

**PROPOSED ERECTION
OF A DWELLING AT
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 at Sunwick.
- 1.2 The site extends to 0.17 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 100623077.

2.0 The Site

- 2.1 The site is located at Sunwick where a newly established building group is forming via existing dwellings which have been erected on both the east and west sides of the site. The site is located outwith any defined settlements identified in the Scottish Borders Local Development Plan 2016.
- 2.2 There is no flood risk on this site, nor are there any designations that would restrict development.
- 2.3 The site is a corner of an agricultural field which, when boundaries are drawn to reflect that of the adjacent properties, the existing grouping could be reasonably extended into this site. The existing east and west boundaries are well defined due to the adjacent dwellings.
- 2.4 The western property was approved under application reference 09/00118/REM; and more recently, an eastern property has undergone an expansion, approved under application reference 22/01327/FUL.
- 2.5 It is noted that the site is defined at Classification 3.1 on the National Land Capability for Agriculture, however, due to the narrow corner of this field, it cannot reasonably be harvested as farm machinery would not be able to access this narrow area, as highlighted in the photographs attached at Appendices 1-3. Therefore, developing on this site would not result in tangible loss of prime agricultural land.

3.0 The Proposal

- 3.1 It is proposed to erect a dwelling on the corner of an agricultural field, east of Dunedin Lodge, Sunwick and to the south of 1-4 Sunwick Farm Cottages, where there is a cluster of existing houses that could be extended to, to expand the building group.
- 3.2 This area of the Scottish Borders is defined by small-scale building groups, therefore developing on this site would not detract from the wider area, nor would it contrast with the existing development principles of the surrounding rural area.
- 3.3 The proposed dwelling would utilise the existing access.

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 into February 2023.

Table 1: Scottish Borders Council Local Development Plan 2016

POLICY	POLICY ASSESSMENT
<p>Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils</p>	<p>Although this site is deemed prime agricultural land, this specific area of land identified within the red line is not used for agricultural purposes due to the narrow nature of this corner. Farm machinery cannot reasonably access this corner and therefore crop production does not take place within his area, as shown in the photographs attached in the appendices. Therefore, developing on this site would not result in the loss of active prime agricultural land because the site is not usable land for agriculture.</p> <p>The proposal is considered to comply with Policy ED10.</p>
<p>Policy HD2 Housing in the Countryside</p>	<p>This proposal, under this policy, would fall into Category A: Building Groups. The site is well related to the existing dwellings at Sunwick, and the character of these existing dwellings would not be negatively impacted by this proposed addition. The proposed and existing dwellings are well screened from the road and from one another.</p> <p>The proposal is considered to comply with Policy HD2.</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 outs 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.

Table 2: National Planning Framework 4 2023

POLICY	POLICY ASSESSMENT
<p>Policy 17 Rural Homes</p>	<p>The Housing Land Audit for Berwickshire indicates a strong level of completions, indicating that there is a demand for housing in this area. Of these completions, 21% were small sites, therefore there is a clear and demonstratable need for small-scale rural housing development in this local area.</p> <p>The proposal is considered to comply with Policy 17.</p>

Scottish Borders Local Plan Supplementary Planning Guidance on New Housing in the Borders Countryside.

- 4.7 This proposal constitutes an extension of a building group and the photographs attached in the appendices of this report demonstrate that a dwelling on this proposed site can be suitably absorbed into the existing group.
- 4.8 Although this proposal would constitute developing into an undeveloped field, the site is well-defined and there is a clear opportunity associated with this site which would allow the extension of a robust building group. There are already at least 3 dwellings directly adjacent to the proposed site which constitute a building group as per the definition in this supplementary guidance:
“Normally a building group will consist of residential buildings comprising at least three dwelling units.”
- 4.9 Therefore, this proposal would add to the existing building group and reasonably complete it too.
- 4.10 Due to this specific part of the wider agricultural field not being used for crop production, due to reasons explored in Section 2.4 of this report, this proposal can be reasonably assumed to be a viable addition to the existing cluster of dwellings at Sunwick.

5.0 Conclusions

- 5.1 This supporting statement has highlighted that the proposed erection of a dwelling on this site at Sunwick would not result in the loss of active prime agricultural land, due to the sites inability to be accessed by farm machinery.
- 5.2 The site benefits from existing access and would act as a cohesive extension to the cluster of houses in this area which, including this proposed dwelling, would add to a well-defined building group, and is therefore permitted in the Scottish Borders Local Development Plan 2016
- 5.3 It is therefore kindly requested that Scottish Borders Council seek to grant planning permission in principle for the erection of a dwelling, to form a building group, at Sunwick.

APPENDIX 1

NORTHERN VIEW OF SITE



APPENDIX 2

NORTHWESTERN VIEW OF SITE



APPENDIX 3 POTENTIAL BUILDING GROUP



Proposed Erection of a Dwelling, Sunwick



BIDWELLS