

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

Holiday Accommodation at Corstane Farm, Broughton

Alison Dunlop

November 2022

CONTENTS

INTRODUCTION.....	03
SITE CONTEXT.....	06
THE PROPOSAL.....	10
GROUNDS OF APPEAL.....	15
CONCLUSION.....	23
Core Documents	24

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

Holiday Accommodation at Corstane Farm, Broughton

INTRODUCTION

INTRODUCTION

1.1 This Appeal Statement is submitted on behalf of Alison Dunlop ('the appellant') and sets out the grounds of appeal against the decision of Scottish Borders Council (SBC) to refuse planning application LPA ref: 22/00959/FUL by delegated decision on 18th August 2022.

1.2 The Planning Permission in Principle Application sought consent for the "Holiday Accommodation at Corstane Farm, Broughton, Scottish Borders."

1.3 The reasons for the refusal of the application are set out below.

- The development would be contrary to policy ED7 of the Local Development Plan 2016 in that insufficient information has been submitted to demonstrate that the proposal is capable of being developed and operated as a viable holiday accommodation business in this location, potentially resulting in unsustainable development in a rural location. The need to site the development in this particular location has not been adequately justified. The proposed development would be isolated and physically segregated from the operation of Corstane Farm and would break into a previously undeveloped field. As a result, the proposed development would represent a sporadic and unjustified form of development in the countryside. No overriding case for the development as proposed has been substantiated. This conflict with the development plan is not overridden by other material considerations.
- The proposal would be contrary to policy PMD2 of the Local Development Plan 2016 in that: The development would not respect the character of the surrounding area and the neighbouring built form, particularly the cabin. It would be an incongruous development, extending into an undeveloped field, that would not create a sense of place based on a clear understanding of the context and the cabin has not been designed in sympathy with the design and character of the existing buildings. Furthermore, the development would not relate sympathetically to the landscape setting of the NSA, conflicting with the terms of policy EP4. These deficiencies could not be addressed by means of landscaping or other mitigation. No overriding case for the development as proposed has been substantiated. This conflict with the development plan is not overridden by other material considerations.

1.4 The table below provides a summary of the technical consultee responses:

Consultee	Comment
Roads Planning	No Objection
Outdoor Access Officer	No Objection
Scottish Water	No Objection
Community Council	No Objection
Archaeology Officer	No Objection
Landscape Officer	No Objection
Heritage and Design Officer	No Objection
Ecology Officer	No Objection

1.5 The remaining sections in this appeal statement comprise:

- A description of the appeal site and surrounding context (Section 2)
- A summary of the appeal proposals (Section 3)
- Ground of Appeal (Section 4)
- Summary of the appellant's case and conclusion (Section 5).

Supporting Documents

1.6 This appeal statement should be read in conjunction with all the supporting documents and drawings submitted as part of the original planning application.

Application Process

- 1.7 This appeal is made to the Local Review Body on the basis it was a local application, and which was determined under delegated powers. For the reasons outlined in this statement, we conclude that the development is in accordance with relevant development plan policies and supported by significant material considerations.

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

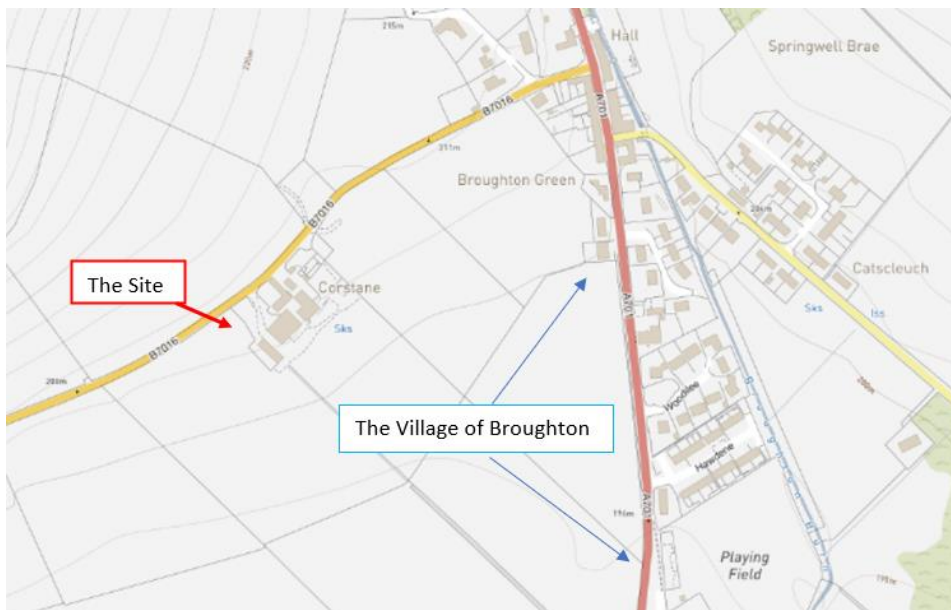
Holiday Accommodation at Corstane Farm, Broughton

APPLICATION SITE AND CONTEXT

APPLICATION SITE AND CONTEXT

- 2.1 The site is positioned to the south of the B701, neighbouring Corstane Farm to the east which is associated with the proposed holiday accommodation. There is an existing shared access track off the adopted road to the north, adjoining the eastern boundary of the site. The site is approximately 0.3 miles (7 min walk) to Broughton which offers a range of services and facilities for holiday makers to enjoy, including a village shop, licensed café, bowling green, tennis courts, childrens playpark and football pitch. The A702 which runs through the village is the ‘Scenic Route to Edinburgh’. The village also benefits from a bus stop, providing services to and from Peebles and Biggar. The Site Location, situated to the west of the village of Broughton is illustrated within Figure 1.
- 2.2 The site is rectangular in shape and currently agricultural grazing land, with an existing cabin in the northwest of the site. The topography of the site slopes slightly towards the south. Further context is provided in Figures 2 and 3.

Figure 1: Site’s Location



- 2.3 In terms of neighboring heritage assets, there are no listed buildings on or within close proximity to the site, nor is the site within a Conservation Area. The A701 running through Broughton Village does however have a number of Category B and C listed buildings, although it is important to note that due to a substantial separation distance, they are not visible from the proposed site. As such, the proposals will not impact the character and setting of these listings.
- 2.4 With reference to the LDP Proposals Map, the site is situated within a National Scenic Area, falling outside of the settlement boundary for Broughton.
- 2.5 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.
- 2.6 From review of SBC’s online planning register, there are no previous planning applications relating to the subject site.

Figure 2: Site Location Plan (Extract of Drawing Number 102005-3-01 within Core Document 3



Figure 3: Image of Existing site

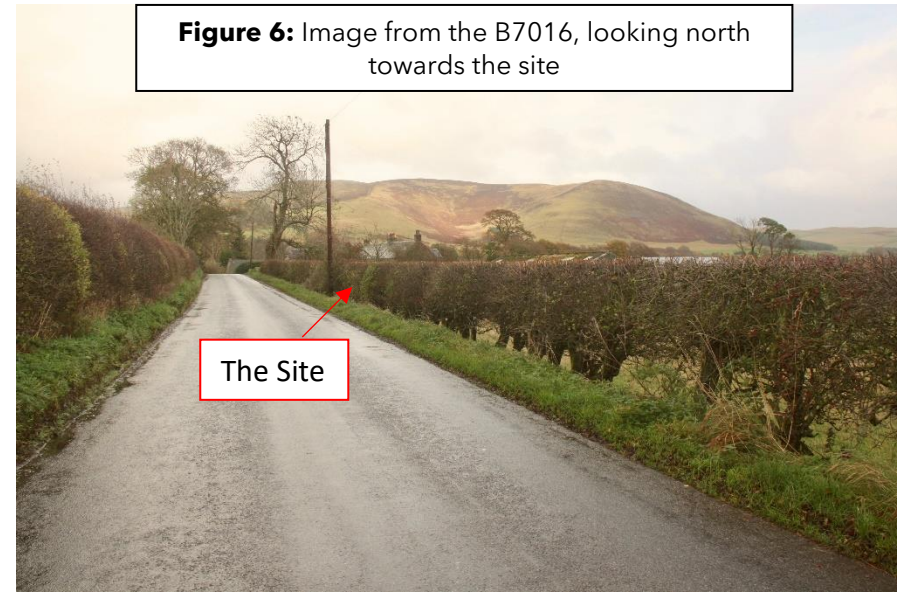


Figure 4: Image from the B7016 taken at the entrance to the site



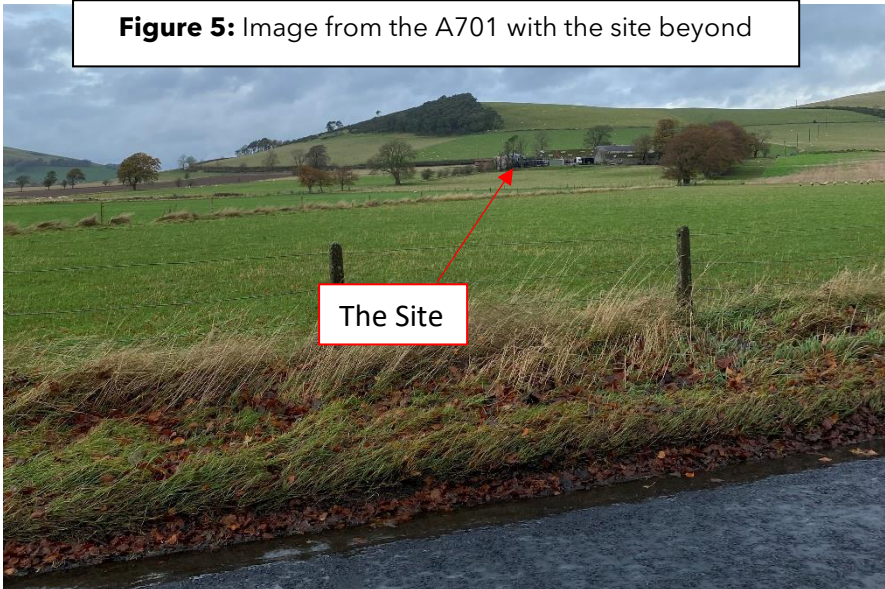
The Site

Figure 6: Image from the B7016, looking north towards the site



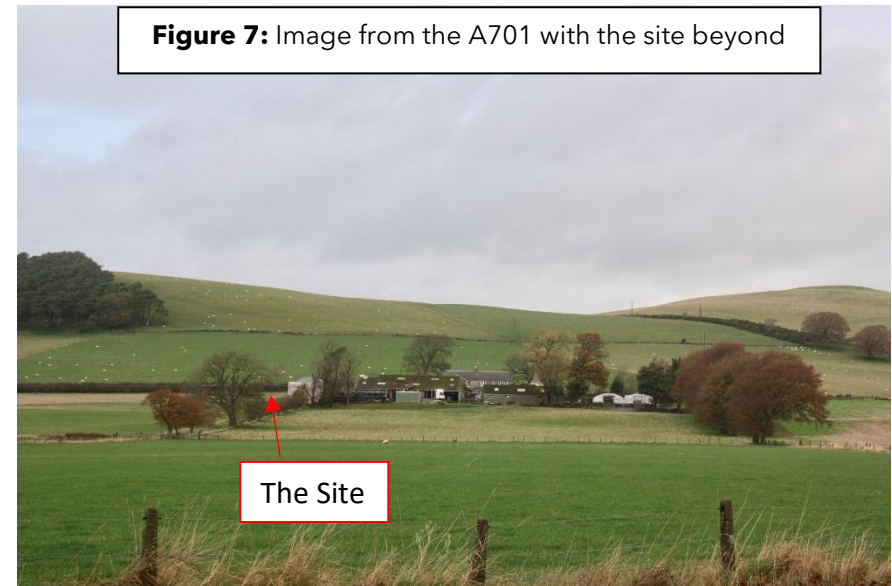
The Site

Figure 5: Image from the A701 with the site beyond



The Site

Figure 7: Image from the A701 with the site beyond



The Site

Figure 8: Image looking down onto the site towards Corstane Farm, with the Village of Broughton beyond



Holiday Accommodation at Corstane Farm, Broughton

THE PROPOSAL

THE PROPOSAL

3.1 This section set out the details of the proposal. The description of which is as follows:

“The conversion of an existing cabin into holiday accommodation and the erection of two new self-contained holiday cabin together with associated parking, access and infrastructure.”

Development Principles

3.2 The proposed development seeks to provide self-contained holiday accommodation cabins in a desirable rural location, as a form of farm diversification. 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.

3.3 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 Broughton, contributing towards the local economy and the development principle of the 2017 Borders Tourism Action Plan.

3.4 The proposal is associated with an existing business at Corstane Farm, where diversification is supported by Planning Policy EP7. Development of the site is deemed acceptable in principle for the reasons defined in the remainder of this statement.

Location and Design

3.5 One of the key selling points of this proposal will be the spectacular valley views, a desirable setting for holiday accommodation adjacent to the existing built form as illustrated within Figure 9 below.

3.6 We appreciate the need to provide evidence for the chosen location for this proposal. Being within the farm steading is not possible as the buildings are in use and would give rise to noise/ amenity issues generated from the farm operations.

3.7 Planning Policy EP7 accepts tourism proposals within a countryside location if the location can be justified.

3.8 The proposal has been carefully orientated to utilise the existing access on the site, whilst being situated adjacent to the existing built form at Corstane Farm, minimizing the landscape impact of the surrounding area.

3.9 Despite being adjacent to the farm, a reasonable separation distance has been achieved to ensure visitors will still received a ‘get away from it all’ experience, whilst not interrupting the existing day to day farm operations.

3.10 It has been demonstrated within the accompanying sequential plan prepared by CSY Architects that there is no other existing brownfield site or vacant property within the applicant’s ownership, nor available on the market that could accommodate the proposed development.

3.11 The application site is considered to be favorable in comparison to the fields to east of the existing farm. The reason for this being potential overlooking from the village and adjoining farm cottages, limited existing screening between the field and the road, along with shorter visibility splays. In addition to this, it is considered more challenging to service the site in terms of water and drainage.

3.12 The existing cabin is a timber-framed 38ft x 11ft log cabin that is single-storey in height. There is existing hard-standing access from the east of the site, leading to the cabin’s entrance. This application seeks planning permission to operate this cabin as holiday accommodation.

3.13 It is proposed to make no alterations to the internal layout of the cabin, however, the proposal seeks to fit a new decking area to the front and side of the cabin, built with natural stone facing, with the construction of a covered 'carport' clad in rough sawn timber under a 'living' green roof.

3.14 The Bothy style Cabin is proposed to the southeast of the site, accessed from the eastern border as illustrated on figure 9 below. The Bothy seeks to have an open plan living dining sleeping area and an ensuite bathroom. The design is intended to mirror neighbouring agricultural buildings clad in corrugated iron which are proposed to be painted to match the colour of the metal cladding used for the Bothy.

3.15 A traditional style shepherds hut with a small patio is situated in the remaining part of the site to the east of the Log Cabin as illustrated in figure 5 below. The site layout allows for the provision of substantial separation distances between the proposed cabins, creating a sense of seclusion.

3.16 In terms of design and materiality, the proposed cabin will have a discrete overall volume to ensure it does not impinge upon the surroundings, minimising the landscape impact, and sitting in well with the topography of the site. Natural Stone Dyke is proposed along the southern boundary of the Log Cabin Site, surrounding the decking area. Figure 10 to 13 below provide further context of the positioning and visualisation of the proposed units.

3.17 In addition to the above, it is acknowledged there are a variety of styles of properties on the edge of the village as illustrated within Core Document 7, further adding to the acceptability of the design and materiality of the proposal.

Figure 9: Proposed Site Plan



Figure 10: View of Proposed Bothy



Figure 12: Birds eye view of the proposed site



Figure 11: View of Proposed Cabin



Figure 13: View of Proposed Site Looking North



Landscape

3.18 The site is nestled within a valley, with rolling hills beyond and hidden in its entirety from the B7016 by a large established roadside hedge. The proposal will only be visible for a short period of time from the B7016 as illustrated within Figures 14-17 below. The proposed Holiday Cabins have been carefully positioned to ensure they will not breach upon the skylines, minimising the landscape impact.

3.19 The Cabin and Shepherds hut will be made of natural wood, the Bothy will be clad in corrugated iron sitting well within the topography of the site with minimal visual impact from possible receptor points to the north. Existing and proposed landscaping borders the site, further adding to its landscaped containment, minimising the visual impact.



Figure 14: View of proposed Site from Roadside



Figure 15: View of proposed site from Roadside

Figure 16: Visualisation of the proposed development with Broughton beyond



The Proposed Development

Figure 17: Visualisation of the proposed development with Broughton beyond



Access

3.20 The existing access serving Corstane Farm off the B7016 to the north of the site will be utilised with the upgrading of the existing internal track leading to the cabins proposed.

Tourism and Ecology

3.21 A Business Plan forms part of the appeal responding to the reasons for refusal, setting out a business case for the development, it clearly concluded that there is a strong demand for the proposal.

3.22 It 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 of the attractions of the Scottish Borders. The site will also be easily accessible from Edinburgh.

3.23 It is acknowledged the VisitScotland Insight Department “Navigation The New Normal” on tourism trends post Covid-19, which states consumers are looking for open space, access to nature and the desire for high level of personalization, individualism and less crowded places. Covid-19 has raised people’s awareness of wellbeing and as such connecting with nature, being active in the countryside and getting away without having to go too far are major motivations for people to holiday within Scotland.

3.24 A key selling point for the development will be its countryside setting, whilst being within close proximity to Broughton where guests can enjoy the leisure facilities the village has to offer.

3.25 The popular town of Peebles and the mountain biking tourism hub Glentworth are situated within 20- minutes from the site. Dawyck Botanic Gardens is the top Visit Scotland attraction for the borders, only 10-minutes from the site.

3.26 The site is within an attractive location for activity-based tourism with the John Buchan Way and the Tour of the Borders pass close to the village of Broughton. Corstane Farm has hosted the Endurance Riding Event for a number of years. The event attracts people from all over Scotland and the north of England to compete on tracks and roads around the area.

3.27 The proposal will promote the use of local services and shops by increasing the footfall for local businesses and attractions including:

- The local shops, cafes and restaurants will benefit from additional customers.
- Additional employment for locals through maintenance opportunities.
- Opportunities for local activity-based businesses to develop within the area.
- Support local core paths through tourist rambling.

3.28 The proposals and this nature truly assist in promoting the Scottish Borders Tourism Industry. This can be seen in recent proposals such as the Rink Hill and Stoulsie Farm Snugs, both picking up UK Tourism Awards.

Holiday Accommodation at Corstane Farm, Broughton

Grounds of Appeal

Grounds of Appeal

- 4.1 The Local Authority's decision to refuse the application is challenged on the basis of three reasons for refusal. It is asserted that the Proposal accords with the relevant policies and intentions of the Local Development Plan and Supplementary Planning Guidance and is why we consider the application should be approved.
- 4.2 The Appellant sets out the following four Grounds of Appeal (GOA).
- **GOA 1:** The development would comply with Policy ED7 in that the accompanying Business Plan within Core Document 4 demonstrates that the proposal is capable of being developed and operates as a viable holiday accommodation business in this location.
 - **GOA 2:** There are no suitable and available buildings within the farm steading as shown on Figure 6 below. The proposed development adjoins the existing built form at Corstane Farm and considered to be a sequentially logical location for the holiday accommodation units.
 - **GOA 3:** The proposed development would comply with Policy PMD2 and respect the character of the surrounding area and the neighbouring built form, creating a sense of place, relating sympathetically to the landscape setting and in accordance with Policy EP4.
 - **GOA 4:** There are no other material considerations which warrant refusal of the application. Wider material considerations have not fully been taken into account. The SPP and NPF4 both support and promote further rural investment in the communities.

4.3 **GOA 1:** The development would comply with Policy ED7 in that the accompanying Business Plan within Core Document 4 demonstrates that the proposal is capable of being developed and operates as a viable holiday accommodation business in this location.

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

4.5 *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.*

4.6 *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.*

4.7 *The policy requires applications to be accompanied with a business case that supports the proposals coming forward.*

Appellant's Case

4.8 We have set out below the circumstance for why this development should proceed in line with policy. The accompanying Business Plan (Core Document 4) has been prepared by the applicant and demonstrates that the proposed development is capable of being developed and operated as a viable holiday accommodation business within this location. It is important to note that the Case Officer did not sight the Business Plan whilst the Planning Application was live.

4.9 Corstane Farm Cabins is a farm diversification project that aims to capitalise on the countryside setting in which it surrounds, giving guest the opportunity to take short breaks and holidays within the Scottish Borders. The nature of this proposal has an inherent requirement for a countryside 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.

4.10 The applicants would not be in a position to proceed with this diversification project without moving into undeveloped land as Figure 18 below (Core Document 3) demonstrates all buildings associated with the Farm are fully occupied. It is also important to note the existing buildings would be unsuitable for conversion.

4.11 The proposal offers three unique self-catering units with uninterrupted views over the Upper Tweed landscape and will be placed to respond to the current and emerging trends in the tourist market. The applicants occupy a family run farm who are passionate about spending time in the outdoors and extremely enthusiastic about highlighting the vast range of activities and amenities easily accessible from the farm.

4.12 The site is within a sustainable location, within a 7-minute walk into the village of Broughton which offers a wide range of services and facilities. The site also benefits from 6 miles off road track, suitable for bikes and horses to nearby Biggar which would enable visitors to access additional facilities there without traveling on the road. The 'Destination Tweed' project which seeks to celebrate and share the nature, history and stories of the River Tweed, can also be reached by foot from the application site.

4.13 With the sites location being within an hour drive from the Central Belt, it is considered to be in a perfect location for visitors to stay and explore what the South of Scotland has to offer.

4.14 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.

4.15 The Business Plan has set out the anticipated timeline for building out the proposed holiday units in the hope a Cabin sleeping 6 and Shepherds Hut sleeping 2 will be complete in 2023, adding the third unit sleeping 2 in 2014 showing the proposal is achievable and deliverable. Alongside the self-contained catering offering, the applicants intend to develop experience farm and countryside-based activities on the farm for guests, as well as farm to fork meal kits sourcing produce from the local area.

4.16 In conclusion, it is therefore considered the proposal complies with Policy ED7, offering rural diversification initiatives associated with an existing farming business.

4.17 **GOA 2:** The proposed development adjoins the existing built form at Corstane Farm and considered to be a logical location for the holiday accommodation units.

Appellants Case

4.18 The site adjoins the existing built form with Corstane Farm buildings beyond the northwestern boundary. The proposal was supported by a sequential plan prepared by CSY Architects and illustrated within Figure 18 below. The sequential plan (Core Document 3) demonstrates all buildings associated with Corstane Farm are in use and fully occupied, further justifying the business aspirations for the proposal in question.

4.19 The site is considered to be the most logical location adjoining the existing farm operations, utilising an existing access point whilst having an element of seclusion which would enable the proposals to not interrupt the day to day running of the farm operations.

Figure 18: Sequential Plan



- 4.20 **GOA 3:** The proposed development would comply with Policy PMD2 and respect the character of the surrounding area and the neighbouring built form, creating a sense of place, relating sympathetically to the landscape setting and in accordance with Policy EP4.
- 4.21 *LDP 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.*
- 4.22 *Policy EP4: Development that may affect National Scenic Areas (NSA) will only be permitted where:*
- A) *The objectives of the designation and the overall integrity of the NSA and its surroundings will not be compromised or*
 - B) *Any significant adverse effects on the qualities, for which the site or its surroundings have been designated are clearly outweighed by social or economic benefits of national importance.*

Appellant's Case

- 4.23 Careful consideration has gone into the design of the proposed new cabin and Shepard hut, along with the conversion of the existing cabin. The chosen materiality is considered to compliment the natural environment in which it surrounds. The wood timber cladding and the single-storey nature of the cabins are sympathetic to the surrounding area and its location, protecting the setting of the surrounding landscape.
- 4.24 Thorough consideration has been taken in the positioning of the holiday units within the site to minimise the visual impact from the public receptor points from the road to the north of the site as illustrated within Figures 10-13 above. There is already an established Hedge to the north of the site, adjoining the road with additional planting of trees and bushes within the garden. The southern boundary of the Log Cabin site will be a stone dyke, mirroring the stone walls on the farm and across the hillside behind.

- 4.25 The proposed scale is considered to be appropriate to the surrounding landscape, sitting adjacent to the existing farm buildings in lower lying topography in comparison to its surroundings, protecting the setting of National Scenic Area and in accordance within Policy EP4. Should the Local Review Body require further landscaping beyond what is proposed, the applicant is willing to consider and accept that.
- 4.26 The cabins are positioned to achieve optimal views of the surrounding countryside to the north, east and south, whilst achieving considerable separation distances, enhancing the privacy for the cabin users further adhering to Policy PMD2 Place Making and Design.
- 4.27 The site is largely hidden within the topography and through the enhanced landscape buffer between the road adjoining the north of the site as illustrated within the visualisations below (Figures 6-13 above and core document 3). Through careful consideration with the design and segregated location of the holiday accommodation away from existing residential properties, it is deemed there will be no adverse impact on neighbouring residential amenity further in accordance with Policy PMD2 and Policy HD3 Protection of Residential Amenity.
- 4.28 The site is situated within the basin of a rolling landscape with the proposed cabins sitting below the ridge height of the adjoining farm buildings. The site sits within the landform not breaching upon the skylines, minimising the landscape impact the proposal will have on the local area.

GOA 4: There are no other material considerations which warrant refusal of the application. The material considerations have not fully been taken into account. The SPP and NPF4 both support and promote further rural investment.

- 4.29 Our clients' aspirations are for this site to provide three self-catering holiday units, representing an opportunity to invest in the rural community, whilst attracting visitors to the local area. The proposal would be built by the applicant who is committed to deliver the development as soon as possible and is therefore effective and deliverable.
- 4.30 The proposed development supports the ethos of the Draft NPF4 which is nearing adoption. The Revised Draft NPF4 seeks to encourage rural investment, to contribute to the viability, sustainability and diversity of rural economies and communities.
- 4.31 The proposed development also supports the ethos of the Revised Draft NPF4 through the 20-minute neighbourhood concept. The draft NPF4 seeks to encourage proposals within a 20-minute walk from local shops and services, encouraging development to contribute to the viability, sustainability and diversity of rural economies and communities.
- 4.32 SPP advises that the planning system should support economically, environmentally, and socially sustainable places by enabling development that balances the cost and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place it is not to allow development at any cost. This means that policies and decisions should be guided by the following principles in Paragraph 29 which we address in turn within Table 1 below.

Table 1: SSP Principles

Policy Principle	How the Proposal Complies
Giving due weight to net economic benefit;	The proposal will deliver much needed investment within the rural community. The applicant will also seek to appoint local tradesmen during the construction process, whilst increasing the footfall to Broughton, contributing to the local economy.
Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;	The proposal supports the growth of the rural community, attracting visitors to the local area, whilst providing farm diversification, contributing to the sustainability of the farm operations.
Supporting good design and the six qualities of successful places;	The proposal will deliver three quality holiday units, utilising sustainable technologies and natural materials.
Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;	The proposal will capitalise on the existing investment made in Broughton and neighbouring towns and villages. The additional visitors the proposed holiday units will bring to the area will contribute to local services and facilities through having a higher footfall in the local area.
Supporting delivery of accessible housing, business, retailing and leisure development.	The proposal will deliver holiday accommodation which is increasing demand within the Scottish Borders, supported by the Tourism and Strategy Action Plan, attracting and improving visitor numbers to the Borders.
Supporting delivery of infrastructure, for example transport, education, energy, digital and water.	The proposal is for holiday accommodation so is not liable to a s.69 or s.75 agreement.
Supporting climate change mitigation and adaptation including taking account of flood risk.	The site is not within an area at risk of flooding and the proposal will include renewable technologies.

SPP Table Continued...

Policy Principle	How the Proposal Complies
Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation.	The proposed location, adjoining the countryside offer an opportunity for an array of activities as well as nearby walks and cycle routes.
Having regard to the principles for sustainable land use set out in the Land Use Strategy;	The proposed site seeks to provide a form a farm diversification, contributing the sustainable running of the farm for years to come.
Protecting, enhancing and promoting access to cultural heritage, including the historic environment.	The sensitive approach to the design seeks to safeguard the character of the natural setting in which the site lies, ensuring it is in keeping with its surroundings.
Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.	The additional landscaping proposed will provide a level of beneficial effects, such as enhanced biodiversity and additional screening through the introduction of locally appropriate hedgerow and trees within the proposed development.
Reducing waste, facilitating its management and promoting resource recovery; and	Suitable provision for waste collection can be demonstrated.
Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.	The low-density scale of development is considered appropriate for a site of this nature.

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

Holiday Accommodation at Corstane Farm, Broughton

CONCLUSION

CONCLUSION

5.1 The submitted appeal, supported by this statement, seeks to overturn the Council's decision to refuse planning permission relating to the Holiday Accommodation at Corstane Farm, Broughton, Scottish Borders.

5.2 In summary:

- The proposal provides an opportunity to utilise this 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, within walking distance to Broughton Village. The proposal will also assist in the farms overall diversification and income stream.
- The proposal is situated within a sequentially preferred and unique location with no significant detrimental impact upon the local biodiversity and landscape, nor residential amenity in accordance with Policy EP3 and HD3.
- The construction methods will be minimal and sympathetic with the design made to fit with the rural context complying with the LDP Policy PMD2.
- The proposal seeks to utilise an existing access in accordance with LDP Policy IS7. There are no road safety concerns or objections from the Roads Officer.

5.3 As we have demonstrated through this statement, we consider that the proposal complies with the development plan, and in particular LDP Policies, ED7, PMD2 and EP4 against which the original application was refused.

5.4 There is a presumption in favour of applications that accord with the development plan unless there are significant material considerations that indicate otherwise.

5.5 The proposal will deliver local investment in trade employment supporting existing rural services, whilst providing farm diversification sustaining the operations on the family run farm.

5.6 The proposal is considered to fall within the guiding principles of the Revised Draft NPF4 and the SPP, and we do not consider that there are any impacts which are significant and demonstrably outweigh the presumption in favour of development. We therefore respectfully request that the appeal be allowed.

APPENDICES: Core Documents

Core Doc 1: Decision Notice and Officer Report

Core Doc 2: Location Plan

Core Doc 3: Proposed and Existing Plan (including Sequential Plan)

Core Doc 4: Business Plan

Core Doc 5: Visualisations

Core Doc 6: Ecology Survey

Core Doc 7: Images of Neighbouring Properties

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

G A L A S H I E L S

Shiel House
54 Island Street
Galashiels TD1 1NU

T: 01896 668 744
M: 07960 003 358

E D I N B U R G H

37 One George Street
Edinburgh
EH2 2HN

T: 0131 385 8801
M: 07960 003 358

N O R T H E R N I R E L A N D

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

M: 07960 003 358

E: tim@fergusonplanning.co.uk

