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**To:**

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**Subject:** RE: Proposed Local Development Plan Consultation

**Sensitivity:** Normal

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**CAUTION:** External Email

Please find attached representation on behalf of Rural Renaissance Ltd in respect of land at Fauhope, Gattonside.

Please acknowledge receipt.

Kind regards

Philip

**Philip Neaves**

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**Scottish Borders Local Development Plan 2 Consultation****Submission on behalf of Rural Renaissance Ltd****Fauhope, Gattonside****January 2021****1.0 Introduction**

Felsham is planning adviser to Rural Renaissance Ltd. We have been instructed to make a submission to the LDP Consultation in respect of a site at Fauhope, on the edge of Gattonside, which has the capacity for one dwelling.

**2.0 Policy Context*****Scottish Borders Local Development Plan March 2016***

The aims and objectives of the relevant policies can be summarised as follows:

- **Policy PMD1 Sustainability** – requires development to have regard to a series of sustainability principles.
- **Policy PMD2 Quality Standards** – Development proposals must comply with criteria to mitigate impact and ensure a high quality of design.
- **Policy PMD5 Infill Development** – the site is infill development within the grounds of the existing house. The proposal respects the scale of the existing house and will leave the existing house with a garden appropriate to its size and the new house will have an acceptable plot ratio.
- **Policy HD3 Protection of Residential Amenity** – development should not have a significant detrimental impact on existing land uses.
- **Policy EP4 National Scenic Areas** - development will only be permitted where the designation will not be compromised,
- **Policy EP5 Special Landscape Areas** – safeguard landscape quality with particular regard to the landscape impact of the proposal including visual impact.
- **Policy EP8 Archaeology** – requires assessment of identified asset with due regard to its importance, which may require mitigation strategy.
- **Policy IS7 Parking Provision and Standards** – parking and cycle parking to be provided within developments in accordance with Council standards.

**3.0 Assessment**

In assessing the proposal it is important to follow the step by step process laid down by the House of Lords. Our comments are as follows:

**Identify any provisions of the Development Plan that are relevant to the decision** – we have identified the policies relevant to consideration of the site's suitability for development. In our view the key policies are PMD 1 *Sustainability*, PMD5 *Infill Development*, HD3 *Protection of Residential Amenity* and EP9 *Conservation Areas*.

**Consider them carefully looking at the aims and objectives of the plan as well as the detailed wording of policies** – the aims and objectives of the relevant policies are to provide for a generous supply of housing land and to manage housing development in terms of its impact on its local area, the appropriateness of the scale of development to that area, and the ability to adequately service the development.

**Consider whether or not the proposal accords with the Development Plan** – the key policies are PMD5 *Infill Development*, HD3 *Protection of Residential Amenity*. These effectively contain the same assessment criteria. Our comments are as follows:

- No conflict with established land use – development of a single dwelling is compatible with the surrounding land use.
- Respects scale, form, design and materials – the design of the proposal will have regard to the character and appearance of the surrounding dwellings. The scale, design and materials will be appropriate to the area.
- No significant loss of daylight, sunlight or privacy – the site is a large plot. The development can be accommodated within the plot with no impact on its neighbours.
- Development of a single dwelling is unlikely to have an unacceptable generation of traffic or noise

- Visual impact- the scale, design and materials will be appropriate to the area.

Wider policy considerations can be summarised as follows:

- The site is well-related to adjacent and surrounding development in terms of scale, massing, materials and intensity of use;
- The character and amenity of the area will not be impaired by traffic generation, parking, visual intrusion, noise or emission of gases or particulates;
- There will be no loss of, or damage to, open or play spaces, trees, bushes or hedgerows which make a significant contribution to the character or amenity of the area;
- The site is adequately serviced in terms of cycle, pedestrian and vehicular access, parking and accessibility to public transport;
- The site is visually self-contained, and forms an appropriate infill to the existing house.

In our submission, the allocation of this plot for of a dwelling in this house satisfies the key policies of the LDP and conforms to all other relevant policy considerations. The site lies within the urban area where planning policy directs new development. The proposal is acceptable in terms of relationship to the existing house; plot ratio; scale, height and massing.

We believe that the site should be assessed as part of the windfall housing allowance that the LDP must factor into its land supply analysis. Windfall Sites are addressed at paragraph 62 of PAN 2 2010, the Scottish Government's guidance on housing land supply. This states:

*Windfall sites arise unexpectedly and are by definition not part of the planned housing supply. These are opportunities for new housing involving the reuse or redevelopment of previously developed sites, i.e., brownfield sites which were not included within the development plan and are not counted towards meeting the housing land requirement. They might be included as part of the established supply in the audit as a result of an urban capacity study where the site is considered to have potential for housing development. These sites should count towards meeting the housing land requirement only once planning permission has been granted for residential development and it is considered to be effective or is being developed. To allow planning authorities to monitor the contribution of windfall sites to the housing land supply in their area, these sites should be differentiated in the audit.*

In our submission the site is inherently suitable for development and sites such as this form an important part of the land supply by being available for development and guaranteeing that any shortfalls from larger allocated sites not coming forward for development can be readily made up.

#### *Scottish Planning Policy*

SPP and the PANs referred to above are material considerations. The proposal satisfies the criteria identified, as follows:

- It is close to the services and community facilities and will help to sustain these
- The applicant has a commitment to a high quality of design and sustainability, which is demonstrated in the design.

#### *Design*

The landowner takes seriously the need for a commitment to high quality design and sustainability, and these matters will be covered in detail in a Design Statement.

#### *Environment/Amenity*

The proposal will be in keeping with the surrounding area. The proposal is a small scale residential use that meets relevant standards.

#### *Transport*

The proposed access is suitable for traffic arising from one dwelling.

The standard test applied to consider the transport acceptability of a planning application is no net detriment. Very limited traffic will be generated. The road network can accommodate traffic without concern and the very limited amount of traffic generated by one dwelling needs to be seen in the context of the amount of traffic that would have been generated when the market garden was in operation.

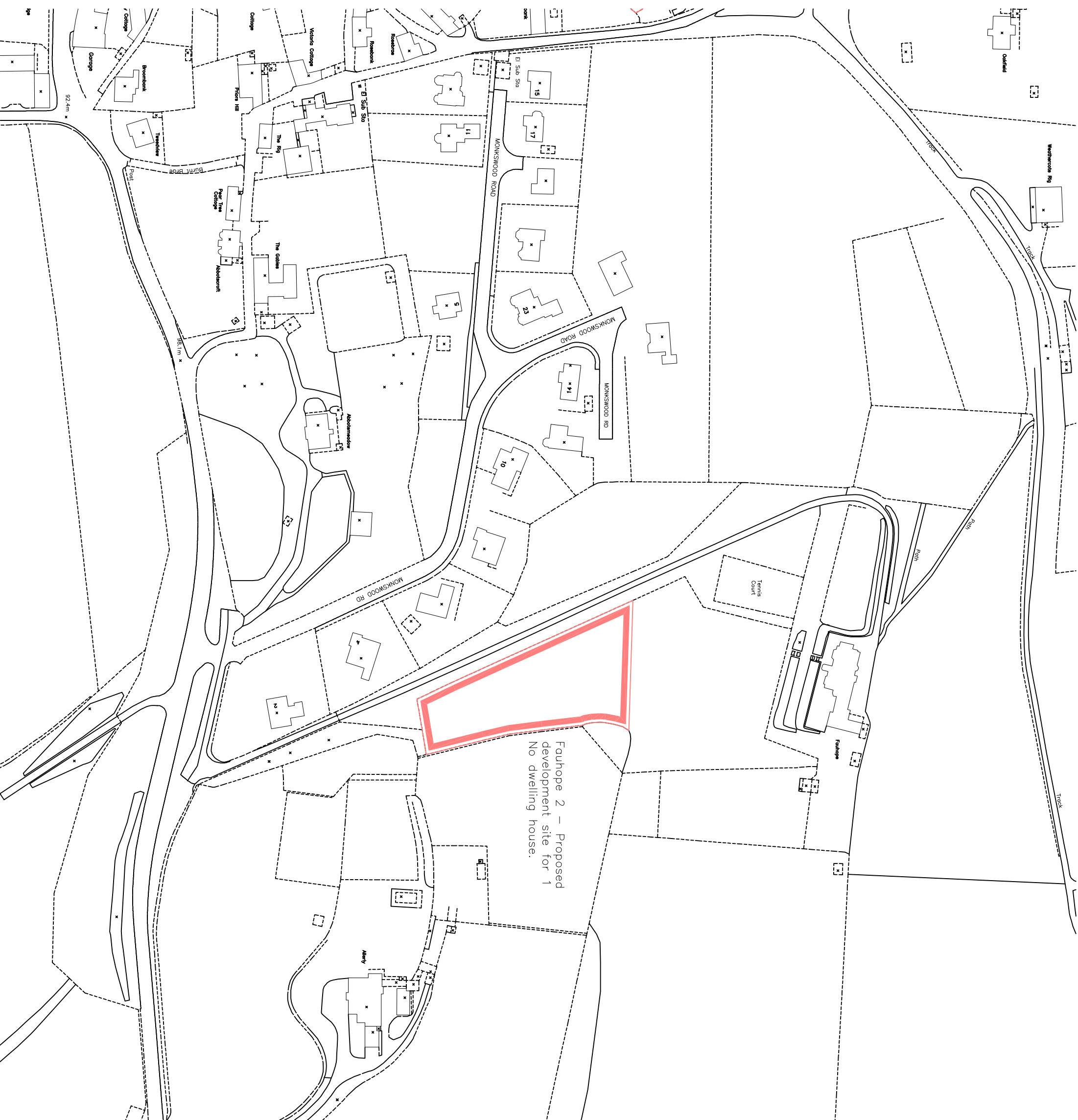
## **4.0 Conclusions**

In light of the above assessment, we conclude:

1. The proposal satisfies the criteria of LDP policies and will be in accordance with the character and setting of the surrounding area;
2. The proposal meets the aims and objectives of policy by providing a small scale appropriate addition to an existing residential area;

3. The proposal will result in appropriate infill within a self-contained site. It will enhance amenity by allowing redevelopment of the existing site to create a high quality residential development;

The proposal fully satisfies the requirements of sections 25 and 37 of the Planning Act. In light of the above, we respectfully request that the site should be allocated for one dwelling and included in the list of windfall sites.



Fauhope 2 - Proposed development site for 1 No dwelling house.