

**PROPOSED ERECTION
OF A DWELLING ON
BROWNFIELD LAND
SOUTHEAST OF
SUNWICK
SUPPORTING
STATEMENT**

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1.0 Introduction

- 1.1 This supporting statement should be read in conjunction with the planning permission in principle application that has been submitted on behalf of Aver Chartered Accountants for the erection of a dwelling on a brownfield site southeast of Sunwick.
- 1.2 The site extends to 0.74 hectares; resulting in the proposal constituting a 'local application' in the context of the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The online reference number is 100623074.

2.0 The Site

- 2.1 The site is located southeast of Sunwick, outwith any settlement boundaries as defined in the Scottish Borders Council Local Development Plan (2016).
- 2.2 The site is an area of brownfield land within an arable field southeast of Sunwick. The site is not farmed as part of the wider crop production, which is evident in the photos attached at Appendices 1-4.
- 2.3 A brownfield site, as per the National Planning Framework 4 (NPF4) is *land that has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.*
- 2.4 Under this definition, this site is considered to be vacant land that has been previously developed.
- 2.5 The site is an area of long-standing brownfield land due to the remains of former RAF Winfield, used in World War II, being previously located on this site (photograph attached at Appendix 5). The building is no longer standing on site, however there are some remains and areas of hardstanding still existing.
- 2.6 The field in which the site is located within is bounded by an unnamed single-track road, due to screening and minimal traffic on this road, the proposed dwelling would not have a detrimental impact on the wider rural landscape. Moreover, due to the topography of this field the site sits lower down and is more obscured than the adjacent wooded area.
- 2.7 There are two previous planning applications associated with this site: 18/00508/FUL for the erection of two wind turbines 37m high to tip and ancillary energy storage unit, and 18/00668/FUL for the erection of anaerobic digestion unit incorporating a biogas generator, storage tank, and combined heat and power unit; both applications were withdrawn before a decision was reached.
- 2.8 There is no flood risk on this site nor are there any designations or constraints which would prevent development on this site.

3.0 The Proposal

- 3.1 It is proposed to erect a dwelling on a vacant area of long-standing brownfield land southeast of Sunwick where there is a naturally defined boundary around the site.
- 3.2 The proposed dwelling would utilise the existing access to the site which stems from an unnamed road which connects the southern B6461 to the northern B6460 at Sunwick.
- 3.3 The proposal would make use of redundant land which is not able to be utilised for agricultural purposes.

4.0 Planning Policy Assessment

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning decisions to be made in accordance with the Development Plan.
- 4.2 If the proposed development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise.
- 4.3 The adopted Development Plan relevant to this proposal is the Scottish Borders Council Local Development Plan (LDP) adopted in May 2016, and National Planning Framework 4 (NPF4) adopted in February 2023.

Table 1: Scottish Borders Council Local Development Plan 2016

POLICY	POLICY ASSESSMENT
<p>Policy ED5 Regeneration</p>	<p>A dwelling on this site would not conflict with the established land use of the area, as this area of the Scottish Borders is characterised by sporadic housing locations and is inherently a rural area where single housing developments are the norm.</p> <p>The proposal is considered to comply with Policy ED5.</p>
<p>Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils</p>	<p>Although the land classification in this area is 3.1 on the National Land Capability for Agriculture, developing on this site would not result in any loss of prime agricultural land as this land is not suitable for crop production due to remains of the previous building on site.</p> <p>The proposal is considered to comply with Policy ED10.</p>
<p>Policy HD2 Housing in the Countryside</p>	<p>This policy does not make provision for brownfield development; therefore, Policy 9 Brownfield, Vacant, and Derelict Land of the National Planning Framework 4 will take precedence (see Table 2 below).</p>

National Planning Framework 4 (NPF4)

- 4.4 The National Planning Framework 4 is a national spatial strategy which sets out how planning can deliver change in a way which brings together competing interests so that decisions reflect the long-term public interest.

- 4.5 NPF4 forms part of the statutory development plan and sets out the policies and proposals for the development and use of land in Scotland, which subsequently informs the Local Development Plans.
- 4.6 Where an incompatibility exists between the relevant LDP and NPF4, NPF4 takes precedence. As per Table 1 above, there are incompatibilities between references to brownfield development, therefore the relevant NPF4 policies detailed below should take precedence over the Scottish Borders LDP in this instance.

Table 2: National Planning Framework 4 2023

Policy 5 Soils	<p>This area of land encompassed in the red line boundary is not used for agricultural purposes, and due to the remaining materials and hardstanding, would not be possible to be utilised for crop growth or even livestock grazing.</p> <p>The proposal is considered to comply with Policy 5.</p>
Policy 9 Brownfield, Vacant, and Derelict Land, and Empty Buildings	<p>This policy states that development proposals that will result in the sustainable reuse of brownfield land will be supported.</p> <p>This proposal encourages the reuse of brownfield land which subsequently reduces the need for greenfield development. This brownfield site is not a productive space, therefore developing on this site is directing development to the right locations, promoting the reuse of a long-standing redundant and derelict space.</p> <p>The proposal is considered to comply with Policy 9.</p>
Policy 17 Rural Homes	<p>This policy supports development proposals for new homes in rural areas where the development reuses brownfield land, where a return to natural state has not or will not happen without intervention.</p> <p>Due to the hardstanding on site, it would not be possible for this site to return to a natural state, and its clear unsuitability for crop production leaves it redundant.</p> <p>The proposal is considered to comply with Policy 17.</p>

5.0 Conclusions

- 5.1 This supporting statement has highlighted that there is a clearly defined plot for development on a brownfield site, in which development is permitted in the policies set out in the National Planning Framework 4. The proposed dwelling would utilise land that cannot be used for agricultural purposes and would provide rural housing in an area defined by sporadic housing.
- 5.2 The Scottish Borders Local Development provides little scope for brownfield development; however, the National Planning Framework 4 is clearly in favour of utilising brownfield land for development in the first instance. This proposal conforms with the relevant policies across both the LDP and NPF4, and there are no material considerations that would suggest this application should not be approved.

- 5.3 It is therefore kindly requested that Scottish Borders Council seek to grant planning permission in principle for the erection of a dwelling on the clearly defined brownfield southeast of Sunwick.

APPENDIX 1

BIRD'S-EYE VIEW OF SITE



APPENDIX 2

SOUTHEAST VIEW OF SITE AND ADJACENT WOODED AREA



APPENDIX 3

WIDER CONTEXT OF THE SITE



APPENDIX 4

EXISTING ACCESS TO THE SITE



APPENDIX 5

RAF WINFIELD





BIDWELLS