

F E R G U S O N
P L A N N I N G

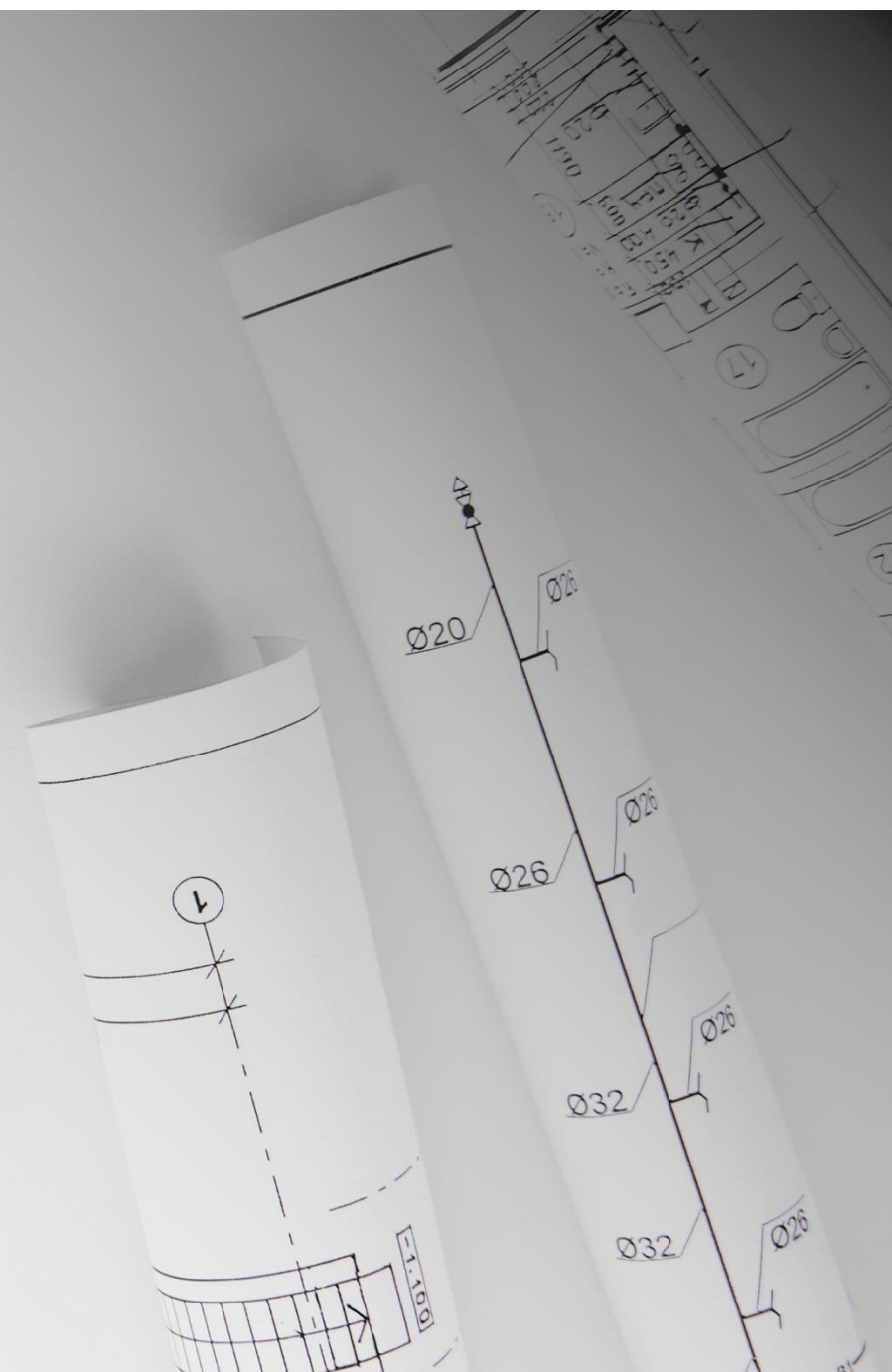
HEADSHAW FARM, ASHKIRK, SELKIRK, TD7 4NT

Mrs. Nancy Margaret Hunter

December 2022

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Residential Development at Headshaw Farm, Ashkirk, Selkirk, TD7 4NT

INTRODUCTION

INTRODUCTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of our client Mrs. Nancy Margaret Hunter (the applicant) in support of a Full Planning Application at the Land at Headshaw Farm, Ashkirk, Selkirk (the 'Site').
- 1.2 The planning application submission relates to the construction of one residential property and associated site works. The purpose of this proposal is to create a new dwelling for the applicant's daughter and partner to return back to the farm and assist with the day-to-day operations as their parents are reaching retirement age.
- 1.3 The site is situated within an existing Building Group at Headshaw Farm, located approximately one mile to the northwest of Ashkirk off the A7. The Farm includes the main Farmhouse at Headshaw, three cottages, and a bungalow creating a Building Group in its own right. All of the dwellings are within the applicant's ownership and are let out to long-term tenants who wish to remain in their properties for years to come. Letting out the properties provide a valuable income source for the farm as a form of diversification. The site is accessed off an existing private road that serves the neighbouring properties to the north of the site.
- 1.4 The Site Location Plan can be found in Figures 1 and 2, with additional images of the site shown in Figures 3 and 4.
- 1.5 The parcel within which the site is located sits towards the western edge of a contained field, and which is well-defined with existing trees and a fence line bordering the site. The body of the site laid to rough pasture.
- 1.6 Existing residential properties immediately adjoin the site to the north, beyond the access road. To the south, is agricultural land associated with Headshaw Farm and within the applicant's ownership.

- 1.7 As shown within Figure 1 below, the subject site sits adjacent to the built form to the north. The proposal would sit below and within the backdrop of the existing dwellings, not impinging upon the skyline. Further detail can be found within the proposal section to follow as well as in the Drawings and Design and Access Statement (which goes into detail on design philosophy and acceptability) and is lodged with the application.
- 1.8 The purpose of this statement is to provide detail of the proposal and set out the key Planning Policy and material considerations in the determination of this application.
- 1.9 The remainder of this statement is structured as follows:
 - Section 2: The Proposal
 - Section 3- Planning Policy
 - Section 4- Planning Assessment
 - Section 5- Conclusion

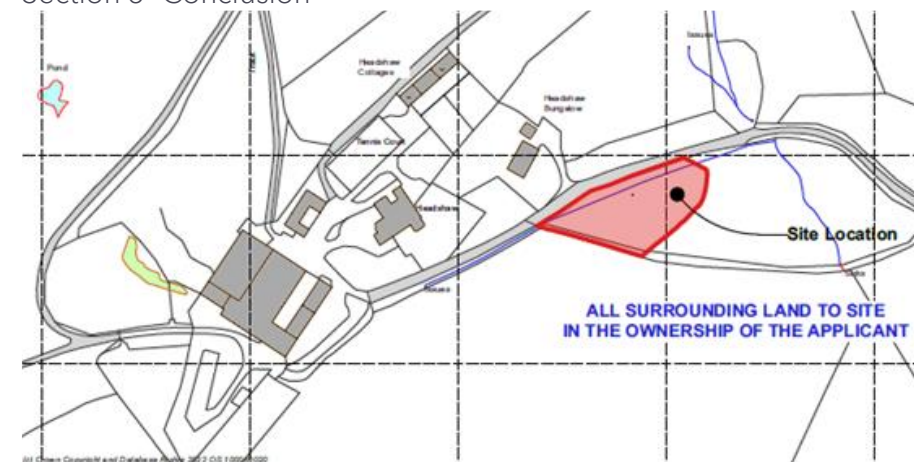


Figure 1: Site Location Plan (Source: Keith Renton Architects).

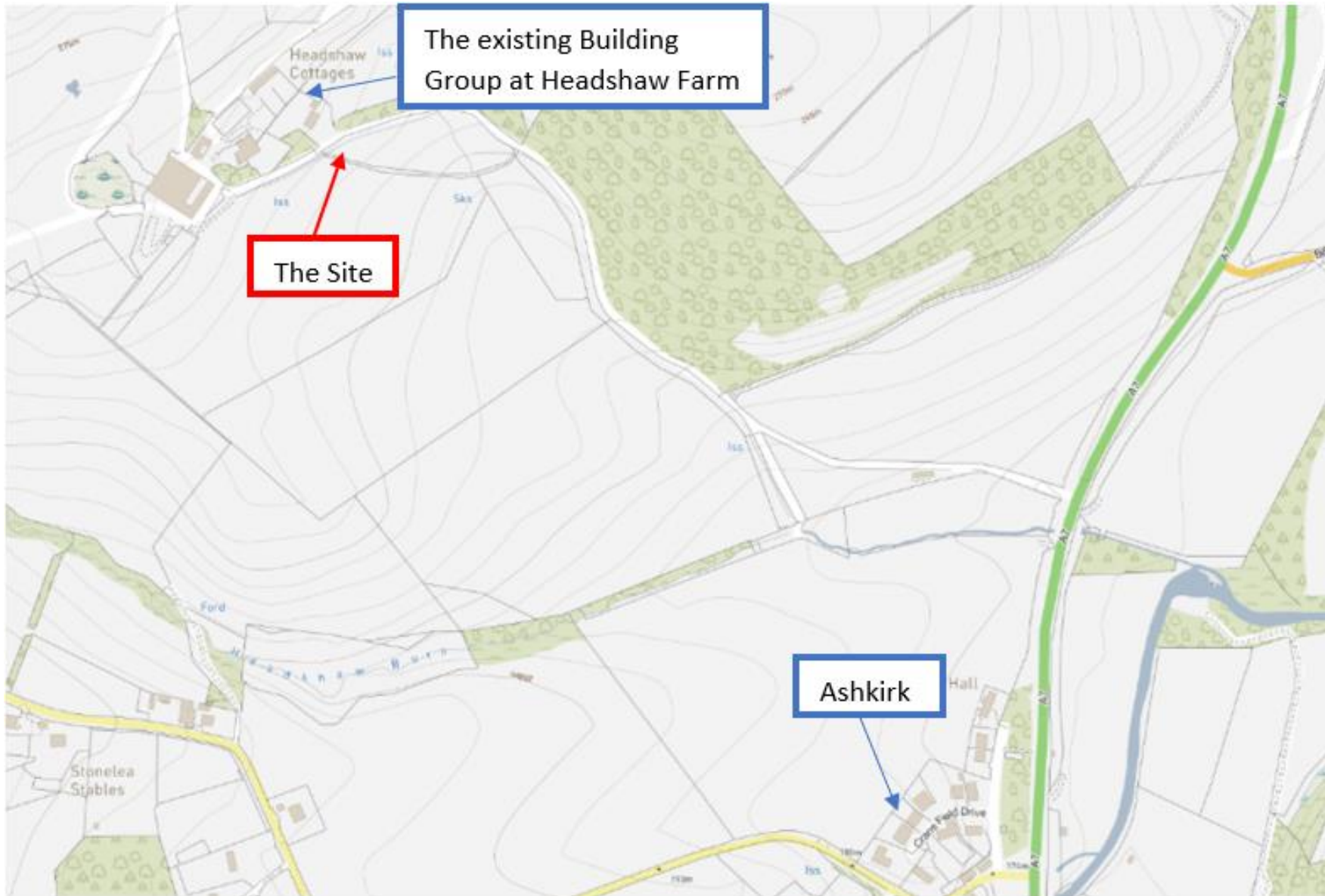


Figure 2: Aerial Image of the Wider Site Location.



The Site

Figure 3: Arial Image of Site Location.

Designations

- 1.10 In terms of heritage assets, there are no listed buildings on or within proximity to the site, nor is the site within a Conservation Area.
- 1.11 With reference to the LDP Proposals Map, the site is considered 'White Land', holding no other designations or allocations.
- 1.12 The Scottish Environmental Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintains flood risk maps for public and development purposes. It appears from the maps available online, that the site is not at risk of flooding.

Planning History

- 1.13 From a review of the Scottish Borders Council online planning register, there has been no notable planning applications on the site in question, or within the Building Group in which the site is situated within.
- 1.14 It is acknowledged there was a change of use application to convert the steading into a residential property (LPA ref: 09/01386/FUL) which was withdrawn back in 2015. This steading in question now forms part of the applicant's livery yard associated with the farm operations. As there have been no consents within the current Plan Period, the Building Group is considered to have the capacity for a further dwelling.
- 1.15 The applicant undertook a pre-application enquiry for a preferred site in the adjacent field to the southeast and have taken a cognizance of the planner response in selecting the application site proposed, adjoining the existing built form.

Figure 4: Image of the Site taken from the northwest corner looking Southeast



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THE PROPOSAL

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2.1 This section sets out details of the proposed scheme which forms the subject of this planning application. The description of development is as follows:

“Planning Application for Residential Dwelling with associated Amenity, Parking, Infrastructure and Access at Land at Headshaw Farm, Ashkirk, Selkirk, TD7 4NT”.

2.2 The proposed development involves the provision of a single detached residential dwelling with the layout, floorplans and access arrangement illustrated in Figures 6 and 7. Further illustrations are also provided within Figure 8 below.

2.3 The applicants Family have farmed at Headshaw Farm for generations, demonstrating long-term commitment to providing a high-quality sheep enterprise and horse livery, contributing to the rural economy with the Borders. This application will enable the existing farmhouse to be released for occupation by the next generation.

2.4 The labour requirement for all the land farmed amount to a significant scale of enterprise and the need for the principle personnel to be living on site is considered imperative for the farms continued success for generations to come.

2.5 In terms of the chosen location, as illustrated within Figure 5 below the applicant has undertaken a sequential assessment, demonstrating there are no other appropriate existing buildings that are vacant or suitable for conversion, or pockets of land available for development. The topography of the land around the Building Group is steep in areas and there are limited suitable flat sites which do not have an important agricultural use. The site in question is considered to be the most logical location, adjoining the existing built form of the Building Group, whilst not interrupting the current farm operations.

Figure 5: Sequential Plan (Source: Keith Renton Architects)

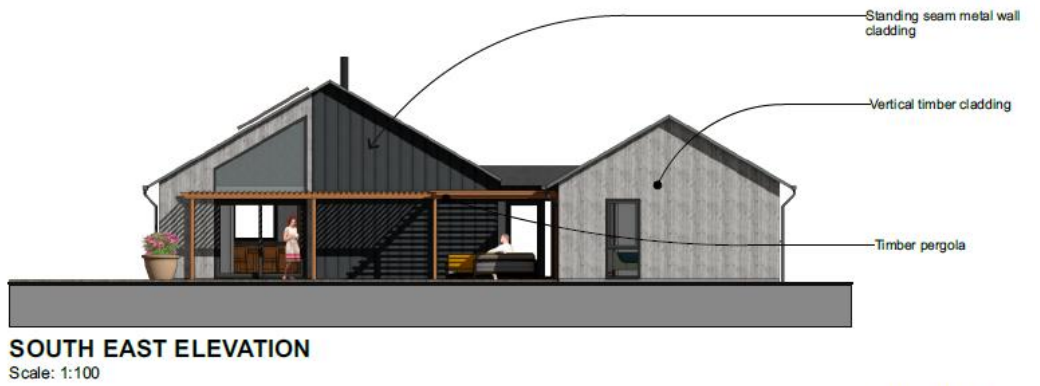


- 2.6 The proposal is for a building that is discretely and sensitively positioned in the landscape, that is simple in plan, construction and detail- a design that is contemporary in its architectural language whilst sensitive to its rural context. The choice of the proposed site would mean that no trees would be required to be cut down.
- 2.7 The new dwelling is proposed to be positioned in the centre of the site, set back from the adjoining road, whilst retaining proximity with the existing neighboring dwellings beyond the road to the north. The proposed dwelling is a 'Z- shape', orientated towards the north, with the key habitable rooms and rear garden towards the south, optimizing the daylight/ sunlight provision.
- 2.8 The design concept is informed by the existing built form within the Building Group with the proposed dwelling not exceeding 1.5 storeys high, whilst incorporating modern architectural design and technologies, complementing its rural character in which it surrounds as illustrated in the accompanying drawing package and figures.
- 2.9 As previously mentioned, access is proposed from the adjoining road along the northern boundary of the site which serves the adjoining properties within the Building Group. The site also benefits from being situated next to existing utilities such as electricity, mains water and telecommunications.
- 2.10 The proposal seeks to use natural and sustainable materials. The core palette includes natural timber cladding and bordering, standing seam metal wall cladding, stone cladding and glazing. The contrasting materials on the façade are considered to show sensitivity to the surrounding landscape and seeks to largely go unnoticed when taken with the wider build form and topography of the rolling hills.
- 2.11 A double garage is proposed, using the same material pallet as the proposed house, as illustrated within the accompanying drawing pack. The garage is proposed to have glazed windows, providing natural light, with roof space that has the potential to convert into an office or living accommodation later down the line if desired.
- 2.12 Private outdoor amenity provision for the proposed property would be substantial, complimenting the natural rural environment in which it surrounds. The site benefits from being situated within a contained site, bordered by existing trees and vegetation to the south which is sought to be retained and enhanced where possible. Additional planting is proposed within the body of the site, and along the immediate northern and southern boundaries, further adding to the sites landscape containment, minimising the visual impact on the surroundings.
- 2.13 As touched upon above, careful consideration has been taken in the positioning of the proposed dwelling within the site to ensure there is a reasonable separation distance to the existing dwelling adjoining the northern boundary, safeguarding the daylight and sunlight provision as well as the privacy of residents which is also assisted by the proposed planting to the east of the site.
- 2.14 Particular attention has been taken in ensuring the proposal is well related to the built form and does not impinge upon the sites Countryside Setting through the proposed new landscaping, shielding views upon approach from the east as illustrated in Figure 6 below.

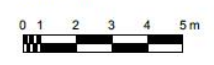
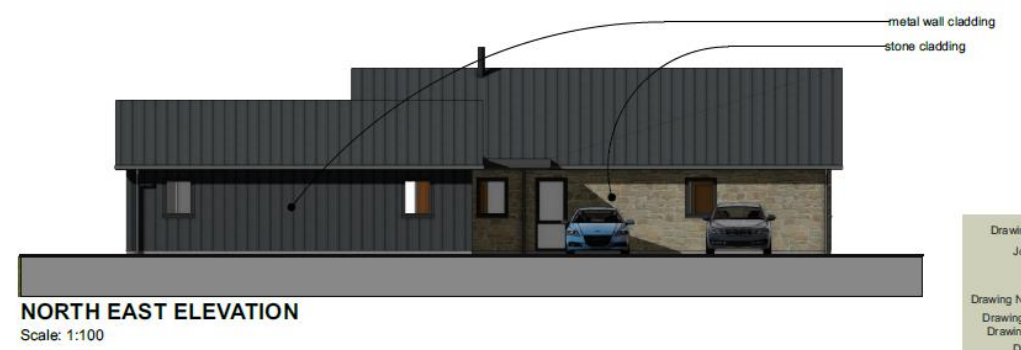
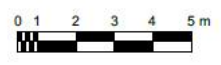
Figure 6: Site Plan (Source: Keith Renton Architect)



Figure 7: Proposed Elevations (Source: Keith Renton Architects)



- Notes:**
1. Roofs shi colour.
 2. Walls will (to match th elevations.
 3. Windows aluminium c
 4. Gutters a colour of ro
 5. Trims, fla match colou



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Figure 8: Proposed Visuals (Source: Keith Renton Architects)



Keith Renton
architect



Building Standards
Approved Certifier



Passivhaus
Trust



The Scottish
Government

tel: 01361 810 271
email: info@keithrentonarchitect.co.uk
web: www.keithrentonarchitect.co.uk

Drawing Title: 3D VIEWS

Job Title: Proposed New House, Plot at Headshaw, Ashkirk, Selkirk, TD7 4NT

Client: Nancy Hunter

Drawing Number: 873P- 06

Drawing Scale: NTS

Drawing Date: 05/12/2022

Draw By: KR

Drawing Size: A3

Amendments:

A 13/12/2022 Garage now included

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PLANNING POLICY

PLANNING POLICY

3.1 This section outlines the principle planning policy considerations which have informed the emerging development proposals and which provide the context for the consideration of the proposed scheme.

The Scottish Borders Local Development Plan

3.2 The Scottish Borders Local Development Plan (LDP) was adopted on 12th May 2016 and sets out the policies on development and land use within the Scottish Borders.

3.3 The emerging Local Development Plan 2 for the Scottish Borders is at an advanced stage and was presented to the full council on 25th September 2020. The formal consultation period is between 2nd November 2020 and 25th January 2021. As the plan is nearing adoption, it should be considered a material consideration.

3.4 The key policies under which the development will be assessed include:

- LDP Policy PMD1: Sustainability
- LDP Policy HD2: Housing in the Countryside
- LDP Policy PMD2: Quality Standards
- LDP Policy HD3: Protection of Residential Amenity
- LDP Policy HD4: Meeting the Housing Land Requirements/ Further Housing Land Safeguarding

3.5 **Policy PMD1: Sustainability:** The preparation of the Local Development Plan was heavily, by the acknowledged “need for action on climate change” and the Council’s Environmental Strategy, which sit behind the ‘support and encouragement of sustainable development’ across the Borders. Policy PMD1 sets out the “sustainability principles which underpin all the Plan’s policies” and that the Council expects to inform development proposals and planning decisions:

- a) the long-term sustainable use and management of land
- b) the preservation of air and water quality
- c) the protection of natural resources, landscapes, habitats, and species
- d) the protection of built and cultural resources
- e) the efficient use of energy and resources, particularly non-renewable resources
- f) the minimisation of waste, including wastewater and encouragement to its sustainable management.
- g) the encouragement of walking, cycling, and public transport in preference to the private car.
- h) the minimisation of light pollution
- i) the protection public health and safety
- j) the support of community services and facilities
- k) the provision of new jobs and support to the local economy
- l) the involvement of the local community in the design, management, and improvement of their environment.

3.6 **Policy PMD2: Quality Standards:** The Policy sets out a range of sustainability, placemaking and design, accessibility and open space/ biodiversity requirements, whereby the proposal must:

- Take appropriate measures to maximise the efficient use of energy and resources, in terms of layout, orientation, construction and energy supply;
- Make provision for sustainable drainage;
- Incorporate appropriate measures for separate storage of waste and recycling;
- Incorporate appropriate landscaping to help integration with the surroundings;
- Create a sense of place, based on a clear understanding of context;
- Be of a scale, massing and height appropriate to the surroundings;
- Be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality;

- Be compatible with, and respect, the character of the surrounding area, neighbouring uses and neighbouring built form;
- Be able to be satisfactorily accommodated within the site;
- Provide for appropriate boundary treatments to ensure attractive edges, and to help integration with the surroundings;
- Incorporate access for those with mobility difficulties;
- Not have an adverse impact on road safety in terms of the site access;
- Incorporate adequate access and turning space for vehicles including those used for waste collection purposes.
- Retain physical or natural features which are important to the amenity or biodiversity of the area.

3.7 **Policy HD2: Housing in the Countryside:** Section A of Policy HD2 addresses development proposals for housing related to existing Building Groups. The adopted text of section A has been copied below:

“(A) Building Groups

Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is the greater, associated with existing building groups may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in residential use or capable of conversion to residential use. Where conversion is required to establish a cohesive group of at least three houses, no additional housing will be approved until such a conversion has been implemented,
- b) 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 when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,

c) any consents for new build granted under this part of this policy should not exceed two housing dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted.

In addition, where a proposal for new development is to be supported, the proposal should be appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the group.”

3.8 **Policy HD3: Protection of Residential Amenity:** The Policy states that “development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:

- a) the principle of the development, including where relevant, any open space that would be lost; and
- b) the details of the development itself particularly in terms of:
 - i. the scale, form, and type of development in terms of its fit within a residential area,
 - ii. the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlight provisions. These considerations apply especially in relation to garden ground or ‘backland’ development,
 - iii. the generation of traffic or noise,
 - iv. the level of visual impact.”

Material Considerations

New Housing in the Borders Countryside Supplementary Planning Guidance (SPG)

3.9 The Supplementary Planning Guidance provides “advice and assistance with the siting and design of new housing in the Borders countryside”. Pertinent sections of the Guidance have been identified below.

3.10 The Guidance accepts that “the Borders area is not uniform in its landscape character” and that for “new housing to be absorbed successfully into a particular landscape it is important that the setting is selected by respecting the local landform, the field patterns and the tree and hedgerow cover”.

3.11 The Guidance continues to establish that the development of “new housing in harmony with its immediate and wider surroundings” is possible by “respecting the local landform, the pattern of fields and the distribution of tree and hedgerow cover”.

3.12 The Guidance sets out that the existence of a Building Group “will be identifiable by a sense of place which will be contributed to by:

- natural boundaries such as watercourses, trees or enclosing landform, or
- man-made boundaries such as existing buildings, roads, plantations or means of enclosure.”

3.13 The Council’s expectations for elements of the proposed design which relate to access are also included in the Guidance, “in the interests of public safety it is therefore important that any new houses in the countryside are served by a vehicular access of a safe standard and provided with adequate on-site facilities for vehicle movement and parking.”

Case Law

3.14 With reference to planning history within the SBC that sets a precedent, there has been approval for two dwellings at Leader House, Oxtou (LPA Ref: 18/01712/PPP). It is acknowledged the Planning Officer accepted the creation of a man-made boundary which contained the site and is in accordance within the New Housing in the Countryside SPG.

Revised Draft NPF4

3.15 The Revised Draft NPF4 was published in November 2021 and was out for consultation until March 2022. The plan seeks to encourage rural investment, encouraging development to contribute to the viability, sustainability and diversity of rural economies and communities.

3.16 The plan seeks to promote rural housing, enabling young family members to stay within their community if they wish to do so.

Scottish Planning Policy (SPP) 2014

3.17 SPP creates a presumption in favour of sustainable development and establishes that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term.

3.18 The aim is to achieve the right development in the right place; it is not to allow development at any cost. Specifically, policies and decisions should be guided by key principles, including:

- giving due weight to net economic benefit.
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies.
- supporting good design and the six qualities of successful places.
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities.
- supporting delivery of accessible housing, business, retailing and leisure development.
- supporting delivery of infrastructure, for example transport, education, energy, digital and water.

- supporting climate change mitigation and adaptation including taking account of flood risk.
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation.
- having regard to the principles for sustainable land use set out in the Land Use Strategy.
- protecting, enhancing and promoting access to cultural heritage, including the historic environment.
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

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PLANNING ASSESSMENT

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4.1 This section of the statement sets out the key planning considerations arising from the proposal. It provides a reasoned justification for the development in the context of the adopted Local Development Plan and other relevant planning policy. It should be read together with the wider planning application package reports and drawings.

Principle of Development

4.2 The site in question is sitting within and adjacent to the setting of the existing Building Group at Headshaw Farm. The immediate Building Group comprises four dwellings to the north of the site. The proposed site is considered to be well related to the existing neighbouring-built form, integrated into the landscape. The purpose of this proposal is to create a new dwelling for the applicant's daughter and partner to return back to the farm and assist with the day-to-day operations as their parents are reaching retirement age.

4.3 As previously discussed, the labour requirement for all the land farmed amount to a significant scale of enterprise and the need for the principle personnel to be living on site is considered imperative for the farms continued success for generations to come. This application will enable the existing farmhouse to be released for occupation by the next generation.

4.4 Careful consideration has been taken in the appearance, layout, and scale of the proposed property, to ensure the type and form of the proposed development are considered to be acceptable on the site. Existing and proposed landscape boundary treatment will contain the plot, restricting the visual impact the proposal may have on the area.

4.5 A review of the Council's online planning records has indicated that no new dwellings have been consented at Headshaw Farm following the adoption of the current Local Development Plan in 2016, leaving capacity for a further dwelling within this plan period.

4.6 The principle of development is considered to be acceptable as the proposal comprises the erection of one dwelling together with access, landscaping and associated works within the setting of an existing building group at Headshaw, in accordance with section (A) of Policy HD2 which would enable up to one new dwelling to be consented within the LDP period under the 30% ruling. The proposal will also contribute to the Scottish Borders Housing Land Supply supported by policy HD4 of the LDP.

4.7 As previously discussed, the applicant undertook a pre-application enquiry for a preferred site in the adjacent field to the southeast and have taken a cognizance of the planner response in selecting the application site proposed, adjoining the existing built form.

4.8 The application is further supported by a Sequential Plan as illustrated within Figure 9 above, demonstrating the sequential approach to the chosen location within the Building Group. Figure 9 illustrates all other properties within the Headshaw Farm are occupied or unsuitable for conversion. Again, the plan also illustrates the surrounding land is used for the farm operations. As such, the application is further supported by Policy HD2.

Residential Amenity

4.9 The proposal has been prepared to provide a good level of amenity for future occupiers of the proposed dwelling whilst safeguarding the amenity of residents within existing neighbouring properties. Due to the topography of the site and adjoining area, sloping towards the south, along with existing mature planting, the location and layout of the property within the site has ensured adequate separation distances between existing neighbouring properties to the north can be reached, meaning there will have no adverse impacts on overshadowing and daylight/ sunlight provision whilst protecting the privacy of residents.

4.10 It is considered the scale of the proposed one and half storey dwelling is appropriate to the site and the local area. The building height does not extend beyond those of the neighbouring dwellings. The accompanying drawings also illustrates the proposed dwelling is set back and do not extend beyond the building line of the Building Group sitting well within the rural setting and does not extend into the Open Countryside to the south.

Landscape Visual Impact

4.11 Views of the site from public receptor points are negligible due to the site's nature, positioned within the Building Group in lower lying topography, visible upon approach, not impinging upon the skyline. Existing and proposed enhancement to the hedgerow bordering the site further enhances the aesthetics, screening views from the south, in accordance within the SPG guidance. Overall, the visual impact of the proposal on the local area is considered to be minimal and in accordance with PMD2.

4.12 As the proposal provides for good amenity on-site and safeguards the amenity of the surrounding area, it is considered to be in accordance with Policy HD3.

Design and Materiality

4.13 In accordance with policy PMD2 'Quality Standards' the proposal does not exceed the height of the neighboring properties within the building group to the north, respecting the setting of the surroundings. Maintaining and enhancing the landscape boundary bordering the site to the north and south further ensures the proposal does not impinge upon the local character of the area, sitting well within the setting of the building group whilst reducing the visual impact of the dwelling. The proposed landscaping within the body of the site also adds to its containment whilst safeguarding the visual impact from the adjoining agricultural fields to the north. As illustrated within Figure 6 above.

4.14 The principle of creating and enhancing man-made boundaries is supported by the Housing in the New Housing in the Countryside SPG and recent Case Law at Leader House, Oxton (LPA Ref: 18/01712/PPP) were the Planning Officer acknowledged and accepted the creation of a man-made boundary which contained the site.

4.15 The proposal has incorporated high-quality materials that relate well to the sites rural setting, such as timber cladding, standing seam metal wall cladding, along with a contrasting stone cladding. The proposal has been prepared to provide a good level of amenity for future occupiers of the proposed dwelling whilst safeguarding privacy.

Sustainability

4.15 The applicant is committed to create a sustainable form of development, through renewables such as solar panels, air source heat pumps and electrical charging points, along with the use of PassiveHaus detailing, which is considered to be above and beyond the requirements set out within policy PMD1 which is further supported by the green agenda within the Revised Draft NPF4.

4.16 The building will be built to achieve very high levels of insulation to walls, floors and roofs which will exceed the requirements of Part 6 of the Building Regulations. Further information on the proposed materials can be found within the accompanying Design Statement prepared by Keith Renton Architects.

Access and Parking

4.17 The proposal includes a new single access point to the north, off the existing road serving the neighboring properties within the Building Group. There is good visibility in both directions.

4.18 The proposed dwelling includes a private driveway, garage and car parking space for two cars. Cars will be able to access and exit the site in forward gear.

Economic Benefits

- 4.19 The proposal will support local jobs with the applicant committed to appointing local tradesmen, creating economic benefits during the construction process.
- 4.20 This application will also enable the successful running of the farm operations with the applicant intending to retire in the near future, enabling future generations to take over which is supported by the Revised Draft NPF4 which seeks to encourage rural investment.

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CONCLUSION

CONCLUSION

- 5.1 Planning Permission for the erection of a single dwelling together with associated infrastructure on the site at Headshaw Farm, Ashkirk, Selkirk is considered acceptable when viewed against appropriate planning policy.
- 5.2 The purpose of this proposal is to create a new dwelling for the applicant's daughter and partner to return back to the farm and assist with the day-to-day operations as their parents are reaching retirement age.
- 5.3 The proposal represents the enlargement of an existing Building Group by one dwelling upon a site which is well related to the existing built form. It is therefore considered the erection of the proposed dwelling upon the site is to be acceptable in accordance with Policy HD2(A). Whilst the proposal utilises this sustainable site, enclosed within the landscape, it will also contribute to the housing land supply with the borders supported by Policy HD4.
- 5.4 The proposed dwelling has been carefully positioned and designed ensuring there is a good level of amenity for future occupiers whilst safeguarding the privacy of the neighbouring dwellings to the north and providing good quality standards using sustainable methods in accordance with Policies PMD1, PMD2 and HD3.
- 5.5 It is proposed to create one new vehicle access point off the adjoining road to the north which serves the existing neighbouring properties. The proposed development is considered to be acceptable in transport terms.
- 5.6 The Planning Authority is respectfully requested to approve this application which is in accordance with relevant adopted policy of the Local Development Plan and is not afflicted by any other material considerations. The proposal seeks to support the vision of the Revised Draft NPF4 aspirations to increase the rural population and for investment into rural Scotland through job creation during construction process and will support local services.

F E R G U S O N P L A N N I N G

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