

## SUPPORTING STATEMENT

**SITE ADDRESS:**

**Land at West End of Auchencrow, Reston**

**PROJECT:**

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

**APPLICANT:**

**W. A. Mole & Son**

**DOCUMENT REFERENCE:**

**22/B961/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 four new dwelling houses on a greenfield site at the west end of the village of Auchencrow, Reston.

### 1.2 Purpose of Supporting Statement

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

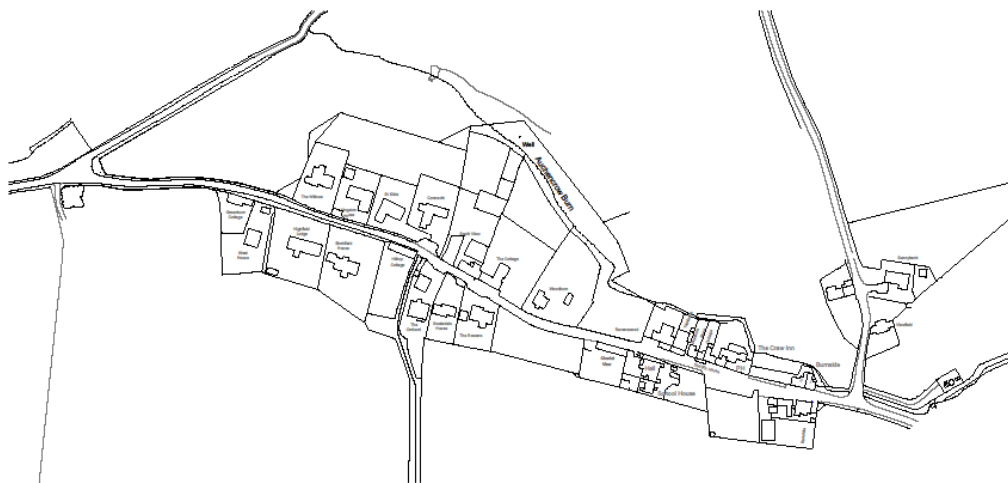
## 2.0 Background Information

### 2.1 Site Context

Auchencrow is a small historic village at the eastern side of Berwickshire, originally dating from the 13<sup>th</sup> Century.

The village lies south of the junction of the B6437 with the B6438, comprising a linear form of properties lying to the north and south of the village street linking both classified roads.

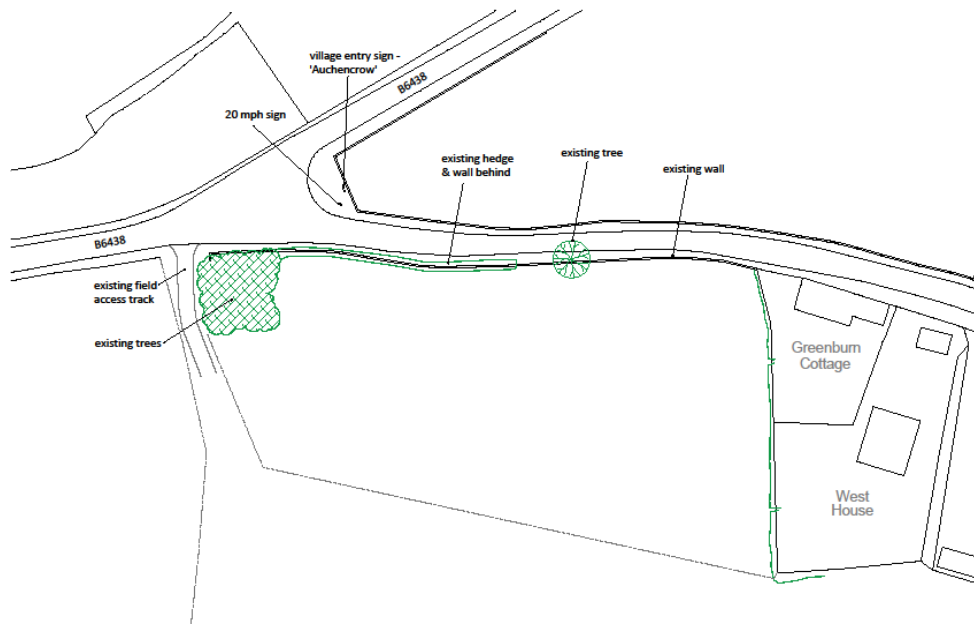
Although an established village with over twenty residential properties and a public house, there is no defined settlement boundary in the local plan.



### 3.0 Site Appraisal

#### 3.1 Site Description

The site is currently part of an arable field on the west side of the village, to the south-east of the junction of the village street with the B6438.



The site is bounded to the north (onto the road verge) by a semi-derelict stone (part retaining) wall with an existing isolated tree and some hedging in front.

There are two properties adjacent to the site on the east side, Greenburn Cottage and West House.



There is a field access track at the north-west corner of the site, with a small area of trees adjacent. There are remnants of a derelict structure, most likely a house, within these trees.



The 'Auchencrow' and 20mph speed limit signs are placed on the junction with the B6438, signifying entry to the village at that point.





The site rises gently from north to south, and is elevated above the road, more so to the west than the east.



### **3.2 Suitability of Proposed Site**

The site is a logical extension of the village settlement, on the south-west side of the village street, within the perceived entry point created by the 'Auchencrow' and 20mph speed limit signs.

Whilst the applicants acknowledge that the site is currently an arable field, its irregular shape is not suitable for modern agricultural machinery currently utilised in intensive farming practises.

The existing field access track and tree plantation at the north-west corner of the site are robust geographical features that tether the site within the overall envelope of the existing building group and perceived settlement boundary.

Historically, there have been several developments in the village, both infill and linear extensions of the building group. The development site would align with this rationale of augmentations to the building group.

### 3.3 Site Access

Access will be by shared access drive off the village street, close to the north-east corner of the site.

This position will take advantage of the site topography, since the level differential between the site and road is much less at this point.

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

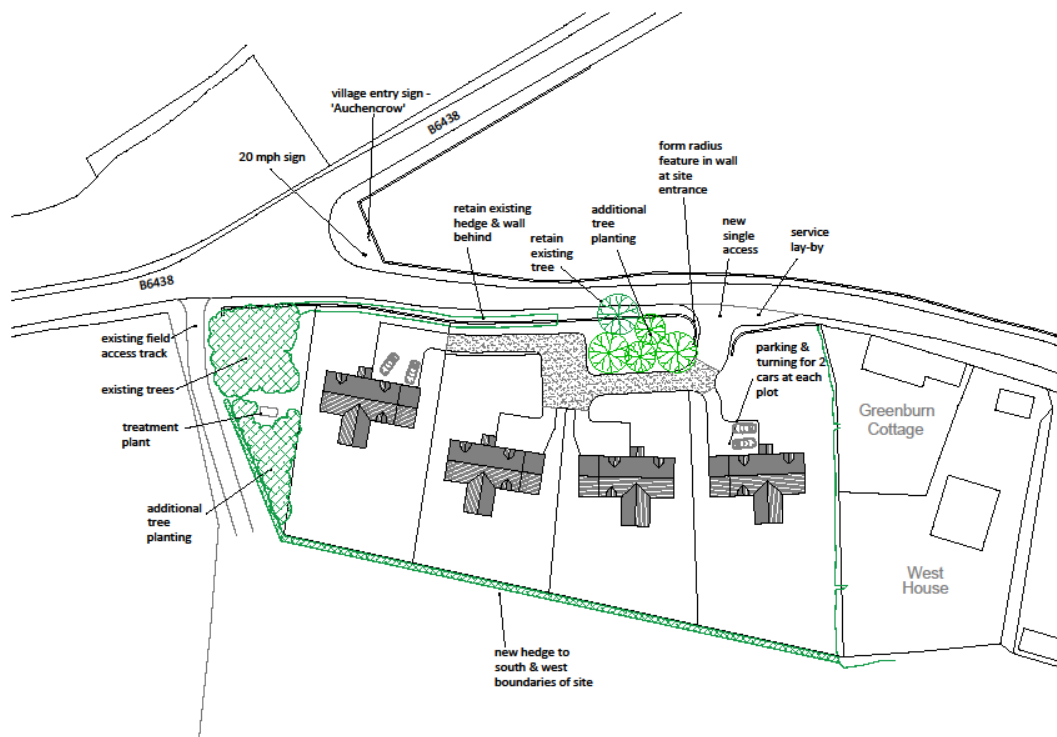
The existing wall will be re-aligned, and radius curves formed at the entry point, to maintain and enhance the character of the village street.

The position of the proposed access will allow the existing tree and hedge to remain.

## 4.0 Design

### 4.1 Building Layout & Form

The indicative site layout seeks to respect the semi-rural nature of the village streetscape, where properties are predominantly set back from the road in a linear form.



Detailed design of the buildings is not part of this PPP application, however, the buildings are envisaged as being one-and-a-half storey, constructed of a limited palette of natural materials to be sympathetic to the existing properties in the village.

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

The style of the houses will respect the site characteristics, including more glazing and a contemporary feel to the south, whilst less glazing and a more traditional feel to the north. This approach will take full advantage of passive solar gain.

#### **4.2 Landscape**

The existing hedge running along the front of the wall adjacent to the road will be retained.

The existing isolated tree will be retained and enhanced with the planting of additional trees adjacent. It is an attractive characteristic of the semi-rural nature of the village that there are trees and shrubbery along the street length adjacent to the road.

Further hedging will be planted around the perimeter of the site along the south and west boundaries, this will help to integrate the development into the wider rural landscape.

Additional trees will be added to the south of the existing small area at the west side of the site. These will help to 'book-end' the site within the perceived village boundary.

### **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 scope for expansion, 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 access track and small area of trees to the west.
- The site is within the village settlement, as delineated by the village entry and 20mph speed limit signs.



- 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 form that will relate to the character of the village 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 an arable field, 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 affected.

The retention of the existing hedge and trees, 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 any proposed garages.

### **6.3 Flooding**

The SEPA flood map does not indicate a risk of flooding on or close to the development site.

#### **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 four dwelling houses.

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