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Coldingham Cabin
Land North of Sea Neuk, Coldingham Sands

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INTRODUCTION

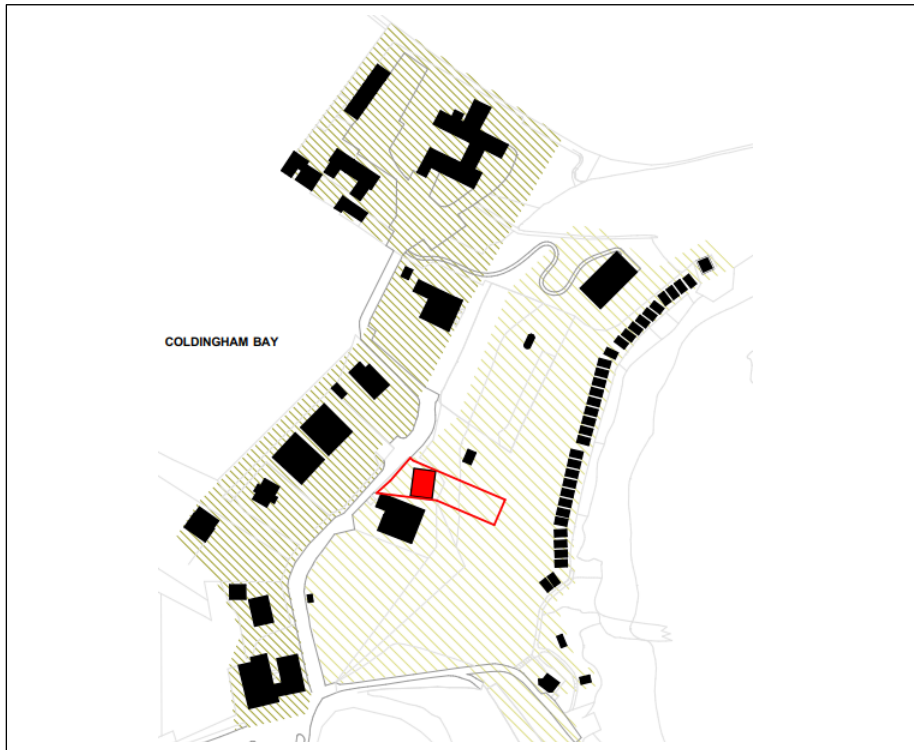


Figure 2: Local Development Pattern

1.8 As shown above the subject site sits adjacent and in between built form. It will continue to retain the landscaping/headland which drops down toward the beach. The proposal would sit below and within the backdrop of existing dwellings all of which are of varying heights and styles. Further detail can be found within the proposal section to follow as well as in the Drawings and Design and Access Statement (which goes into detail on design philosophy and acceptability).

Designations

- 1.9 With reference to the LDP Proposals Map, the site is considered white land with no value of note. While there is no defined settlement boundary for Coldingham Sands the subject site is considered to fall within and relate well to the current settlement / village profile.
- 1.10 There is no Conservation Area of note or Listed Buildings within close proximity of the site.
- 1.11 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. Suitable on-site drainage arrangements would be made regarding any water capture.
- 1.12 The site falls within the Berwickshire Coast SLA area and with applicable coastal and landscape policy guidance. The related sensitive and visual impact of any development on this site has formed a significant part of the design process and addressed later in this report.

Planning History

- 1.13 There is no planning history to the subject site. A previous application was withdrawn during the time of the 'Shieling' proposal now approved and built out opposite.
- 1.14 The two sites have differing context with the subject site sitting much lower into the landscape and with a differing palate of materials. The 'Shieling' application was determined back in 2015 and was approved by Scottish Borders Council. It is important to note that this pre-dated the current Local Development Plan (LDP).

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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:

“Erection of Residential Dwelling together with associated Landscaping/Amenity, Parking, Infrastructure and Access at Land North of Sea Neuk.”

2.2 The proposal is for a building that is discretely and sensitively positioned in the landscape, that is simple in plan, construction and detail - a design that is contemporary in its architectural language but sensitive to its context.

2.3 The applicant is applying to build a single storey two bedroom dwelling on the site. The brief is for an open-plan living, dining and kitchen space that can open up to a terrace overlooking the bay. By carefully designing the buildings to be constructed off-site, the effect on the neighbours and ecology is kept to an absolute minimum. A Pre-Planning Application was made on this site for a larger 2-storey house (20/00758/ PREAPP). The proposals under this application are significantly reduced. It is single storey, and tucked into the slope so that it is concealed from the road and neighbouring properties. The design is also split, to allow pre-fabrication, but also to break up the overall mass of the building, making it closer to the scale of the beach huts and outhouses on the shore than the large Victorian houses immediately around it.

2.4 The street side is thick hedging, which links the gap across the site with the other dense hedgerows, although it would be maintained to keep the height below eye level of a pedestrian, allowing sea views across the top. The beach side is proposed to be left as the natural scrub of the existing hillside.

2.5 The proposal is a single-storey volume with a flat roof with sedum and concealed from the street. A stair descends down between thick hedge planting to a small courtyard space, from which the house is entered. The two blocks of the house are more closed to the back, containing the bedrooms and the bathrooms, then open to the view across the bay to the east where the living room and kitchen/dining space are positioned. These spaces open out onto a timber-decked veranda which is carved out of the thick coastal vegetation, which will naturally layer and hang over the edges of the deck and building to conceal it from the beach and soften the edges, bedding the house into the landscape.

2.6 The front facade is single-storey and discrete with natural timber cladding. The separation of the blocks means the one building reads as 2 smaller scale pieces, similar to garden pavilions or the beach huts on the shore. The single glazed element between them is the entrance, which opens to the sea view beyond. The whole arrangement is set back from the road both to allow space for two off-street parking spaces behind a thick hedge and a gate, which is not only discreet but links the site to the adjacent gardens on either side, providing soft landscaping at the boundary edge.

2.7 The east facade is largely glazed to take advantage of the spectacular views to the sea. The existing trees, shrubbery and boundaries are retained to maintain the existing character of the site. The appearance of the proposal are discreet and small in scale. The position of the building frontage is dug into the site and set back from the slope line. The perspective means that the frontage is not visible from down the slope. Positioned between Sea Neuk to the left and the garden pavilions of Ebbastrand and Dunlaverock the proposals address this change in scale and material.

2.8 The proposal seeks to use natural and sustainable materials. The core palette includes natural timber boarding, local whinstone, sedum roof and glazing.

2.9 The materials show sensitivity to the surrounding landscape and seeks to largely go unnoticed when taken with the wider built form that surrounds it.

2.10 The following images provide a brief overview of the dwelling from key angles such as from the approach road and looking up from the Beach. Again, a number of internal images are shown and that demonstrates the high quality design being applied.

Figure 3: Street View



Figure 4: Aerial View (Looking North)



Figure 5: Aerial View (Looking South)



Figure 6: Beach View





Figure 7: Interior Design

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P L A N N I N G P O L I C Y

PLANNING POLICY

3.1 This section outlines the principle planning policy considerations which have informed the emerging development proposals and which provide the context for the consideration of the proposed scheme.

The Scottish Borders Local Development Plan

3.2 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.

3.3 The emerging Local Development Plan 2 for the Scottish Borders is at an advanced stage and currently with the Scottish Government for examination. The general policy approach is broadly similar to the current plan.

3.4 The key policies under which the development will be assessed include:

- Policy PMD1: Sustainability
- Policy PMD2: Quality Standards
- Policy PMD4: Development Outwith Development Boundaries
- Policy HD2: Housing in the Countryside
- Policy HD3: Protection of Residential Amenity
- Policy HD4: Meeting the Housing Land Requirements/ Further Housing Land Safeguarding
- Policy EP3: Local Biodiversity
- Policy EP5: Special Landscape Areas
- Policy EP14: Coastline
- Policy IS7: Parking Provision and Standards
- Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

3.5 **Policy PMD1: Sustainability:** seeks to support redevelopment on brownfield land, protect natural resources, ensure energy efficiency and support modes of transport other than the private car. It again seeks to minimise light pollution and supports job creation in the local economy.

3.6 **Policy PMD2: Quality Standards:** seeks to ensure all proposals reduce their carbon footprint and maximising energy efficiency. It again seeks strong place making and landscaping principles to fit within the surroundings and that key accessibility and open space provision is in place.

3.7 **Policy PMD4: Development Outwith Settlement Boundaries:** aspires to direct development to within settlements. Exceptions to this apply regarding rural related development and where housing in the countryside policy is complied with. In this instance Policy HD 2. It again provides allowance for residential development in the right locations where there is an identified housing land shortfall and/or significant community benefits.

3.8 **Policy HD2: Housing in the Countryside:** this policy directs rural housing to village locations in preference to open countryside. It seeks a strong relationship with existing building groups of three or more houses.

3.9 It allows for a 30% increase in that building group and seeks to ensure that the development is of appropriate scale and design together with appropriate access.

3.10 **Policy HD3: Protection of Residential Amenity:** this policy seeks to ensure the placement acceptability of the proposal. Consideration must be taken of factors, such as, the scale and form of development and how it fits with the existing surroundings. It again seeks to take due regard to any traffic or noise impact and the level of visual impact.

- 3.11 **Policy HD4 Meeting the Housing Land Requirement:** This policy relates to the Council maintaining a five year effective housing land supply. It has a relationship with that handed down by Scottish Planning Policy (SPP). Where there is a proven shortfall then there will be a requirement to address that shortfall in full.
- 3.12 **Policy EP3: Local Biodiversity:** seeks the protection of natural habitats and ensure that there is no net loss of biodiversity. Enhancements again would be encouraged where possible.
- 3.13 **Policy EP5: Special Landscape Areas:** the council seeks to safeguard landscape quality and to consider any associated impacts development may have upon it visual or otherwise.
- 3.14 Those developments deemed to have a significant impact will not be allowed unless it is outweighed by the social or economic benefit.
- 3.15 **Policy EP14: Coastline:** this policy is particularly focused on the 'undeveloped' coastline. Regeneration of brownfield sites within settlements is generally encouraged and that any proposals will be assessed against the wider and relevant LDP policies.
- 3.16 **Policy IS7: Parking Provision and Standards:** seeks to ensure development provides for car and cycle parking in accordance with standards. This primarily requires 2 parking spaces per dwelling. Relaxation of this standard may apply where justified.
- 3.17 **Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage:** promotes the disposal of waste water to the public sewerage system where possible. It again seeks the use of best practice and the application of sustainable urban drainage and to ensure surface water is treated in a sustainable manner.

Material Considerations

Draft NPF4

- 3.18 The Draft NPF4 was published in November 2021 and was out for consultation until March 2022. The plan promotes a healthy lifestyle with the concept of 20-minute neighbourhoods, exploring practical challenges to create more places across Scotland in which most daily needs can be met within a short walk or cycle.
- 3.19 It again seeks to bolster and support rural housing and communities and seeks compliance with regard to meeting housing land supply targets.

Scottish Planning Policy (SPP) 2014

- 3.20 SPP creates a presumption in favour of 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.
- 3.21 It seeks to support development of a high quality and that it be directed to the most appropriate locations, such as, brownfield land. It seeks to ensure that the housing land supply is met in full within each local authority area.

3.22 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 delivery of accessible housing, business, retailing and leisure development.
- supporting delivery of infrastructure, for example transport, education, energy, digital and water.
- 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 cultural heritage, including the historic environment.
- 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.

Placemaking and Design SPG

3.23 A final key consideration for this proposal is the Supplementary Planning Guidance (SPG) Place Making and Design (2010).

3.24 This provides guidance on the importance of achieving well designed places which can improve the social, economic and environmental well-being of our communities.

3.25 It sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

3.26 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.

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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 material considerations. It should be read together with the wider planning application package reports and drawings.

Principle of Development

- 4.2 The site in question is sitting within the village and built form of Coldingham Sands. It sits on brownfield/scrub land and addresses and relates well to the existing built form, adjacent to existing residential properties. It represents a logical infill development and which will sit well within the streetscape.
- 4.3 It is within walking distance of local facilities, the Beach, Surf School/Cafe and local coastal pathways for recreational purposes. A local bus service is provided nearby on the outskirts of Coldingham and which is within reasonable walking distance. The 20 minute neighbourhood philosophy is adhered to and where most activity would be undertaken on foot or bike.
- 4.4 The setting into the hill side, being single storey in height and small footprint together with the rural palate of materials will ensure that the proposal will sit well with its surroundings. There will be no residential amenity concerns with regard to matters such as overshadowing. The properties opposite again will continue to see over the top of the dwelling and views will largely be as they are today.
- 4.5 It is considered the dwelling would be pre-fabricated off site and then craned in. This then ensuring a speedy and efficient construction process.
- 4.6 The scale of the proposal is a modest single storey and which accommodates sufficient off site parking. It again seeks to connect and avail of nearby public utilities.

- 4.7 Provision has been made for two off site car parking spaces as well as adequate spaces for bicycles and kayaks.

Building Group

- 4.8 Coldingham Sands represents a large building group or village. It is considered to have approximately 25 dwellings in total. There is an allowance for a 30% increase under Policy HD2 of the LDP which equates to some seven dwellings. That proposed is for one dwelling.
- 4.9 The apartments located opposite where considered and determined under the auspices of the previous LDP. No dwellings, as part of this building group, have been consented under the current 2016 LDP.
- 4.10 In short, the proposal represents a small addition to the current building group and one that represents an infill plot that relates well to the existing built form.

Housing Land Supply

- 4.11 As a standalone consideration there is a requirement by both SPP and the LDP to meet the set housing land supply in full. A recent appeal decision has outlined that the Scottish Borders is some way short of meeting that land supply and thus requires to provide additional houses.
- 4.12 The recent appeal decision (LPA ref: PPA-14-2088) published 18th May 2021 related to the erection of 22 dwellings at 54 Edinburgh Road, Peebles. The Reporter concluded that there was a "Significant five-year effective land shortfall" by c.631 houses in terms of 5-year housing land supply. This proposal, whilst modest, will assist in meeting the identified shortfall.

Landscape & Ecology

- 4.13 The proposed site is considered to be scrubland and seen as a form of infill plot. It is currently screened by existing landscape / vegetation which would be further enhanced to ensure it integrates well into the landscape.
- 4.14 Measures, such as, a sedum roof and use of timber cladding again seeks to ensure the design is sensitive and reflective of the local landscape. Considerable thought and detail has gone into the positioning of the dwelling which will be set within the hillside to ensure it beds in and sits lower than all other houses in the vicinity.
- 4.15 The drawings and significant visualisations provided show how the proposal will sit within the local built form and wider landscape. When one refers to those taken from the road on approach and looking up from the Beach it is clear that the proposal will not have a significant impact on the local landscape or coastline.
- 4.16 The building will go largely unnoticed due to its positioning and clever use of natural materials. It sits well below the ridge line of the rising landform and residential properties that sit beside and behind the site. The landscape impact from public receptor points is considered to be low taken due consideration of the related land and built form which surrounds the site.
- 4.17 Further information can be found within the Design and Access Statement and associated drawings.
- 4.18 An Ecological Survey has been undertaken and which shows that there is little ecology value of note on the part of the site to be development. Mitigation has been provided where necessary.

Access and Parking

- 4.19 The proposal includes a new access off the public highway onto a private driveway with the provision of two car parking spaces.

Sustainability

- 4.20 The site is to be constructed on brownfield scrubland and thus not impacting upon any prime agricultural land or landscape of value.
- 4.21 The design and construction process for this dwelling is considered highly sustainable. It seeks to use a pre-fabricated timber construction in the main and which would be well insulated. The use of sedum roofs again will assist in the overall energy performance of the dwelling.
- 4.22 Given a large part of the building will be constructed off site it will mean less travel to and from the site with supplies and construction staff thereby reducing related CO2 levels.
- 4.23 It is envisaged that the property would install air source heat pumps as part of the renewable technology application. Given the insulated construction method and scale of the property it is considered that the energy requirements for this dwelling will be extremely low.
- 4.24 It is again intended, where possible, to use reclaimed stone for boundary treatments and the like.
- 4.25 For reasons stated above and contained within the supporting pack we consider, on balance, that the proposed development accords with all related planning policies quoted in the preceding chapter.

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C O N C L U S I O N

CONCLUSION

- 5.1 The proposal presented is considered acceptable when viewed against appropriate planning policy. It will be a modest addition to the existing building group at Coldingham Sands.
- 5.2 The proposal represents a development that integrates with the surrounding residential land use and contributes to the streetscape and sense of place.
- 5.3 The design is of a high quality and with use of ethic and sustainable design principles. It seeks to work within the local landscape and surroundings.
- 5.4 The site boundaries are enclosed by distinct mature landscaping, resulting in views from public receptor points to be negligible as illustrated in the visualisations provided.
- 5.5 Careful consideration has been taken in the orientation and positioning of the proposed property, safeguarding the privacy and amenity of residential neighbours adjoining the site.
- 5.6 It fits well within the existing building group at Coldingham Sands and will address the need for further rural housing. This ethos is supported by the LDP and the forthcoming NPF4 which again also seeks to address an identified housing land shortfall and bolstering rural services.
- 5.7 The proposal will create inward economic investment in terms of local job creation and through the related supply chain.
- 5.8 The Planning Authority is respectfully requested to approve this application which is in accordance with relevant adopted policy of the Local Development Plan and related material considerations.

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