

From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: Friday, April 28, 2023 5:31 PM
To: Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>
Subject: [OFFICIAL] 23/00260/PPP: Land West Of Greywalls Gattonside

Good afternoon

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

I have now had the opportunity to consider the proposal.

The proposal appears to be for the same site and proposal as application 21/00710/PPP (albeit with the access route omitted). That application was refused in November 2021 and the subsequent appeal was dismissed by the Local Review Body in April 2022.

There appears to be no significant changes to the proposal since that decision and there have been no amendments to the Local Development Plan 2016 policies. The only change appears to be the adoption of National Planning Framework 4, which supersedes SPP and is now the most up to date policy consideration.

Having assessed the proposal, I can advise that it does not comply with the Local Development Plan 2016 housing in the countryside policy or Supplementary Planning Guidance on New Housing in the Borders Countryside, which is consistent with the previous refusal. In addition, the proposal does not comply with the criteria set out in policy 17 of National Planning Framework 4.

National Planning Framework 4 adds additional weight to protecting soils and in particular prime quality agricultural land (policy 5). The site is within prime quality agricultural land and would result in the permanent loss of such land and the proposal does not meet the exception criteria within policy 5 or Local Development Plan 2016 policy ED10.

I have not yet received a consultation response from our Flood Protection Officer and will chase this up. However, in respect of application 22/01284/PPP they have requested a Flood Risk Assessment. National Planning Framework 4 places a greater emphasis on avoiding sites at risk of flooding especially for vulnerable uses, such as residential. I will forward our Flood Protection Officer's comments to you once I receive them but it would be useful to know if you would be commissioning a Flood Risk Assessment.

Thanks

Julie

Julie Hayward
Team Leader
Development Management
Planning, Housing and Related Services
Corporate Improvement and Economy
Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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