



**Planning Statement**

**Erection of dwellinghouse at  
Land north-east of Belses Cottage, Belses, Jedburgh**

**On behalf of Mr Kenneth Short**

**December 2022**

## Contents

<b>Section 1 - Background</b>	<b>3</b>
1.1 Introduction	3
1.2 Planning History	3
1.3 Site Description & Location	3
1.4 Application Proposal	5
<b>Section 2 – Planning Assessment</b>	<b>7</b>
2.1 Development Plan	7
2.2 Development Plan Designation	7
2.3 Development Plan Assessment	7
<b>Section 3 – Conclusion</b>	<b>11</b>

## Section I - Background

### I.1 Introduction

- I.1.1 This Planning Statement has been prepared by Aitken Turnbull Architects on behalf of Mr Kenneth Short (the “applicant”) in support of an application for Planning Permission in Principle for erection of a dwellinghouse (the “proposed development”) at land north-east of Belses Cottage, Belses, Jedburgh (the “application site”).
- I.1.2 The applicant is owner of Shorts of Hawick Ltd, specialist cashmere knitwear manufacturers, which is a family-owned local business. Mr Short previously built a dwelling to the north of the application site (“Karma”) and wishes to construct a further family home within the established Belses building group.
- I.1.4 The application is classified as a Local development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. This is based upon the site area being under 2 hectares and the proposal for being less than 50 residential units.
- I.1.5 This Planning Statement provides the context and justification for the proposed development in relation to the Development Plan and assessment of the key planning considerations.
- I.1.6 The application will is supported by a site **Location Plan, Indicative Site Layout and Access Technical Note.**

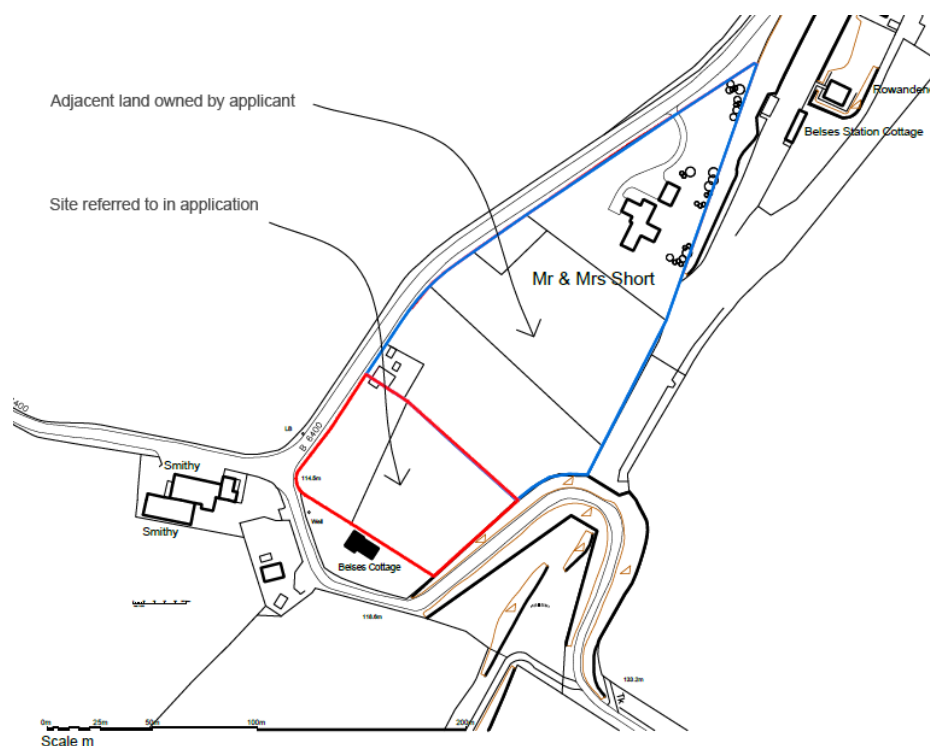
### I.2 Planning History

- I.2.1 The applicant constructed a detached house (“Karma”) built to the north, as per planning reference ref.04/02478/OUT, granted consent in February 2005. There is no specific planning history on the application site.

### I.3 Site Description & Location

- I.3.1 **Figure I** illustrates the site boundary. The site can be described as follows:

- The application site is located within the established Belses buiding group, which lies on the B6400 between Lilliesleaf to the west and Ancrum to the east (where the B6400 adjoins the A68).
- The application site comprises grazing land which falls from east to west and is bound by ther B6400 to the west, a tree-lined former rail line to the east (with former site of Belses Station located to north-east), further grazing land and the garden ground of “Karma” to the north and Belses Cottage and a minor road to the south. The site has well defined boundaries on three sides with proposals to plant a new landscape northern boundary. The site is within the centre of the Belses building group as illustrated in **Figure 2**.
- Access is currently taken from a field access on the minor road, just to the east of its junction with the B6400 on the site’s south-western boundary. The supporting Access Technical Note sets out how this can be upgraded to be utilised for a single plot access, given traffic speeds at that location. The Technical Note also investigated access options on the B6400 further to the north but the upgraded field access is considered the most appropriate option.
- The application boundary extends to 0.525 hectares (1.29 acres).



**Figure I – Site Boundary**

# Belses Building Group



Figure 2 – Belses Building Group (also attached as separate plan)

## 1.4 Application Proposal

- 1.4.1 The application is for Planning Permission in Principle for erection of a dwellinghouse. The proposal would allow for completion of the at the centre of the established Belses building group, as illustrated in **Figure 2**. Access is via an upgraded field access from the adjoining minor road. The proposed site layout is illustrated in **Figure 3** below.
- 1.4.2 As per *Scottish Government Planning Circular 3/2022 (Development Management Procedures)*, it is within the Council’s control to set phasing and/or permission duration to suit particular requirements. In this respect, notwithstanding the default permission duration period for Planning Permission in Principle, the **applicant is willing to accept a condition to ensure an application for matters specified in conditions should not be submitted before 1<sup>st</sup> August 2023 (to allow for completion of the new LDP exam)**.



**Figure 3 – Indicative Site Layout (extract)**

## Section 2 – Planning Assessment

### 2.1 Development Plan

- 2.1.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The existing development plan covering the application site comprises the *Strategic Development Plan for Edinburgh and South East Scotland* (“SESplan”), approved June 2013, and the *Scottish Borders Local Development Plan* (“LDP”), adopted 2016.

### 2.2 Development Plan Designation

- 2.2.1 The adopted LDP zones the application site within designated Countryside, where Policy HD2 (Housing in the Countryside) applies.
- 2.2.2 There are no other protective landscape, heritage or conservation policies impacting upon the site, other than LDP wide policies which are addressed below.

### 2.3 Development Plan Assessment

#### Principle of Development

- 2.3.1 The principle of development requires to be assessed against LDP Policy HD2 (Housing in the Countryside), which states that development will only be permitted where certain criteria are met. In particular, it is noted that the Council support appropriate rural housing development associated with existing building groups where this does not adversely affect their character or that of the surrounding area. Part B of the policy sets out that housing of up to two additional dwellings or a 30% increase of an existing building group may be supported where certain criteria are met.
- 2.3.2 Criteria a requires that the site is well related to an existing group of at least 3 houses or buildings currently in residential use or capable of conversion to residential use. **Figure 2** above (and included as separate plan) illustrates the wider Belses Building Group which comprises 15 existing houses (pre-2016 LDP adoption), 6 units capable of conversion to residential use (previously benefitting from a planning consent) and 3 plots granted planning approval since 2016. There is therefore a total of 24 residential/potential residential units in the Belses group. The site is located in the centre of this wider group, immediately adjacent to three existing houses to the south,

to the east of two consented plots and south of a further existing house. It is therefore considered that the site meets this criteria.

- 2.3.3 Criteria b requires that the cumulative impact of new development on the character of the building group and on the landscape and amenity of the surrounding area will be taken into account. The granting of planning consent of two plots west of the B6400 has solidified the Belses Building Group and it is considered that this supports the merits of the application site which is well contained on three sides and with suitable siting, design and landscaping, the proposal can be accommodated with no detrimental impact on the building group or wider landscape. Please refer to **Figures 2 and 3** above and the separate supporting **Indicative Site Layout**.
- 2.3.4 Criteria c requires that any consents for new build should not exceed two dwellings or a 30% increase in the group during the plan period. As set out on **Figure 2**, a total of 21 qualifying residential units existed at the start of the current LDP period. There have been three consents since that time. The Council, in approving the plots west of the B6400, noted that the building group had the capacity to absorb the additional plots notwithstanding the LDP policy criteria. It is noted that, based on 21 existing/potential units, a 30% increase would equate to 6 houses (6.3). There have been three plots consented since the LDP was approved and this proposal would provide for three further plots. As set out above, the applicant is willing to accept a condition in relation to timing of an application for matters specified in conditions to not be submitted before 1<sup>st</sup> August 2023 to allow time for the new Scottish Borders LDP examination to be completed – currently an Examination Report is targeted for May 2023.

### **Placemaking and Design**

- 2.3.5 LDP Policy PMD2 (Quality Standards) and associated Supplementary Guidance (January 2010) sets out a requirement for all new development in the Scottish Borders to be of high quality in accordance with sustainability principles. The proposal can address these requirements through detailed design. In particular, building and site layout can be orientated to maximise efficient use of energy along with sustainable construction techniques. Sustainable drainage systems can be implemented with soakaway and appropriate waste/recycling facilities can be provided. Site layout and landscape treatment (retention of existing and proposed) can retain the rural character of the local area and set a high quality framework to contribute to the sense of place at Belses Building Group. Appropriate house design can be provided to accord with the local vernacular including suitable scale, massing, height, density and materials can all be appropriately addressed through detailed design. As set out in the



supporting **Access Technical Note**, there would be no adverse impact on road safety.

### **Neighbouring Amenity**

- 2.3.6 LDP Policy HD3 (Residential Amenity) requires new development to adhere with criteria to protect existing amenity. In this respect, the proposal would not result in any adverse impacts in terms of overlooking, loss of privacy or sunlighting due to the distance between proposed and existing properties and implementation of suitable plot boundary treatment. Similarly, with a suitable landscape/boundary framework there be no loss of visual amenity and traffic impacts would be negligible given the scale of proposal.

### **Parking and Road Safety**

- 2.3.7 LDP Policy PMD2 (Quality Standards) and LDP Policy IS7 (Parking Provision and Standards) require new developments to incorporate suitable access and turning space in addition to parking as per the Council's adopted standards. As illustrated on the **Indicative Site Layout**, the plot is of sufficient size to accommodate all requirements. The supporting **Access Technical Note** confirms that the access proposals can be suitably provided with sightlines according with surveyed speeds on the B6400. There is no technical restriction to the provision of the proposed access points.

### **Biodiversity / Ecology**

- 2.3.8 LDP Policy EP3 (Local Biodiversity) requires new development to avoid fragmentation or isolation of habitats, minimise impacts on biodiversity of the site, compensate to ensure no net loss of biodiversity and enhance the ecosystem. The proposal would allow for formation of landscaped boundary treatment and garden ground which would enhance the biodiversity of the local area.

### **Trees & Hedgerow**

- 2.3.9 LDP Policy EPI3 (Trees, Woodland and Hedgerows) requires new development to minimise adverse impacts on the biodiversity value of the woodland resource and ensure appropriate replacement planting where necessary. There would be a minor

loss of hedgerow to allow for site access proposals which can be compensated through new landscape boundary treatment which will extend the suitable habitat through the site.

### **Developer Contributions**

- 2.3.10 LDP Policy IS2 requires financial contributions from new development towards identified infrastructure, services and environmental measures. As the proposal is for a single dwellinghouse, it falls below the threshold for affordable housing requirements.
- 2.3.11 The application site falls within the catchment areas of Lilliesleaf Primary School and Selkirk High School. As per the Council's Supplementary Guidance on Development Contributions (April 2022), the need for contributions towards infrastructure improvements at these schools is deemed unlikely.
- 2.3.12 There are no other known development contributions applicable to this site.

## Section 3 – Conclusion

3.1 The preceding Statement, in addition to the supporting documentation, demonstrates the compliance of the plot proposal at Belses with the Development Plan.

3.2 In particular, the application is based upon the following key aspects:

- The applicant is seeking Planning Permission in Principle for a dwellinghouse within the established Belses Building Group, located on the B6400 between Lilliesleaf and Ancrum.
- The application is being brought forward by Mr Kenneth Short, of Shorts of Hawick Ltd, who wishes to build a further family home within the Belses Building Group and would be willing to accept a condition to restrict the earliest date for submission of approval of matters specified in conditions being August 2023. Mr Short previously developed the house to the north of the application site.
- The principle of development is supported by LDP Policy HD2 as the site is well related to an existing Building Group of at least 3 houses (indeed the site is located within the centre of a Group of 15 existing houses, 6 potential residential units and 3 consented units. The proposed approach would ensure that the proposed plot could be accommodated within the capacity of the group. The plot would not have any adverse impact on the local area, including neighbouring amenity and road safety (as supported by an Access Technical Note).
- Placemaking and design requirements can be addressed through detailed design with the supporting Indicative Site Layout illustrating the proposed approach to plot layout and boundaries, to accord with and enhance local character and sense of place.
- There would be no adverse impacts on other LDP policies with new landscaped plot boundary increasing biodiversity quality.

3.3 It is respectfully requested that the submitted planning application be supported by Scottish Borders Council and we look forward to discussing the proposals further.