

From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>  
Sent: 07 March 2023 12:39  
To: localreview  
Cc: IDOX DMS Live  
Subject: RE: Land South West of Corstane Farmhouse, Broughton -  
22/00959/FUL and  
22/00044/RREF

Importance: High

Fiona,

In response to your request of 22nd February for further information relating to the impact of NPF4 on the above planning application and subsequent review, the relevant policies from NPF4 are set out below.

3 Biodiversity; 4 Natural places; 9 Brownfield, vacant and derelict land and empty buildings; 14 Design, quality and place; 29 Rural development; 30 Tourism

Key policies considered in NPF4

3 - Biodiversity

The applicant has not demonstrated how the proposal would contribute to the enhancement of biodiversity or strengthen nature networks and the connections between them.

4 - Natural places

The site is within the Upper Tweeddale NSA and the development would not relate sympathetically to the landscape setting of the NSA. Whilst it would not be detrimental to the overall integrity of the NSA, there would be an adverse impact on the landscape quality of the NSA. Even were landscaping proposals to be included, they would not address the unsympathetic nature of this development. It has not been demonstrated that any economic benefits arising from this small scale development would be of national importance. As such, support is not found for the development in policy 4.

9 - Brownfield, vacant and derelict land and empty buildings

The proposed development would be located within a greenfield site. The site is neither allocated for the development nor supported explicitly by policies in the LDP. The development would be contrary to policy 9.

14 - Design, quality and place

Criterion c) states that development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. Whilst the shepherd's huts are small in nature, the cabin building, which would not look out of place on a static caravan park, is not well designed and representative of the local architectural style and is not an attractive feature in the surrounding. The hard boundary features and garden-like layout of the site around the cabin would introduce an urban pattern to the surroundings. The proposal is poorly designed and it has not been demonstrated that it would be consistent with the

qualities of successful place, nor has the necessity. The proposal is, therefore, not supported in terms of policy 14.

#### 29 - Rural development

Whilst policy 29 a) supports diversification of rural businesses, that must be balanced with the terms of other criteria and policies. In this case, 29 b) requires that proposals in rural areas be suitably scaled, sited and designed to be in keeping with the character of the area. There is tension between this policy and the other NPF4 policies set out here. That tension does not tip the balance in favour of this proposal.

#### 30 - Tourism

Policy 30 states that proposals for tourism related development will take into account, amongst other things:

The contribution made to the local economy;  
compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;  
opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;  
accessibility for disabled people.

Taking each in turn:

- \* The development would be small scale and the contribution to the local economy is likely to be correspondingly small;
- \* as the development would be small, the impact is also likely to be small;
- \* access to the development is likely to be reliant, in the majority of cases, on less sustainable means of transport;
- \* the proposals include one shepherd's hut which would be accessible by those requiring level access. The remaining two units do not appear to include provision for level access. The ease of access and accommodation within the units could call into question the compliance of the proposal with the accessibility requirements of this policy.

The application does not demonstrate that the balance should be tipped in its favour and, despite its small scale nature, it would not comply fully with the terms of policy 30.

I have no comment on the visualisations.

The business plan submitted with this review has been forwarded to Economic Development for comment. No response has been received to date. If one is received by the 8th of March, I will forward that to you.

Ranald

From: localreview <localreview@scotborders.gov.uk>  
Sent: 22 February 2023 10:54  
To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>

Subject: Land South West of Corstane Farmhouse, Broughton - 22/00959/FUL  
and 22/00044/RREF  
Importance: High

Good Morning

Further to the Local Review Body held on 20 February 2023, the Review Body have requested that the Planning Officer, and anyone you may wish to consult with, comment on the following information which was included in the Notice of Review but which was not before the Planning Officer at the time of determination.

- \* Visualisations
- \* Business Plan

Please send any comments to the above email address by Wednesday, 8 March 2023 at the latest.

As you will be aware the Scottish Government adopted, with effect from 13 February 2023, the National Planning Framework 4 (NPF4). As this supersedes previous guidance and has been incorporated into the Local Development Plan, we must, in terms of Section 25 of the Planning Act 1997, ensure that Planning Decisions and Reviews take account of this new Framework.

To this end, comments on the impact of NPF4 on the above planning application and subsequent review are being sought from the Officer and Applicant. In order that the application be continued to the earliest Local Review Body Meeting, the further information must be provided by Wednesday, 8 March 2023 and be sent to the Clerk of the Local Review Body by email to [localreview@scotborders.gov.uk](mailto:localreview@scotborders.gov.uk). This will then be forwarded to the Applicant for comments and they have further 14 days in which to respond. Should you require any further assistance, please do not hesitate to contact me.

Thanks Fiona

Fiona Henderson  
Democratic Services Officer  
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