

Ravelaw Farm, Duns - 22/00576/FUL and 23/00002/RREF

This document has been prepared in response to the Local Review Body request for further information – comments on the impact of National Planning Framework 4 (NPF4) on the planning application and subsequent review.

The relevant policies from NPF4 are listed in the table below, with officer commentary on their relevance to the application, and a conclusion below.

Policy 5 – Soils	<p>This policy aims to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development.</p> <p>The application site is identified as being an area of prime quality agricultural land. Sub-section b) of Policy 5 will support development on prime quality agricultural land provided it is a small scale development directly related to a rural business or farm.</p> <p>The agricultural building is used to house pigs and the building is sited within a working farm. The development is small in scale and it is directly related to a rural business. Therefore, the development is not in conflict with Policy 5.</p>
Policy 14 – Design, quality and place	<p>This policy requires that developments improve the quality of an area in their design impacts, and that they meet the six qualities of successful places.</p> <p>Sub-section c) of Policy 14 states that: <i>“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.”</i></p> <p>The development would increase the overall capacity to house livestock at the farm. There are known issues within the farm and the development could potentially exacerbate these issues which could negatively impact upon the amenity of nearby residents. In light of this, it is not considered that the development complies with Policy 14.</p>
Policy 23 – Health and safety	<p>This policy aims to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.</p>

	<p>Sub-section e) of Policy 23 states that: <i>“Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.”</i></p> <p>Concerns were raised by the Council’s Environmental Health department and in the letters of representations received by the Planning Authority regarding the noise generated by the pigs housed in the agricultural building. No further information was requested from the applicant in respect of noise as Environmental Health felt that it would be difficult to quantify the noise generated by pigs housed solely in the agricultural building in question.</p> <p>Nonetheless, if the development was supported, it would increase the overall capacity to house livestock, which could, in turn, generate additional noise through increased numbers of pigs.</p> <p>It has not been adequately demonstrated that the development would not adversely impact upon nearby amenity of nearby residential properties.</p>
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Conclusion

The development fails to comply with Policy 14 of NPF4 in that the addition of a further agricultural building to house livestock at the farm could potentially exacerbate existing issues which would negatively impact upon the amenity or nearby residential properties.

In consideration of the above, National Planning Framework 4 reinforces the reasons for refusal already stated in the original decision notice and officer’s Report of Handling.