

Proposed Dwelling  
Former Forestry Commission Station,  
Craik Village, nr Hawick



Planning Statement  
May 2022

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INTRODUCTION

This document sets out the background, context, requirements, and rationale behind the proposed development at the former forestry commission station at Craik Village.

SITE AND SURROUNDINGS

Site



Existing Workshop & Deer Larder – April 2022

The application site for the proposed house is situated on an area of ground within the former Forestry Commission Depot. The premises was purchased by the applicant some 10 years ago with a Planning in Principle Permission for the construction of a single dwelling house.



Existing Portacabin and Public Conveniences – April 2022

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Access to the application site is via an existing access track from the public road. There is also a vehicular access from the car park to Craik Forest.

There is an existing portacabin type building occupying the site which will be removed to make way for the proposed house. There are several other buildings outwith the application site, but within the ownership of the applicant.



Core Path & existing bridge adjacent to Application Site – April 2022



Existing Workshop & Public Conveniences – April 2022

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They are associated with the former use of the site by Forestry Commission Scotland and are comprised of two workshop buildings, timber built public conveniences and a timber built deer larder all of which are to remain.

#### Planning History

Previous and current planning applications, most recent first.

Planning Ref: 19/00278/PPP – Erection of Dwellinghouse (renewal of planning permission 15/01270/PPP), Public Conveniences, Craik, Scottish Borders. Registered 27/02/2019

The above planning application was a renewal of the previous planning in principle approval for the erection of a dwellinghouse, ref 15/01270/PPP. No objections were received and this application was approved with conditions under delegated powers on 12/08/2019.

Planning Ref: 15/01270/PPP – Erection of Dwellinghouse, Land at Public Conveniences, Craik, Scottish Borders. Registered 27/02/2019

This was the original planning application to establish the principle for the erection of a dwellinghouse on the land. Four objections were received and the application was approved with conditions under delegated powers on 25/04/2016.

Planning conditions imposed under the current approval are as follows:

1. No development shall commence until the details of the layout, siting, design & external appearance of the building(s), the means of access thereto, parking provision (for at least two cars), bin storage and the landscaping of the site, have been first submitted to and approved in writing by the Planning Authority.

Reason: to achieve a satisfactory form of development, to comply with the requirements of Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. No development shall commence until all matters specified in the conditions have, where required, been submitted to and approved in writing by the Planning Authority. Thereafter the development shall only take place except in strict accordance with the details so approved.

Reason: to achieve a satisfactory form of development, to comply with the requirements of Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

3. The first AMC application that is made and approved ulterior to this Planning Permission in Principle, shall include;
  - (a) a site plan which addresses in full the concerns of Informative Note 1 attached to this same planning consent; and

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(b) a scheme of details which describes to proposed treatment and operation of all of the existing buildings and structures on site, and which addresses in full, the concerns of Informative Note 2 attached to this same planning consent.

Following the Planning Authority's written approval of this site plan and scheme of details required to address items (a) and (b) of this same planning condition, the development shall thereafter only be implemented and operated in accordance with the approved details, and the Core Path shall thereafter be accommodated and maintained in perpetuity in accordance with the approved details. (Please see Informative Note 3 for related information, with respect to the Rights of Way at the site).

4. The first AMC application that is made and approved ulterior to this Planning Permission in Principle, shall be supported with a scheme of details which shall describe;
  - i. the proposed finished floor level(s) of the dwellinghouse and of any associated outbuildings within its curtilage;
  - ii. the existing and proposed ground levels within that same curtilage, and
  - iii. a clearly identifiable datum point, or clearly identifiable datum points, located outwith the site and sufficient for the purpose of establishing the heights of the existing and proposed levels required under items (i) and (ii) above, relative to the existing level(s) of the existing road surface.

Thereafter, the development shall be implemented in accordance with the approved scheme of details.

Reason: To ensure that the development does not have any detrimental impacts upon the appearance, environment and amenity of the site and surrounding area, or upon the amenity of any neighbouring properties as a consequence of the surface levels within the site being raised or lowered to any inappropriate height(s), including the development generating a flood risk or otherwise being itself at risk of flooding.

5. The first AMC application that is made and approved ulterior to this Planning Permission in Principle, shall be supported by a scheme of details describing the arrangements for:
  - (a) the management of surface water drainage which shall address the concerns of Informative Note 4 attached to this same planning consent;
  - (b) the management of foul drainage treatment, which shall address the concerns of Informative Note 5 attached to this same planning consent; and
  - (c) the provision of safe and adequate water supply to, and for, the dwellinghouse hereby approved, which shall address the concerns of Informative Note 6 attached to this same planning consent.

Thereafter, the approved drainage arrangements shall all be implemented and operated in accordance with the approved details. Further, the dwellinghouse hereby approved shall not be occupied for the first time until all of the approved surface water drainage arrangements, foul drainage arrangements and water supply arrangements, have all first been fully implemented and are all fully functional.

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Reason: To ensure that the arrangements for the management of surface water drainage; the management of foul water drainage; and the provision of the water supply to the dwellinghouse hereby consented, are serviceable; would have no unacceptable impacts upon the amenity and environment of the site and surrounding area; and would be fully functional at the time of the first occupation ODF the aforesaid dwellinghouse.

6. The dwellinghouse hereby consented shall not be occupied for the first time until parking and turning provision for two vehicles, excluding garages, has been first provided within the curtilage of the same dwellinghouse. Thereafter, the aforementioned provision shall be retained in perpetuity.

Reason: In the interests of road safety, appropriate parking and turning provision requires to be provided, and thereafter, retained on site.

7. Unless otherwise agreed in writing by the Planning Authority at the time of the approval of the first AMC application that is approved ulterior to this Planning Permission in Principle (please see Informative Note 7), vehicular access between the residential property hereby consented and the public road, shall only ever be via the existing site access described by blue shading on the Approved Location Plan (Drawing Number 2014-034). Further, no vehicular access shall be taken between the site and the public road via the bridge which lies to the north of the site, other than on the occasions when the aforementioned existing site access has become impassable for vehicles due to flooding over its surface.

Reason: In the interests of road safety and public safety, and in the interests of conserving the amenity of the Core Path, it has not been demonstrated that the existing bridge is suitable for loadings associated with vehicular traffic liable to operate in connection with a residential use of the site.

8. The first AMC application that is made and approved ulterior to this Planning Permission in Principle, shall be supported by a scheme of details which shall include a scheme of details identifying all trees proposed for retention and for removal in connection with the development and operation of the site as a residential property. These details themselves shall be accompanied by, and shall be informed by, all of the following:

(a) an Arboricultural Impact Assessment of the trees on the site (based on the development footprint of the specific scheme proposed);

(b) a Tree Protection Plan showing the Root Protection Areas and canopy spreads of all trees identified for retention, and the proposed siting of any and all kinds of protective measures (including fencing) required to prevent damage to retained trees, and all other mitigation measures to protect those same trees, all in accordance with advice and guidance of BS5837: 12.

Following approval of the aforementioned scheme of details and the aforementioned accompanying documents, no trees shall be removed other than those specified for removal within approved details. All trees for retention shall be safeguarded and protected during the construction of the development and in accordance with the mitigation measures identified in the approved details including any other measures specifically required by the Planning Authority in its approval of the same.

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Reason: To ensure that the development is designed and carried out in a manner which as far as reasonably possible, retains where necessary, safeguards, mature trees at and around the site, which contribute to the visual amenity of the surrounding area, and which provide wildlife habitat.

9. The first AMC application that is made and approved ulterior to this Planning Permission in Principle, and which contains, or relates to, any proposal that would directly impact upon the structures of the existing buildings on the site shall be accompanied by:
- i. a report on a survey for bats, which shall have been conducted and reported by a licensed bat worker and surveyor, and in accordance with good practice guidelines; and
  - ii. details of any and all other ulterior survey and/or mitigation requirements identified in the aforementioned report as being in the interests of the conservation of bat populations and habitat at the site and/or in the surrounding area.

All approved ulterior survey and mitigation measures shall thereafter be implemented and operated in accordance with the details of the approved scheme.

Reason: To ensure that the development hereby consented, has no unacceptable impacts upon bats, a European Protected Species, including their habitat, at the site and within the surrounding area.

10. Unless otherwise agreed in writing and in advance by the Planning Authority, no development shall commence on the site of the existing buildings, until a ground investigation report has first been submitted to and approved in writing by the Planning Authority. The report shall include identification and assessment of potential contaminants on the site [in accordance with PAN 33 (2000) and BS10175:2011 or subsequent revisions/replacements] and shall include [as applicable] a remediation strategy, validation report and monitoring statements, including timescales for the implementation of all such measures. Development shall not commence until the report is approved by the Planning Authority. Thereafter, the development shall be carried out only in accordance with the approved report, including approved remediation, validation, monitoring measures and timescales for their implementation.

Reason: To ensure the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

Informative Notes included under the current approval are as follows:

INFORMATIVE NOTE 1

Notwithstanding the definition of the site by the red outline boundary described on the Approved Location Plan, the following restrictions apply to how the residential property hereby approved, is to be laid out and operated:

Firstly, the area of the site described in green shading on the Approved Site Location Plan is unsuitable for development because of flood risk concerns, and therefore the proposed site plan should not describe any buildings or other structures sited, in whole or in part within this same area; and

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Secondly, the area of the site described in yellow shading on the Approved Site Location Plan is unsuitable for development because it is an existing Core Path (specifically a section of Core Path 196) which requires to be maintained at its current width. Therefore the proposed site plan should not describe any buildings or other structures sited in whole or in part within this same area. Moreover this same area should be excluded from the residential curtilage of the dwellinghouse hereby consented such that the operation of the Core Path is not impeded by any fences or gates; and the Core Path is capable of being maintained in the long-term at its existing width. The latter should be positively and robustly defined by a boundary feature (fence or wall) which clearly denotes and delimits the Core Path from the residential curtilage. For clarity, it is anticipated that part of the vehicular access to the residential property hereby consented, would require to be routed along the Core Path, and that the driveway for the residential property would be directly accessible to and from the Core Path.

#### INFORMATIVE NOTE 2

It is accepted that the existing buildings could be retained within the curtilage and operation of the residential property hereby consented subject to the details of their proposed appearance(s) and operation(s) first being clearly established at the AMC application stage,

to ensure that these would be appropriate and compatible with the character and amenity of the site and surrounding area, and would otherwise have no unacceptable impacts upon the environment or amenity of the site and surrounding area.

Accordingly, it needs to be established whether or not the buildings are being proposed for retention or demolition. If retention, it needs to be established what alterations or additions would be made to the structures of the buildings themselves, and what the finished appearance of these structure(s) so altered or augmented, would be. This includes a description of not only the designs of the buildings so altered or augmented, but also any and all proposed new external materials and finishes. Lastly, it needs to be established how it would be proposed that they would be used, and whether or not these uses would be integral, incidental or ancillary to the residential use of the dwellinghouse hereby consented.

#### INFORMATIVE NOTE 3

The right of way through the site must be kept open and free from obstruction and encroachment during the construction of the dwellinghouse and thereafter.

#### INFORMATIVE NOTE 4

Surface water drainage should be designed to comply with PAN 61 and CIRIA SUDs manual C697, and should be designed and installed to maintain surface water run-off from the site (including from all areas of hardstanding) at, or below greenfield levels. This is to ensure the sustainable disposal or surface water and avoid additional run-off from the site to neighbouring properties and/or the public road.

#### INFORMATIVE NOTE 5

Private drainage systems often impact on amenity and cause other problems when no clear responsibility or access right exist for maintaining the system in a working condition. Problems can also arise when new properties connect into an existing system and the right and duties have not been set down in law. Accordingly, documentary evidence is required at the AMC stage to



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demonstrate that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition. This documentary evidence should establish that the maintenance duties on each dwelling served by the system, have been clearly established by way of a binding legal agreement. Access rights should also be specified.

#### INFORMATIVE NOTE 6

A report must be submitted to and approved in writing by the Planning Authority, demonstrating the provision of an adequate water supply to the development in terms of quality and quantity. The report must also detail all mitigation measures to be delivered to secure the quality, quantity and continuity of water supplies to properties in the locality which are served by the private water supplies and which may be affected by the development.

The following information should be provided within the report -

1. A description of the source(s) / type of the supply – i.e. whether the supply is taken from a watercourse, loch, spring, well or borehole, or any other sources or combination of sources.

2. The location of the source(s) of the supply – i.e. the appropriate eight figure Ordnance Survey National Grid Reference(s).

3. The name and address of every relevant person in relation to the supply.

NB. A relevant person, in relation to a private water supply, means a person (or persons) who: a) provide the supply; b) occupy the land from, or on which, the supply is obtained or located; or (c) exercise powers of management or control in relation to the supply.

4. The estimated maximum average volume of water provided by the proposed supply, in cubic metres per day (m<sup>3</sup>/day), and the details of any pump tests/flow rate tests undertaken to determine this estimate.

NB. For boreholes/wells refer to BS ISO 14686:2003 “Hydrometric determinations – Pumping tests for water wells – Considerations and guidelines for design, performance and use”.

5. Any water treatment that is intended to be carried out in relation to the proposed supply for the development.

6. Where there are existing users of the proposed supply, the addresses of all such users.

7. Where there are existing users of the proposed supply, the existing and proposed occupancy levels of all such properties, as far as reasonably practical.

NB. As a minimum, the provision of the number of bedrooms per property will allow an estimate to be made of occupancy levels.

8. Where there are existing users of the proposed supply and/or there are other properties' private water supplies in the vicinity of the development that may be affected thereby (e.g. Neighbouring boreholes, wells, springs, etc.), information advising if

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and how the proposed development will impact on the existing users and/or the other properties' supplies.

9. If the development is to be used for commercial purposes and/or members of the public will use/consume the water, the private supply will be classed as a Type A supply. This will mean that it will require to be sampled/monitored by the local authority on at least an annual basis and a risk assessment of the supply will also be required. As such, prior to the commencement of the commercial/public activity, the applicant should contact the Environmental Health Department of Scottish Borders Council to ensure that compliance with the legislative provisions is able to be secured.

For clarification, the minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to 200 litres of water per person per day who will be using the supply. A reserve storage capacity of three days' supply should be provided. Also, the quality of the water throughout the building(s) must conform to the requirements of The Private Water Supplied (Scotland) Regulations in order for it to be classed as wholesome.

#### INFORMATIVE NOTE 7

The access arrangement identified under Planning Condition No. 7 reflect the assessment of the Roads Authority that the bridge to the north of the site in its existing form, is not suitable for the accommodation of traffic movements liable to be generated by the operation of a residential property on the site. Moreover, this bridge is also part of the Core Path, and there is a reasonable concern to avoid the intermixing of the residential traffic with Core Path users within this confined space, if at all possible. As such, the default position is, and remains, that the vehicular access to the site, should be the existing access road described in blue shading on the Approved Location Plan.

N.B. This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

#### DESIGN PROPOSALS

The applicant has elected to propose a single storey design for the new dwellinghouse which is to be located together with its private garden ground in an area of ground in the south-western corner of the land within their ownership. There is currently a portacabin style building located on site which will be removed and taken off the property.

The design approach has been carefully considered to follow the simple form and scale of the existing adjacent workshop building which will remain together with the existing timber built toilet block and deer larder.

The entire site of the former forestry commission station has been annexed within the last four years to the applicants registered small holding which is located approx. 0.5km away. This has allowed the small holding to be serviced from this location and the existing buildings as they stand will allow this to continue.

The proposed house location has been selected to comply with Conditions 3 & 10 and Informative Note 1 of the Planning in Principle Permission. It illustrates that the proposed house will be built outwith any areas that are liable to flooding and ensures that the existing Core Path remains

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unaffected. Vehicular access to the proposed dwelling is taken from the existing track to the south of the site via the public car park.

A small number of self seeded trees will require to be removed to clear the site for development to take place and these are accounted for in the attached tree survey. All other unaffected trees shall be retained as far as practically possible within the adequately sized private garden ground which is approx. 280 square metres in area.

The choice of materials for the exterior of the proposed dwelling have been selected to be in harmony with the woodland setting. The exterior walls will be clad with larch lining boards with a dual pitched roof finished in natural slate. Windows and doors will be opaque stained timber.

Further reports have been uploaded to address Planning Conditions 8, 9 & 10. These are;

- Tree Survey
- Preliminary Ecological Assessment
- Stage 1 Site Investigation Report

For the sake of clarity all of the other matters raised in the conditions attached to the Planning Permission Principle ref: 19/00278/PPP can be summarised together with the applicants response as follows:

Detailed Design Proposals, Access & Parking Provision

- Addressed within application drawings.

Preferred Area for Proposed Dwelling

- The preferred site/location for the proposed dwelling is outwith the areas identified as being at risk from flooding and remote from the existing Core Path.

Future Use of Existing Buildings

- The portacabin style building will be removed from site to make way for proposed house and parking/turning area.
- The remaining buildings will be left in place and will continue to be used in conjunction with the applicants small holding.

Proposed and Existing Ground Levels

- Illustrated on the application drawings.

Management of Surface Water Drainage

- All new run-off to be created by the development shall be discharged into ground via a suitably constructed soakaway subject to favourable ground conditions, otherwise this shall be attenuated before being discharged into the existing drainage system.

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Management of Foul Drainage Treatment

- A new private treatment plant shall be installed within the application site boundary with an effluent standard and discharge arrangement agreed with SEPA.

Provision of Adequate Water Supply

- There is an existing water supply already within the applicants property which is taken from the same source as the other properties within Craik Village (the nearby reservoir). This supply is treated through a particulate filter & UV filter and is intended for use by the proposed dwelling.

Removal and Protection of Existing Trees

- A BS5837 compliant tree survey has been included within this application detailing the trees identified for removal together with the protection measures to those being retained.

Ecology

- A preliminary ecological assessment has been included within this application detailing the findings of a survey of the site and the existing nearby buildings which are to be retained.

Site Investigation

- A Stage 1 Desktop Site Investigation has been included within this application for due consideration. It should be noted that the remediation of the existing fuel storage provision was completed to a satisfactory standard by Forestry Commission Scotland before disposing of the site.

**CONCLUSION**

In summary we believe the proposals outlined in this application are well considered and uphold the principles defined in the relevant Planning Developments Policies and Guidelines of Scottish Borders Council and provide an appropriate addition to the settlement at Craik village which is in keeping the character of the built and natural landscape of the area.