

**From:** Hayward, Julie <JHayward2@scotborders.gov.uk>  
**Sent:** Monday, February 6, 2023 6:41 PM  
**To:** Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>  
**Subject:** [OFFICIAL] 22/01824/PPP: Land South And West Of Greywalls Gattonside

Good afternoon

I refer to the above planning application submitted on behalf of Mr and Mrs Cameron.

The consultation responses can be viewed on Public Access. No representations have been received.

The proposal has to be assessed against policy HD2 of the Local Development Plan 2016. It has already been established, be way of the previous refusal and appeal decision for this site, that the site does not form part of the building group. Therefore the proposal has to be assessed against part (F), which requires an economic justification.

The business case put forward in support of this proposal is that the applicant intends to operate a farm holding from the land. It would be useful to have a map of the land holding.

At this current time, the agricultural building granted consent under 22/01176/AGN has not been erected. The sheep enterprise has not been established and the land is currently/has been used for crops. Granting planning permission for this proposal at this time would be premature as there is no guarantee that the farming business would be undertaken. This is a concern, given the previous refusal of an application for a house on this site when no such economic justification was put forward or approval granted for a farm building.

Apart from lambing in April, the animal welfare requirements do not appear labour intensive or justify a house on this site; the applicant could live within Gattonside or within an existing property.

A budget plan has been provided for 2023. This is based on selling ewes, lambs and wool, though the sheep enterprise is yet to commence. No long term business plan has been provided demonstrating the viability of the business over the next 3 - 5 years.

The requirements of policy HD2 (F), namely that the Council is satisfied that the housing development is a direct operational requirement of an agricultural enterprise which is itself appropriate to a countryside location and it is for a worker predominantly employed in the enterprise and the presence of that worker on-site is essential to the efficient operation of the enterprise, has not been met and the proposal cannot be supported at this time.

In circumstances such as this, where there is no existing farm business to justify a new house in the countryside, temporary planning permission may be granted for a mobile home on the site for 3 or 5 years to allow the farm to establish and expand to demonstrate it is a viable business for which a new house would be justified. I would suggest that this current application is withdrawn.

The requirements of the Roads Planning Service would be secured by conditions, should the application be approved.

The condition requested by our Archaeology Officer would be attached to any planning permission for this proposal.

I have not had a formal consultation response from our Ecology Officer but as the reports submitted are those submitted as part of the previous application, 21/00710/PPP, the comments received in respect of that application still apply. Our Ecology Officer has advised that although the badger sett appeared to be abandoned in 2022, given badger activity in the area, it could become active again.

The tree surveys and Arboricultural Impact Assessment have not been submitted as part of this application.

It is considered that the scale and design of the proposed dwellinghouse are inappropriate for this location. Further consideration is required. The applicant will be informed of this by way of an informative note, as this is a Planning Permission in Principle application, should the application be supported.

Our Flood Protection Officer has requested that a Flood Risk Assessment be submitted. I recall a lot of discussion as part of the previous application regarding flood risk. The conclusion of this was that our Flood Protection Officer advised that this is not the best location for a residential building, as the proposed dwellinghouse would be located at the edge of the indicative 1:200 year flood envelope of the River Tweed, with additional areas at risk of surface water flooding also indicated at the edge of the proposed building. However, they advised that a Flood Risk Assessment was not required as part of the Planning Permission in Principle application but this view may change depending on the plans and details that are submitted when full planning permission is sought. Additional information including section drawings and levels would be required as part of the detailed application to determine if a FRA is required and if the currently proposed Finished Floor Levels of 85.3mAOD are suitable. These issues can be dealt with by condition but you are at liberty to hold further discussions with our Flood Protection Officer if you feel it would be useful.

Thanks

Julie

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