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RESIDENTIAL DEVELOPMENT AT WHITEBURN STABLES, WHITEBURN,
BERWICKSHIRE, TD2 6SQ

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INTRODUCTION

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- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of our client Elaine McKinney (the applicant) in support of an Application for Planning Permission at the Land at Whiteburn Stables, Whiteburn Lauder, Berwickshire, TD2 6SQ (the site).
- 1.2 The site is located adjacent to the west of the settlement at Whiteburn which is situated at the junction of the A697 and A6089 roads. Whiteburn currently consists of six residential dwellings and various agricultural outbuildings. The surrounding area is rural in nature with another residential settlement situated at Pyatshaw, less than 1.0km to the north-west. The site's primary access is via a private road from the A697, located to the east of the existing building group and runs along the north of the group in parallel to the A697. The site also has a secondary access to the north-west. The site location plan is provided as Figure 1 and Figure 2. The site is shown with a red outline while the land outlined in blue is also owned by the applicant but not the subject of this application.
- 1.3 The site covers approximately 1000m² and is generally flat with a gentle slope from the north down to the south towards the burn. The site is mostly covered by grass and trees with an existing stable building located approximately in the middle and a timber shed in the southern corner of the site. The stables were constructed in 1992 and the timber shed in 1997. The site is enclosed by a post and rail fence.
- 1.4 An aerial image of the site is shown in Figure 3. Figures 4 and 5 show the existing stables and timber shed.
- 1.5 The planning application submission relates to the demolition of the stable block and construction of one residential dwellinghouse in its place together with associated site works.



Figure 1. Site Location Plan showing the site in red and other land owned by the applicant, but not subject of this application, in blue (Source: Quercus).

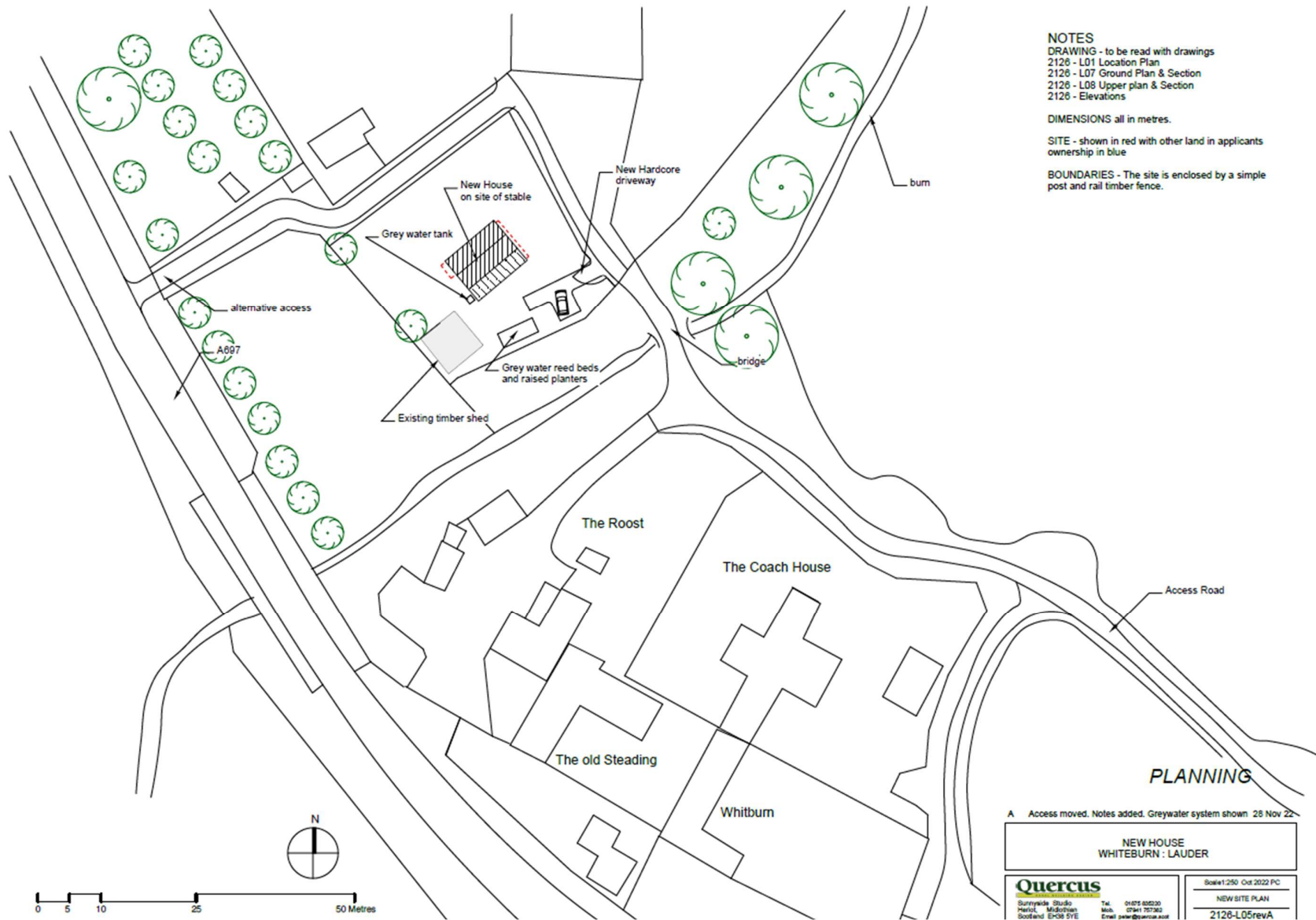


Figure 2. Site Plan (Source: Quercus).



Figure 3. Aerial image of site in red.



Figure 4. Photo of stables and timber shed as viewed from north-eastern direction.



Figure 5. Eastern elevation of stables.

Designations

- 1.6 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.
- 1.7 With reference to The Scottish Borders Local Development Plan (LDP) Policy Maps, the site holds no other designations or allocations.
- 1.8 The Scottish Environment Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintain flood maps for public and development purposes. Based on the available maps, the site does not fall in an area at risk to flooding.

Planning History

1.9 From review of Scottish Borders Council online planning register, there has been no previous planning applications made for the site. The table below detailed planning applications on the adjacent sites.

Table 1: Past Applications

Reference	Address	Description	Decision	Date
19/00047/MOD75	Sites At Whiteburn Farm Lauder Scottish Borders	Discharge of planning obligation pursuant to planning permission B290/91 & E389/91	Approved	13 March 2019

Application: 11/00156/PPP & 11/00157/PPP Appeal: 11/00023/RREF & 11/00024/RREF	Plots 1 & 2 Land North Of Boonraw Whiteburn Lauder Scottish Borders	Erection of dwellinghouses	Local Review Board Appeal Dismissed	8 July 2011
20/01076/FUL	Land South East Of Applecross Pyatshaw Lauder Lauder Scottish Borders	Erection of dwellinghouse	Approved	21 April 2021
21/00402/MOD75	Land South East Of Applecross Pyatshaw Lauder Scottish Borders	Discharge of planning obligation pursuant to planning permission 15/00193/PPP and 20/01076/FUL	Approved	12 May 2021

- 1.10 The planning obligation referred to in the first application in the table above (reference 19/00047/MOD75) is applicable to the subject site.
- 1.11 In the early 1990s it is understood that Whiteburn, Dods and Pyatshaw Farms were within a single ownership. Two planning applications were submitted by the owner and approved as follows:
- 91/01624/OUT (B290/91) for 2 dwelling houses and garages at Whiteburn Farm, Westruther.
 - 91/01023/OUT (E389/91) for 1 dwelling and garage at Pyatshaw Farm, Lauder
- 1.12 Planning permission was granted for these two developments, subject to a section 50 agreement which includes a requirement that no further residential development will, at any time, be permitted on the subjects at Pyatshaw and Whiteburn, described with reference to legal titles and as indicated on Plan annexed to the Section 50 agreement, except for dwellinghouses which are approved with a condition that the occupation is limited to a person employed in agriculture (the fourth schedule).
- 1.13 A separate application to modify this planning obligation, with respect to the subject site, will accompany this application for full planning permission.
- 1.14 The purpose of this statement is to provide detail of the proposal and set out the key material considerations in the determination of this application. The remainder of this statement is structured as follows:
- Section 2: The Proposal
 - Section 3: Planning Policy
 - Section 4: Planning Assessment
 - Section 5: Conclusion

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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:

“Application for Planning Permission for Demolition of Stable and Erection of a Residential Dwelling Together with associated Amenity, Parking, Infrastructure and Access at Whiteburn Stables, Whiteburn, Berwickshire”

2.2 The proposed development involves the demolition of the existing stables on the site which have a floor area of approximately 80m² and construction of a new, part 1/part 2-storey, 2-bedroom dwelling.

2.3 The proposed dwelling would have a ground floor area of approximately 71.5m² (including covered deck at the ground floor level) and have a maximum roof height of 5.9m, sloping to a minimum of 3.9m at the eaves. An approximately 25m² projecting balcony is proposed at the first floor with access gained via tri-folding doors in the upper hallway.

2.4 The exterior walls would be clad in black corrugated steel. The main roof and roof of the porch would also be constructed of corrugated steel. A sedum roof over part of the ground floor level roof is also proposed. An area of hardstanding for vehicle access and car parking is proposed adjacent to the eastern corner of the site.

2.5 The new house would be situated on the area of the existing stables with primary access gained over the existing private driveway which the applicant benefits from a right of way over. The secondary access directly from the A697 will also be retained.

2.6 The applicant has undertaken significant planting of approximately 1800 trees throughout 2021 and 2022 and the provision of a dwelling on the site would allow these to be maintained.

2.7 The applicant intends to employ a range of measures to reduce the environmental impact of the new dwellinghouse, including:

- Constructing the dwelling on piles over the stable foundations,
- Composting toilets,
- Detention and treatment of greywater in a landscaped soakway,
- Installation of solar panels on the roof and rainwater collection tanks (although the site does benefit from existing power and water supply to supplement this),
- Triple glazing, and
- The use of a wood burning stove/oven as a heat source.

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PLANNING POLICY

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- 3.1 This section outlines the principle planning policy and other material considerations which provide the context for the determination of the proposed development.

The Scottish Borders Local Development Plan (2016)

- 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 submitted to Scottish Ministers on 14 July 2022 for examination. 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 PMD2: Quality Standards
 - LDP Policy HD2: Housing in the Countryside
 - LDP Policy HD3: Protection of Residential Amenity
 - LDP Policy HD4: Meeting the Housing Land Requirements/ Further Housing Land Safeguarding

- 3.5 **Policy PMD1: Sustainability.**
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.

- 3.6 **Policy PMD2: Quality Standards**
The Policy sets out a range of sustainability, placemaking and design, accessibility and open space/ biodiversity requirements to ensure development is of a high quality and respects the environment in which it is contained

- 3.7 **Policy HD2: Housing in the Countryside**
This policy aims to primate appropriate rural housing development associated with existing building groups where this does not adversely affect their character or that of the surrounding area. Additional requirements for the provision of suitable road access are also applicable.

- 3.8 **Policy HD3: Protection of Residential Amenity**
The aim of this policy is to protect the amenity of both existing established residential areas and proposed new housing developments. Development that is deemed to have an adverse impact will not be permitted

- 3.9 **Policy HD4: Meeting the Housing Land Requirements/ Further Housing Land Safeguarding**
This policy, in conjunction with the Scottish Borders Council Supplementary Guidance: Housing (2017), sets out the need to provide for an estimated 811 units plus flexibility to meet the residual housing shortfall and therefore ensure that Scottish Borders Council has a 5 year effective housing land supply

Scottish Borders Council Supplementary Guidance: New Housing in the Borders Countryside (2008)

- 3.10 This SPG provides guidance on how location and siting of new housing, housing design and associated landscaping can be used to ensure that new housing is in accordance with a long term sustainable pattern of rural housing development that reduces the development of inappropriate isolated housing in the countryside, and directs development to identifiable building groups or to remote rural anchor points.

- 3.11 The SPG lists several criteria that should be met in order to ensure new housing development occurs in appropriate locations. The SPG further specifies that there is scope for adding to, or creating, small groups of housing in the countryside provided that they are sympathetic in terms of scale, proportion and materials to other buildings in the locality.

Case Law

- 3.12 In the reasonings of the decision of the Local review Body to uphold the decision to refuse planning permission for new dwellinghouses at Plots 1 and 2 Land North of Boonraw, Whiteburn, Lauder (references detailed in Table 1), the following was noted:

Members were of the view that the group had a tight, linear and compact appearance and that there were strong boundaries that enclosed it. To the east and west this was formed by existing tree belts and to the south by the A697 road. They acknowledged that the access track to the north edge of the group, and southern boundaries of the plots, was a relatively recent construction but were content that it constituted a distinct and defensible edge to the building group, that should not be breached.

- 3.13 The assessment in Section 4 of this report will provide a comparison of the current proposal to those refused for the reasons provided above.

Revised Draft NPF4

- 3.14 On 8 November 2022, The Revised Draft National Planning Framework was laid in the Scottish Parliament for approval along with an Explanatory Report that outlines the changes from Draft NPF4 to the Revised Draft. The NPF plan seeks to encourage rural investment, encouraging development to contribute to the viability, sustainability and diversity of rural economies and communities. It very much supports sustainable rural housing.

Scottish Planning Policy (SPP) 2014

- 3.15 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.

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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 subject site sits adjacent to the established building group at Whiteburn which is comprised of six dwellings. As such, there is capacity under Policy HD2(A) for up to two additional dwellings to be approved. There are no approved/unimplemented planning permissions that would allow for any new dwellinghouses to be constructed, therefore the threshold would not be breached by this application.
- 4.3 In their decision on the proposed dwellings at Plots 1 and 2 Land North of Boonraw, Whiteburn, Lauder, the Local Review Body stated that the private access track and the A697 formed the northern and southern boundaries of the Whiteburn building group, respectively.
- 4.4 The subject site sits within these defined and accepted northern and southern boundaries and therefore would relate well to the building group in this aspect.
- 4.5 The access track continues along the northern boundary of the subject site and then makes a 90° turn and runs parallel to the site's western boundary before joining the A697 where the secondary/alternative access to the site is. As the access road has been accepted as forming the northern boundary of the building

group, it follows that it should also be considered as the western boundary. Figure 5 illustrates the considered building group.

- 4.6 It is acknowledged that natural boundaries to building groups are typically preferred over manmade. Aside from the fact that the man-made access road has been accepted by the Local Review Board, the western boundary of the subject site has also been planted extensively by the applicant which further delineates this as the western edge of the building group. Figures 6 and 7 show examples of the planting undertaken.
- 4.7 There is no consistent separation between the other dwellinghouses within the Whiteburn Farm group with distances ranging from approximately 10m to 60m. As such, the distance between the proposed dwelling and the Roost of approximately 45m would not result in it appearing as a distinct outlier.
- 4.8 The setback from the A697 road boundary of the proposed dwelling is directly comparable to that of the other buildings within the defined group. The development would not be within an undeveloped field, nor would it project into open countryside.
- 4.9 The proposed dwelling will sit on a similar footprint to that of the existing stable block and thus the landscape impact will be largely as is today. There would be limited glimpses from any local receptor points.
- 4.10 Figure 8 shows the siting of the two dwellings refused planning permission under Application: 11/00156/PPP & 11/00157/PPP and Appeal: 11/00023/RREF & 11/00024/RREF.



Figure 5. Aerial image of building group boundaries.



Figure 6. Photo of planting to the north of the site, access track in left of photo.



Figure 7. Photo of planting on the subject site.

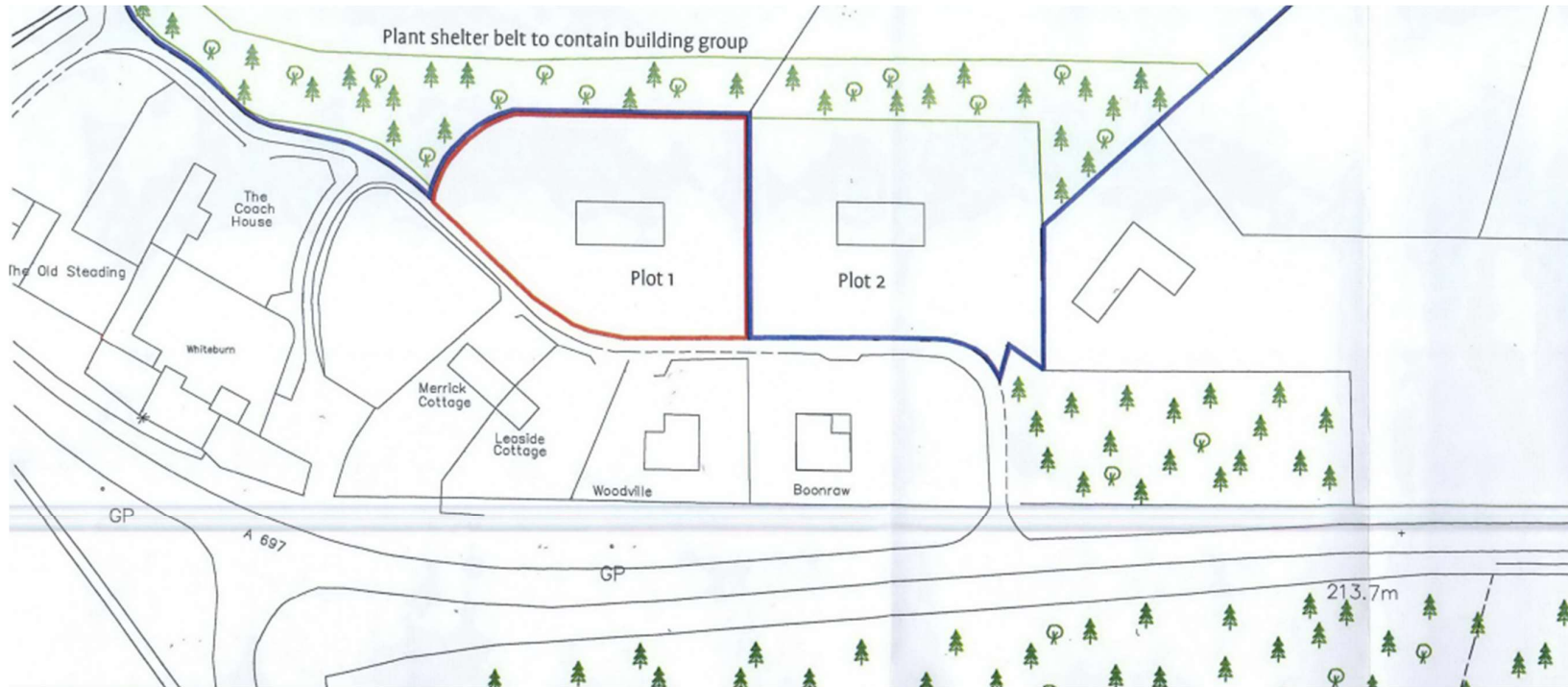


Figure 8. Proposed site plan refused under Application: 11/00156/PPP & 11/00157/PPP and Appeal: 11/00023/RREF & 11/00024/RREF.

- 4.11 In contrast to the development in Figure 8, the dwelling proposed by this development is contained within the perimeter that the LRB considered defined the building and will not project into a previously undeveloped field or open countryside. As such, the reasons for the refusal and dismissed appeal are not applicable to this proposal.
- 4.12 For the reasons above, the proposal is considered to be consistent with Policy PMD1 and HD2(A) of the LDP.
- 4.13 The proposal will also contribute to the Scottish Borders Council's effective housing land supply and is therefore consistent with Policy HD4 of the LDP.

Siting, Design, Materiality and Residential Amenity

- 4.14 As demonstrated in Figure 5, the proposed dwelling would be contained by the existing private access road to the north, the secondary private access to the west, the A697 to the south and to the east would be the rest of the building group it would form part of. The position within the existing building group would further reduce the visual impact of the new dwelling on the countryside location
- 4.15 By being constructed on the footprint of the existing stable blocks, the visual impact of the new dwellinghouse would be tempered as a building in this location already forms part of the established environmental context. Furthermore, significant vegetation and the timber shed on the site are intended to be retained and would provide visual screening of the new dwellinghouse from the public viewpoints along the A697 Road.
- 4.16 The design of the dwellinghouse has been carefully considered and references a simple, monopitch farm shed (the likes of which

can be seen in the building group directly adjoining the site to the north-west).

- 4.17 The windows at the ground floor level of the dwellinghouse are vertically proportioned with multiple panes, an element of building design identified as desirable in the New Housing in the Borders Countryside SPG. That same SPG notes that porches are a common feature of housing in the countryside and encourages new porches to reference traditional styles. The proposed porch is simple and traditional in its form while also adding visual interest and breaking up the bulk of the building.
- 4.18 The exterior cladding materials and colour would be recessive in the environment with low reflectivity values to allow the building to be absorbed into its rural environment. The restricted scale of the dwellinghouse would also contribute to this.
- 4.19 The footprint of the proposed dwelling would be similar to that of the existing stable block and no greater than any of the other dwellings within the building group. As such, it would not appear obtrusive or dominant within its setting.
- 4.20 The depth and width of the proposed dwellinghouse are approximately even, thus creating a building that is proportionate and, in this way, similar to traditional workers cottages.
- 4.21 The nearest dwelling in the Whiteburn building Group, The Roost, possesses a two-storey wing nearest the boundary of the subject site and 'The Coach House' and other buildings further east in the group are also of a reasonable height as to allow for accommodation in the roof level or a second storey. Similarly to the above, the proposed height of the dwellinghouse would be in keeping with the built development in the surrounding area.

- 4.22 As detailed in section 2 of this report, the design and materiality of the dwellinghouse will ensure it respects and complements its countryside setting.
- 4.23 The extensive planting undertaken by the applicant, in conjunction with existing vegetation, would not only contribute to its containment within the building group but would also provide an element of screening thus tempering the visual impact of the development from public viewpoints as well as from the fields to the north and west.
- 4.24 The design of the dwellinghouse would provide a high-quality living environment for future occupants.
- 4.25 The location of the new dwellinghouse would allow an appropriate separation distance of approximately 45m between it and the nearest other dwelling ('The Roost'). This would ensure that the level of residential amenity experienced at that site would not be impacted.
- 4.26 For the reasons above, the proposal is considered to be consistent with Policy PMD2, HD2 and HD3 of the LDP.

Access and Parking

- 4.27 The applicant intends to use the existing track to the north of the site as the primary access. There is adequate maneuvering space on the site to allow for vehicles to enter and exit without reversing onto the access road or A697. Adequate space for on-site car parking would also be provided.
- 4.28 A condition specifying the standard of formation of the alternative access would be accepted.

Sustainability and Servicing

- 4.29 The Revised Draft NPF4 places a significant emphasis on the need for The proposal intends to support a sustainable form of development through the interventions listed in paragraph 2.7 of this report.
- 4.30 Although there is an existing connection to water and power, the applicant intends for the development to primarily be self-sustained, with connections to the existing infrastructure retained but not relied upon entirely.
- 4.31 Rainwater will be collected and store in appropriately sized rainwater collection tank and used as fresh water supply for the site. This accords with Scottish Water's 'Preferred Option 1' in their Surface Water Policy.
- 4.32 Grey water from the development will be conveyed and collected in an appropriately sized tank to the south-west of the dwelling and discharged in a controlled manner to a landscaped bed to be treated and detained before draining into the soil through the use of a soakaway.
- 4.33 Foul sewage waste from the composting toilets will be used to fertilise the approximately 1800 trees recently planted on the site.
- 4.34 As noted above, the provision of the dwelling will enable the applicant to tend to and manage the significant planting they have undertaken on their land. Policy 29(a)(x) of the Revised Draft NPF4 supports development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including improvement or restoration of the natural environment.

4.35 For these reasons, the proposal is considered to be consistent with Policy PMD1 of the LDP and Policy 29 of the Revised Draft NPF4.

Economic Benefits

4.36 The proposal will support local jobs with the applicant committed to appointing local tradesmen, creating economic benefits during the construction process.

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CONCLUSION

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- 5.1 An Application for Full Planning Permission for the erection of a single dwelling together with associated infrastructure on the site at Whiteburn Stables, is considered acceptable when viewed against appropriate planning policy.
- 5.2 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. The siting, design and materiality of the dwelling will ensure it is in keeping with the character and appearance of the subject site and the wider area.
- 5.3 The proposed dwelling has been carefully positioned and designed ensuring there is a good level of amenity for future occupiers whilst safeguarding the level of residential amenity experienced by the owners'/occupiers' of the adjacent sites.
- 5.4 The Planning Authority is respectfully requested to approve this application which is in accordance with the relevant policies of the LDP, associated supplementary planning guidance and the Revised Draft NPF4.

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