

Land South of 1 Kelso Road, Coldstream - 22/01416/PPP and 23/00017/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. The application site relates to a section of an agricultural field. The proposed development has been assessed against this policy and it fails to comply with any of the criteria outlined under this policy.</p> <p>Therefore, the proposal is considered to conflict with this policy.</p>
Policy 3 – Biodiversity	<p>This policy aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.</p> <p>The proposed development has the potential to impact upon protected species, notably bats, badgers and breeding birds. No information has been submitted. A Preliminary Ecological Appraisal is required to evaluate the site and to consider the potential impact the proposed development would have on biodiversity.</p>
Policy 6 – Forestry, woodland and trees	<p>This policy aims to protect and expand forests, woodland and trees.</p> <p>There are mature trees to the north of the application site that are a part of a large tree belt. These trees are an important feature within the landscape and they should be protected. No details have been provided at this stage in respect of these trees.</p> <p>Further information would be required to ensure that the proposed development would not adversely impact upon these trees. This information could be requested by way of condition.</p>
Policy 7 – Historic assets and places	<p>This policy aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.</p> <p>The application site lies within Lees Designed Landscape. The proposed development would be visible within the immediate and wider landscape. The impact the proposal would have on this landscape designation cannot be fully considered at this stage as the application is for planning permission in principle.</p>

<p>Policy 14 – Design, quality and place</p>	<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>As mentioned in the report of handling, the application if for planning permission in principle and aspects such as the layout, siting, design of the proposed dwellinghouses and the impact they may have on amenity or privacy cannot be adequately assessed at this time.</p>
<p>Policy 16 – Quality homes</p>	<p>To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.</p> <p>The proposed development has been considered against this policy and it fails to meet any of the criteria outlined.</p>
<p>Policy 17 – Rural homes</p>	<p>This policy aims to encourage, promote and facilitate the delivery of more high quality and affordable and sustainable rural homes in the right locations.</p> <p>This policy supports homes in rural areas where they are suitably scaled, sited and designed to be in keeping with the character of the area and where the development meets one of the criteria outlined within this policy. The proposed development has been considered against all of the criteria outlined in Policy 17 and the proposal fails to comply with this policy. Therefore, the principle of the development is not considered to be acceptable.</p>
<p>Policy 18 – Infrastructure first</p>	<p>This policy aims to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.</p> <p>This requires that impacts on infrastructure be mitigated, including education and affordable housing. This could be addressed by a legal agreement, as mentioned in the report of handling.</p>
<p>Policy 22 – Flood risk and water management</p>	<p>This policy aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.</p> <p>Sub-section c) of this policy advises that development will not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems and seek to minimise impermeable surfaces.</p> <p>As identified in the submitted application, the proposed development would not make provision for sustainable drainage of surface water. The approach identified for surface water would not comply with the general aims of sub-section c) of Policy 22.</p>

	<p>Sub-section d) of this policy advises that development will be supported if it can be connected to the public water mains. As indicated in the application, the proposed development would be connected to the public water supply network. This approach accords with sub-section d) of Policy 22.</p> <p>Overall, the proposed development fails to meet the general aims of Policy 22.</p>
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Conclusion

The development fails to comply with Policy 16, Policy 17 and Policy 22 of NPF4. 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, as well as introducing an additional reason for refusal as the proposed development would fail to deal with surface water in a sustainable manner.