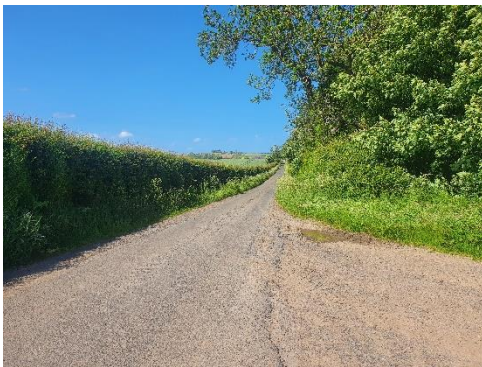




View from farm access track entrance
looking south-east over site



View from unclassified road looking at farm
access track entrance



View from farm access track entrance
looking north up unclassified road



View from farm access track entrance
looking south down unclassified road

3.2 Suitability of Proposed Site

While it is acknowledged that the proposed site would have been remote from the building group at Edington Mill, the expansion of the group with the granting of permission for four new detached dwellings to the south and south-west establishes a relationship with the existing group that was not there previously.

The existing farm track and tree plantation that bound the site to the north and west are robust geographical features that tether the site within the overall envelope of the existing building group at Edington Mill.

The most appropriate use of this vacant site would be as housing, particularly in view of the proximity to the four new dwellings referred to previously.

In view of the above, the site is seen as a logical extension for development as housing at Edington Mill.

3.3 Site Access

Access to the site will be by shared access drive from the unclassified public access road leading from the A6105 to Edington Mill.

A service lay-by will be formed at the junction of the drive with the public road.

4.0 Design

4.1 Building Form

Detailed design of the buildings is not part of this PPP application, however, the buildings are envisaged as being of a contemporary longhouse style, constructed of a limited palette of natural materials including timber cladding interjected with areas of natural stone to the walls; coloured standing seam roofing; dark-grey framed high-performance windows and doors with generous amounts of glazing to the appropriate elevational aspects.



The houses will utilise sustainable technologies and energy efficient measures as an integral part of the design philosophy.

The layout of the houses on the site will respect the characteristics of the site, including the use of a detached garage to the north-most plot to shield the plot from the agricultural storage building behind.

There are a variety of building styles at Edington Mill, however, it is considered that a contemporary design approach will form a coherent extension of the group by respecting the design characteristics of the four dwellings that have received permission to the south and south-west.

4.2 Landscape

There is an existing hedge running along the length of the west boundary of the site and this will be retained.

Further hedging will be planted around the perimeter of the site and the access drive, to provide privacy to the plots and integrate the development into the landscape.

Additional trees will be planted within the plots to further assimilate the development into the rural landscape.

5.0 Compliance With Planning Policies

5.1 Policies HD2 (Housing In the Countryside) and HD3 (Protection of Residential Amenity)

- There is an established building group, which has previously been added to and the proposal is a logical extension of that group.
- The logical extension of the building group is clearly contained and confined by the farm track to the north and west, and the tree plantation to the north.
- The quality of the environment will be enhanced by the development of the site with carefully considered landscaping and planting.
- The residential amenity of the neighbouring dwellings will not be adversely affected by the proposal.

5.2 PMD2 (Quality Standards)

- The development will not lead to overdevelopment and will not detract from the character or amenity of the surrounding area.
- The proposed dwelling houses will be built of high-quality materials in a contemporary form that will relate to the approved adjacent housing and will blend in with its surroundings.
- The proposed dwellings will incorporate sustainable technologies and energy efficient design, utilising renewable materials where possible.

6.0 Supplementary Planning Information

6.1 Ecology

The existing site is rough grassland, having limited scope for biodiversity.

There are no designated special sites affected by the development.

There are no existing buildings on the site or likely bat roosts.

The retention of the existing hedge and inclusion of new mixed-species hedging and trees will help promote wildlife habitat and biodiversity.

6.2 Road Safety & Parking

The modest scale of the development will not give rise to a disproportionate increase in the amount of traffic using the public road.

Each development plot will accommodate parking and turning for two cars, not including garages.

6.3 Flooding

The site is considerably elevated above the flood plain of the Whiteadder Water and there are no other nearby water courses.

6.4 Drainage & SUDS

Foul water drainage will be made by sewage treatment plant discharging to land.

Roof drainage will similarly be discharged via land drainage.

The drive and car parking areas within the plots will be of gravel or similar permeable surface.

7.0 Conclusion

We have demonstrated in this Supporting Statement the reasoning and suitability of the site for the erection of two dwelling houses.

Furthermore, we have shown that the site and proposed dwellings would be a logical extension of the existing building group and would assimilate well with that group and the surrounding landscape.

The contemporary approach to form and design will be a positive introduction into what is currently an untidy gap site of rough grass land.