

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE OF CURRENT POSITION

Site Address:	U96 from C138 junction near Low Wardneuk to A719 junction near Bourtreebush Monkton, South Ayrshire
Application:	25/00034/APP- Erection of Dwellinghouse and agricultural shed

Appointed Officer's Decision:	Refused
Date Notice of Review Received:	22 August 2025

Current Position:	New Case for Review
Documentation:	<p>The following documents in relation to the review are attached:</p> <p>Pages 1 to 17 - Report of Handling.</p> <p>Pages 18 to 22 - Notice of Review (August 2025).</p> <p>Pages 23 to 31 - Review Statement – (August 2025).</p> <p>Pages 32 to 39 - Original Planning Application (January 2025).</p> <p>Pages 40 to 56 – Design and Access Statement (August 2024).</p> <p>Pages 57 to 68 - Supporting Information (Agricultural Appraisal – December 2024).</p> <p>Pages 69 to 92 - Supporting Information (Preliminary Ecological Appraisal – January 2025).</p> <p>Pages 93 to 102 - Planning Application Designs/Plans (Aug 2024 to March 2025).</p>

	<p>Pages 103 to 107 - Decision Notice (May 2025)</p> <p>Pages 108 to 117 - Consultation responses</p> <ul style="list-style-type: none"> • Page 108 – SGN (04.02.2025) • Page 109 Scottish Water (10.02.2025) • Page 112 – AECOM (12.02.2025) • Page 115 – Prestwick Airport (13.02.2025) • Page 117 – Environmental Health (06.03.2025) <p>Pages 118 to 121 - Case Officer Photographs with comments.</p> <p>Pages 122 to 127 - Applicant's Representations on Case Officer Photographs.</p> <p>Pages 128 to 129 – Response from SGN following Case Officer Photographs.</p> <p>Pages 130 to 131 – Response from AECOM following Case Officer Photographs.</p> <p>Pages 132 to 135 - Draft Conditions.</p>
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	20 October 2025

Report of Handling of Application

Application Determined under Delegated Powers

The Council's Scheme of Delegation can be viewed at <https://www.south-ayrshire.gov.uk/planning-application-process>

Reference No:	25/00034/APP
Site Address:	Proposed New Dwelling House U96 From C138 Junction Near Low Wardneuk To A719 Junction Near Bourtreesbush Monkton South Ayrshire
Proposal:	Erection of dwellinghouse and agricultural shed
Recommendation:	Refusal

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended). The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 20 January 2025.
- The application was validated on 29 January 2025.
- A Site Visit was carried out by the Planning Authority on 25 February 2025.
- No Neighbour Notification was required.
- No Site Notice was required.
- A Public Notice, under Regulation 20 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was placed in the Local Press on 4 February 2025.

1. Site Description:

The application site comprises part of a larger agricultural field located to the north-east of the village of Monkton, and approximately 50 metres to the south-west of residential cottage known as High Wardneuk. The site comprises of a large elongated area which extends to approximately 12,680 sq m (1.26 ha) (approximately 200 metres in length, by a depth of between 56 - 71 metres excluding the access points), and is currently used for the production of arable crops/ silage. The site is bound on two sides (north-east) and (south-east) by mature woodland, with the aforementioned woodland areas being partially being as ancient woodland, and partially within the application site. The remaining boundaries of the site to the south-west, and north-west are undefined due to forming part of the larger agricultural field. The site gently undulates towards the north-west, and occupies an elevated position approximately 85 - 95 metres AOD, with the land to the north, south and west being lower which results in the application site being visible from outwith the site and over a large area. Access to the site is obtained via an existing single track field access positioned outwith the application site to the north.

The site is understood to be associated with the agricultural holding of Raith Farm, which is located approximately 2 km to the south-east, with the submission suggesting the proposed house is intended as an additional dwelling for an agricultural worker. The application site is noted as being located towards the northern periphery of the landholding associated with Raith Farm. Raith Farm is noted to form the main operational base for the farming operation and enterprise which is a dairy and beef enterprise, along with some arable crop farming, and grass silage, with the addition of winter storage of sheep. The steading at Raith is noted to contain of a large dwellinghouse and additional farm workers cottage, along with various out-buildings ranging from small traditional out-buildings to much larger modern agricultural buildings. In addition, two agricultural buildings (cattle shed and general purpose store) serving the farming operation are located adjacent to Little Foulton, which lies to the north-east of Raith Farm (approximately 1km distant). The farm enterprise at Raith Farm is also understood to operate in conjunction with the applicant's existing dairy farm business in Northern Ireland, with the applicant and his two sons involved in operations and splitting time between the two farm enterprises in Northern Ireland and South Ayrshire. It is understood that the applicant purchased Raith Farm and the associated land holding in 2022.

2. Planning History:

- The following application history **at the site** is noted;

An earlier application 14/00271/PPP sought planning permission in principle for the erection of dwellinghouse and agricultural shed. The application boundary for application 14/00271/PPP partially overlapped the site of the current application. The application was withdrawn prior to being determined. As part of the assessment of application 14/00271/PPP there were concerns in relation to the proposals which were considered to be contrary to the provisions of the development plan and supplementary guidance in place at this time.

- The following **current applications on land adjacent to Little Foulton** are noted;

Application 25/00033/APP seeks planning permission for the erection of a dwellinghouse. Pending consideration.

Application 25/00138/APP seeks planning permission for the erection of a dwellinghouse. Pending consideration.

Both applications 25/00033/APP and 25/00138/APP are submitted by the same applicant as for the current application.

- The following **historic applications at Raith Farm and Little Foulton** are noted for completeness, although they are noted as pre-dating the applicant's ownership of the site;

Permission was granted under application 22/00083/APP in February for the erection of a dwellinghouse at Little Foulton. Not implemented and now expired.

Outline planning permission for the erection of a dwellinghouse at Little Foulton was permitted under application 08/00945/OUT, subject to the conclusion of a section 75 legal agreement. This was followed by a subsequent application (11/01605/MS) for the approval of matters specified in conditions of planning permission in principle 08/00945/OUT. The permission granted under application 11/01605/MS was not implemented, and superseded by application 22/00083/APP for the same site.

Outline planning permission for the erection of 2 agricultural workers houses at Raith Farm was permitted under application 08/00946/OUT, subject to the conclusion of a section 75 legal agreement. No further applications were submitted to agree the details of permission granted under application 08/00946/OUT and as such, the permission has now expired.

Each of the above applications were noted to be from the respective owner/ operator of the agricultural enterprise at Raith Farm, with the additional accommodation being required to support the on-going agricultural operations at Raith Farm. As noted above, Raith Farm and associated land holding has changed ownership since the submission of, and approval of the earlier application noted above, with the applicant for the current application understood to have owned the enterprise and land holding operating from Raith Farm since 2022.

3. **Description of Proposal:**

Planning permission is sought for the erection of a dwellinghouse and agricultural shed, and associated works. The submitted drawings show the proposed house positioned in the north-western corner of the site, with the proposed agricultural shed positioned over 100 metres away to the south-east. In terms of access, two new access points formed through the woodland to the north-east connecting with the public road are proposed. The north-western access is proposed to serve the dwellinghouse, with the access to the south-east serving the proposed agricultural shed. An inter-connected access connecting the proposed house and shed is also proposed. No details of the agricultural shed have been submitted.

The proposed house is a substantial detached L-shaped dwellinghouse formed principally over two storeys, and containing 5 - 6 bedrooms, office, 4 reception rooms, gym, kitchen, utility and boot room, with attached double garage, with upper floor storage accommodation. The proposed house, including patios and covered areas is shown to occupy a footprint of approximately 385 sq metres. The proposed house is modern in its design and appearance and utilises a palette of traditional contemporary materials, including; white rendered external walls, grey slates, dark brick basecourse, stone cladding feature detailing and quions, grey wood effect cladding, grey framed windows and doors, glazed balcony. The main portion of the proposed house is shown to reach a height of approximately 8.0 metres to the ridge of the hipped roof. Further details of the development are set out within the drawings and supporting information which accompany the application submission.

4. **Consultations:**

Ayrshire Roads Alliance – note that the visibility splays of 2.4 metres by 215 metres in both directions at the accesses of the site and the public road are necessary. No such justification for reduced visibility has been submitted.

AECOM – advise that; i. ancient woodland is likely to be affected by the proposals which is not considered and addressed within the PEAR, ii. there is no evidence of bat surveys of the adjacent woodland having been carried out, and iii. no mitigation measures are proposed to ensure that the proposals do not impact on nearby badgers.

Prestwick Airport – confirm the potential for the development proposal to present safeguarding issues due to an infringement of the Runway 20 Obstacle Limitation Surfaces and the potential effect on Instrument Flight Procedures. Glasgow Prestwick Airport has subsequently confirmed the need for an Instrument Flight Procedure Stage 1 Assessment in order to provide the appropriate level of regulatory assurance on safeguarding grounds. No such information has been provided.

SGN Pipelines Maintenance – no objection.

Scottish Water – no objection.

Environmental Health – no objection.

5. **Submitted Assessments/Reports:**

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The applicant/ agent has submitted a design and access statement, agricultural appraisal, preliminary ecological appraisal and supplementary email in support of the development proposals, the main points of which are summarised as follows;

Design and Access statement, Agricultural Appraisal and email correspondence of 26th March 2025:

The applicant purchased Raith Farm in 2022 to operate in conjunction with the applicant's existing dairy farm in Northern Ireland. The business is operated by the applicant, and two sons splitting their time between the South Ayrshire and North Ireland. The main farmstead is Raith Farm, with supplementary buildings at Little Foulton.

The existing farm at Raith, operates in conjunction with the farmland at Little Foulton and High Wardneuk, and together operate as a single farming enterprise. Raith is understood to operate as the milking unit.

Little Foulton is confirmed to operate as beef unit and for calves. High Wardneuk is proposed as the site for relocated calf unit.

The farming operation and enterprise which is a dairy (370) and beef enterprise (300), along with some arable crop farming (28 ha), and grass silage, with the addition of winter storage of sheep (500). The combined areas of Raith Farm, Little Foulton and High Wardneuk is 164 ha with a further rented area of 24 ha (location unspecified).

The steading at Raith is the central hub for business operations, and includes the farmhouse (occupied by the applicant and family) and a farm workers cottage (occupied by a herdsman). A part-time worker lives off-site. Additional supplementary buildings are located opposite the buildings at Little Foulton.

There are insufficient dwellings and farm buildings across the holding, and the business is financially viable with a labour requirement estimated to be 9.58.

The submission considers Little Foulton to be constrained by the presence of mains gas pipelines.

The proposals accord with the NPF4 policies (16 and 17) and the Council's Rural Housing policy guidance.

The proposed buildings at High Wardneuk shall be concealed from the public road by trees, which also offers shelter and seclusion for the proposed farm.

The site benefits from attractive unobscured views.

Historic planning applications for residential properties – the current landowner seeks to make use of earlier lapsed planning permissions (22/00083/APP and 08/00946/OUT) for residential dwellings in relocated positions on the wider agricultural land holding so as to meet the operational needs of the current farming enterprise.

Application 23/00695/APP – under which permission was granted for the siting of a slurry lagoon, which has been implemented, and strategically positioned approximately 300 metres to the east of Little Foulton and shall serve the larger agricultural landholding.

Details of achievable visibility splays in both directions from both site accesses are submitted.

No residential properties connected with the overall land holiday have been sold in the previous 5 years.

The size and configuration of the site is considered proportionate for the farming operations. Two accesses provide some form of amenity for the proposed house.

The current application (along with the two concurrent applications at Little Foulton application 25/00033/APP and application 25/00138/APP) are part of succession planning, providing for accommodation for family and so as to attract additional agricultural workers to the area. The existing Raith Farm cottage is suggested as being suitable for seasonal workers due to the proximity to the main farmhouse.

Preliminary Ecological Appraisal Report:

Seeks to establish a baseline of ecology for the site and adjacent buffer area, and to identify any ecological constraints, including a Phase 1 habitat survey and protected species survey (for water vole, otter, badger, bats and other protected species, and breeding bird assessment). No nationally designated sites are located within 1 km of the site. No protected species were identified as being present within the main grassland area of the application site. The PEAR notes the presence of badger in the area outwith the site.

The PEAR notes the site to comprise of prime quality agricultural grassland of limited ecological value, with wooded areas of ancient origin adjacent, where care must be taken to protect the ancient woodland and avoid disturbance. The PEAR assumes that access to the site would be through the existing track opposite High Wardneuk, and that no new access is to be created (para 4.1). The PEAR notes the potential for biodiversity improvements such as native tree planting, bat boxes, and bird nest boxes.

6. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

7. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

8. Representations:

No representations were received.

9. Development Plan:

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - gov.scot (www.gov.scot). NPF4 confirms that the purpose of planning is to manage the development and use of land in the long-term public interest. NPF4 also maintains a plan-led system and provides a long-term spatial strategy to 2045 based around enabling the transition to net zero emissions and environmental sustainability; driving inclusive economic growth; and building resilient and sustainable places, which adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment. The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of NPF4 is set out below.

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - (www.gov.scot):

- National Policies 1 and 2 - Tackling the climate and nature crises, and Climate Mitigation and Adaptation;
- National Policies 3 and 4 - Biodiversity and Natural Places;
- National Policy 5 - Soils;

- National Policy 6 – Forestry, Woodland and Trees;
- National Policy 13 - Sustainable Transport;
- National Policies 14 and 15 - Design, Quality and Place and Local Living and 20-minute neighbourhoods;
- National Policy 16 - Quality Homes;
- National Policy 17 - Rural Homes;

Policy 1 gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions. Policy 2 seeks to ensure that emissions from new development are minimised as far as possible. A healthy natural environment is recognised as a key to reducing emissions. Policies 3 and 4 protect, and seek to positively enhance biodiversity and natural assets, which in turn play a crucial role in carbon reduction. Further consideration of the potential impact of the development on the natural environment is set out below.

Policy 5 in relation to soils, seeks to protect carbon-rich and valued soils such as prime quality agricultural land, with proposals only being supported where it is for i. Essential infrastructure and there is a specific locational need and no other suitable site; ii. Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite. The application site is categorised as being class 3.2, and therefore not as prime quality agricultural land.

With regard to Forestry, Woodland and Trees, Policy 6 of the NPF4 states that “development proposals will not be supported where they will result in any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition.” As noted elsewhere in this report, the application site partially contains ancient woodland. Further consideration of the impact of the proposals on ancient woodland is set out elsewhere in this report.

Policy 13 considers the issue of sustainable transport and active travel and is supportive of development in locations which support safe sustainable travel, and travel by means other than private vehicle. Policy 14 seeks to encourage and promote the 'Place Principle' and the six qualities of successful places (i.e. healthy, pleasant, connected, distinctive, sustainable, and adaptable). Proposals which are poorly designed, detrimental to the amenity of the surrounding area, or inconsistent with the qualities of successful places will not be supported. Policy 15 encourages and promotes the Place Principle as a means to create connected and compact neighbourhoods where people can meet the majority of their needs within a reasonable distance of their home. In a plan-led system the development planning process is the mechanism to secure local living and 20-minute neighbourhoods, rather than via an incremental and piecemeal basis through individual planning applications; the SALDP2 allocates the site as an area of countryside, where development proposals require to be carefully considered and managed through the development plan process.

The site is approximately 4 kilometres from Monkton, and also approximately 4 km from Symington which are the closest villages to the application site. There are no footpaths or street lighting on the rural road sections of the route in this locale and the site is not served by public transport. While this is not necessarily uncommon circumstances for rural locations, greater weight is given to the fact that the application site is undeveloped greenfield land within a rural location that is remote from the farmsteading which it would be serving. The proposal would introduce development into the landscape where there is none at present, is sited in an isolated position and disconnected physically and visually from the farmsteading and existing group of buildings, and is not sited adjacent to or in close proximity of any other buildings. For these reasons, the proposal is not considered to be aligned with the spirit and intention of policies 13, 14 and 15.

Policy 16 seeks an on-site contribution of at least 25% of the total number of new homes for affordable homes. The development does not make provision for affordable housing; and this issue is considered further below.

With specific regard to new rural homes (policy 17), development proposals will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area, and the development involves;

- i. land allocated for housing within the LDP;
- ii. reuse of brownfield land;
- iii. reuse of redundant or unused buildings;
- iv. use of a historic environment asset or enabling development to secure the future of historic environment assets;

- v. supporting the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. a single home for the retirement succession of a viable farm holding;
- vii. subdivision of an existing residential dwelling; and
- viii. reinstatement of a former dwelling house or a one-for-one replacement of an existing permanent house.

In addition to any considerations under i. - viii. above, proposals for any additional residential accommodation also require to be suitably sited and designed to be in keeping with the character of the area. For the reasons noted elsewhere in this report, it is considered that the proposal does not align with the opening requirements of the above policy 17 which is for development to be suitably sited and designed to be in keeping with the character of the area.

Notwithstanding the provisions of policies 5 and 17 of the NPF, the proposals nonetheless require to be considered against the provisions of the Adopted South Ayrshire Local Plan 2, and the related policy guidance as part of the recognition by the Scottish Government in the NPF Local Development plans should set out a tailored approach to rural housing, and reflect locally appropriate delivery approaches. Further consideration of relevant planning issues are set out below.

For the reasons set out in this report, there are policy concerns in relation to the proposals.

South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local development plan 2 - South Ayrshire Council (south-ayrshire.gov.uk):

- B8 - Core Principle;
- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management;
- LDP Policy: Rural Housing;
- LDP Policy: Affordable Housing;
- LDP Policy: Natural Heritage;
- LDP Policy: Landscape Quality;
- LDP Policy: Preserving Trees;
- LDP Policy: Woodland and Forestry;
- LDP Policy: Land Use and Transport;

Core Principle B8 supports the development of rural housing in appropriate locations in line with the policies of the Local Development Plan, and the related planning guidance regarding Rural Housing. The policy also confirms that proposals for rural housing outwith the aforementioned parameters, or outwith defined settlement boundaries shall not be supported. Further consideration of the proposed development against the Rural Housing policies and guidance is set out below.

The Strategic Policy 1: Sustainable Development seeks to support the principle of sustainable development by making sure that development respects, protects and where possible, enhances natural, built and cultural heritage resources. Strategic Policy 2: Development Management ensures development is in accordance with the site's land use and will be appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land use, that the proposals do not have an unacceptable impact on the amenity of nearby land uses.

The LDP2 Rural Housing policy is, in principle, supportive of the development of a home in a rural area that is essential to a rural business, subject to criteria. Criterion d. specifically relates to new houses that are essential to rural a rural business, and states that the developer, must satisfy the Planning Authority through the submission of a sound business plan, that the business is economically viable and could not be run without residential accommodation. In all instances, the LDP policy confirms that proposals for rural housing must comply with the policy guidance as set out in the associated Rural Housing Planning Guidance note in terms of being appropriately sited and designed. An assessment of the proposals against the Council's Policy Guidance entitled Rural Housing is set out below, along with a consideration of relevant site-specific factors.

The Council's Affordable Housing Policy seeks an on-site target contribution of 25% of the total of units from new housing developments of over 15 units or more, or a site size equal to, or more than 0.6 ha. The application site is noted to extend to 1.26 ha, however, the submission makes no provision for the provision of affordable housing. Therefore, the proposals do not align with the Council's policy in relation to affordable housing.

With regard to protected species, LDP Policy: Natural Heritage outlines that planning permission will not be granted for a development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation. The submission is accompanied by a preliminary ecological report which has been considered by the Council's ecological advisors. Notwithstanding, for the reasons noted within this report, there are concerns regarding the proposals.

In terms of LDP 2 Policy Landscape Quality, it is noted that the application site is not located within a scenic area, as defined by the LDP, or within one of the 11 Local Landscape Areas of South Ayrshire. Notwithstanding, the Landscape Quality Policy seeks to maintain and improve the quality of South Ayrshire's landscape and its distinctive local characteristics. Developments must conserve features that contribute to local distinctiveness, including historic/cultural landscape, patterns of woodland, fields, hedgerows and tree, special qualities of river, estuaries and coasts, skylines and hill features. Further consideration of the siting and design of the development relative to its landscape setting is set out below.

The Preserving Trees, and Woodland and Forestry policies acknowledge that woodland and forestry make an important contribution towards the rural and urban environment and are an essential part of the landscape, a significant economic resource and provide considerable opportunities for recreation. Specifically, the Preserving Trees policy sets out that in assessing development proposals involving loss of, or works to, trees the Council will consider the extent of any adverse impact on the locality, and will take measures to protect trees. As noted above, the application site is located adjacent to mature woodland to the north-east and south-east, with the aforementioned woodland areas being partially defined as ancient woodland. The proposed access to/ from the agricultural shed is contained within an area of ancient woodland, which would inevitably result in the loss of ancient woodland and potentially undermine the larger woodland area to serve the development proposals. Further consideration of the impact of the development on the woodland is set out below.

Further consideration of matters relating to road safety and land use and transport issues is set out below.

For the reasons noted within this report there are concerns in relation to the proposals, which are not considered to accord with the combined policy provisions of the development plan as set out within National Planning Framework 4 (2023) and the Adopted South Ayrshire Local Development Plan (2022).

10. Other Relevant Policy Considerations (including Government Guidance):

- Scottish Government Planning Advice Note 72 - Housing in the Countryside;

PAN 72 sets out the key design principles which need to be taken into account by prospective applicants' and agents' responsible for the preparation of development proposals. PAN 72 provides advice in relation to the siting and design of rural housing and seeks to ensure that rural housing is of a good quality and which respects the Scottish landscape and building traditions. Therefore, PAN 72 is considered to be relevant in the consideration of this application.

In particular, PAN 72 (page 7) acknowledges that buildings in rural areas can often be seen over long distances, and that buildings are there for a long time. For these reasons, PAN 72 concludes that careful design is essential, and that single houses need to be planned, with the location carefully selected and designed so as to be appropriate to the locality. Even where sites are less visible, PAN 72 states that such sites will still require a significant level of skill to assimilate buildings into the landscape. The application has been considered in this context, and for the reasons noted elsewhere in this report, there are concerns in relation to the siting and design of the proposed dwellinghouse.

As noted elsewhere in this report, the site occupies an elevated position approximately 85 - 95 metres AOD, with the land to the north, south and west being lower which results in the application site being visible from outwith the site and over a large area. The general character of the area is of elevated, visually prominent and undeveloped countryside, with extensive open views to the north, south and west.

As a consequence of the prominent siting of the development, along with the design of the house over two storeys, the proposals, if approved would be visually obtrusive due to the exposed and elevated location of the site, resulting in unnecessary engineering works to re-grade the site to facilitate the development of the house, two accesses, the internal access road, and agricultural shed, contrary to the provisions of Scottish Government Planning Advice Note PAN 72 and the LDP policy in relation to landscape quality, which seek to conserve the landscape and hill features. As such, there remains potential for the proposals to be viewed, outwith the confines of the application site. Further consideration of the design of the development is set out below.

- Developing with Nature Guidance (NatureScot):

The above provides guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c). This guidance has been published in support of policy 3(c) of National Planning Framework 4 in relation to planning applications. The applicant has submitted a Preliminary Ecological Appraisal – while no protected species were identified as being present within the main grassland area of the application site, the PEAR notes the presence of badger in the area outwith the site. As noted above, the PEAR assumes that access to the site would be through the existing track opposite High Wardneuk, and that no new access is to be created (para 4.1).

The Council's ecological advisors (AECOM) has reviewed the submitted PEAR, and note that; i. ancient woodland is likely to be affected by the proposals which is not considered and addressed within the PEAR, ii. there is no evidence of bat surveys of the adjacent woodland having been carried out, and iii. no mitigation measures are proposed to ensure that the proposals do not impact on nearby badgers. The Council's ecological advisors are of the view that it is possible that the badgers could potentially be disturbed during construction. Without additional information and relevant specialise surveys, it is uncertain that the development proposals would not impact on protected species; as such, there are concerns in relation to the proposals.

- Scottish Government Policy on the Control of Woodland Removal:

As noted above, the application site is located adjacent to mature woodland to the north-east (the two site accesses lies within the woodland belt to the north-east) and south-east, with the aforementioned woodland areas being partially being defined as ancient woodland. Ancient woodland was designated by the former Scottish Natural Heritage (now NatureScot), and is defined as land which is currently wooded and has been continually wooded, since at least 1750. More specifically, in this instance, the site is characterised as long-established woodland of plantation origin, and likely dating from 1860. The trees covered by the ancient woodland designation are typically characterised as including a mixture of trees and species, including mature trees, with the woodland belt extending to an approximately depth of 36 metres.

The above Scottish Government Policy states that there is a strong presumption against removing ancient semi-natural woodland, or plantations on ancient woodland sites, among other types of woodland, with woodland removal only being allowed where it would achieve significant and clearly defined additional public benefits, and is materially significant in the determination of planning applications. Where woodland removal is required, the LDP policy, in line with the aforementioned Scottish Government policy applies the following criteria;

- a presumption in favour of protecting all woodlands of high nature conservation, or landscape value;
- the provision of compensatory planting where woodland would be removed, and
- encouraging the creation of new areas of woodland comprising of native species;

Additionally, where development proposals would be located close to ancient semi-natural woodland, or other woodland of high nature conservation, proposals should; make provision for an appropriate buffer zone, and where possible, prevent or manage public access to woodlands.

With regard to the development proposals, the vehicular access to/ from the agricultural shed is contained within the area of ancient woodland belt located to the north-east. Therefore, the formation of a new vehicular access would inevitably result in the loss of ancient woodland and trees required to facilitate the proposals which will, if approved alter the natural appearance of the site, through the presence of physical built development such as an access road, where currently there is none. It is also possible that trees adjacent to the site forming part of the larger woodland area could be adversely affected, particularly where their root systems or canopies encroach onto the site of the application. The submission is not accompanied by any supporting tree survey information which would justify the loss of ancient woodland.

In considering the above, the proposals are not considered to result in a public benefit. To the contrary, it is considered that the proposals would be to the disbenefit of the appearance, character, setting and amenity of the locale which will, if approved alter the natural appearance of the site. Given the ancient woodland designation which affect part of the site, the site, is considered to be sensitive in landscape terms. Given the sensitivities affecting the site, it is considered necessary and prudent to adopt a precautionary approach to the proposals, and to safeguard the woodland setting of the site from development. As noted above the depth of the woodland belt extends to approximately 36 metres, and the proposed new site access is noted as being approximately 4.3 metres in width therefore equating to approximately 155 sq metres of woodland to be lost as a direct result of the proposals. The application has been considered in this context.

- South Ayrshire Council Planning Guidance - Rural Housing;

The Rural Housing policy guidance sets out the policy requirements which new houses serving rural based businesses are required to fulfil, and states that "The Council may give favourable consideration to the provision of on-site residential accommodation for a worker employed in an existing rural business, providing that;

- a) It is demonstrated to the satisfaction of the Council that the business cannot operate without continuous on site attendance and that there are no alternative means of operating the business; and
- b) There is no other existing accommodation that could be used to serve the business; and
- c) No existing dwelling serving or connected to the business or holding has been sold or in some other way separated or alienated from the holding in the previous five years; and
- d) Any proposed buildings or structures form or complement a coherent group of buildings and are not visually intrusive.

Note: the requirement for on-site accommodation may be either as a result of the continuous operation of the existing business, or due to proposed expansion or diversification of that business.

In all cases, proposals for new residential accommodation in rural areas, including those demonstrated as being required to operate a rural business, must accord with the Council's design guidance, contained in this supplementary guidance.

In considering the proposed development against the above policy of the policy guidance, the following is noted;

It is accepted that the farm enterprise might potentially benefit from an additional residential property, however, proposals for an additional residential dwelling require to be appropriately sited so as to consolidate and reinforce the farming operations, and to accord with the Council's Rural Housing related policy guidance. As noted above, there have been previous application permissions for additional residential dwellings to support the agricultural enterprise operated from Raith Farm – these permissions were located on land adjacent to Raith Farm (08/00946/OUT), and land at Little Foulton (08/00945/OUT). The aforementioned applications on land adjacent to the steading hub at Raith Farm, and supplementary existing operational buildings which are located at Little Foulton. The aforementioned permissions align with the Service's approach that where a dwellinghouse is required in connection with the operation of an existing rural based business, then it is reasonable to expect that any new dwelling would be sited adjacent to the existing steading so as to form and/ or reinforce a compact operational base. There is no provision within the planning legislation to 'relocate' a planning permission from one site to another without a further grant of planning permission for a suitably sited and designed dwellinghouse.

There have been no planning permissions granted for an agricultural dwelling, or otherwise on the site of the current application at High Wardneuk – this is considered to reinforce the locational approach that any new dwelling would be sited adjacent to the existing steading, or supplementary operational buildings so as to form and/ or reinforce a compact operational base. In contrast, the proposed new house and associated agricultural building is not located within or adjacent to the existing operational base at Raith or Little Foulton, but up to 2 km to the north-west, and in a location where no agricultural buildings are currently present, and which is open to long-distance views from north-west, west and south-west due to its elevated topography relative to the adjacent land.

Should there be a need for additional residential accommodation to support the operation of Raith Farm this could, in line with the earlier permissions be provided at the main operational hub at Raith Farm, or at Little Foulton, subject to any additional accommodation being appropriately positioned and designed.

The submission is noted as suggesting that the farm operates over three areas (Raith, Little Foulton, and High Wardneuk). However, the submitted information also states that the farm enterprise operates as a whole over a large holding, rather than as three separate farm enterprises. It is evident that the farming operations currently occur from a single farmsteading (Raith), with supplementary operational buildings comprising of a cattle shed and general purpose agricultural building at Little Foulton, and a recently installed slurry store a short distance to the east (approx. 300 m) of Little Foulton, and there is nothing to suggest that the current operations cannot continue, and that a disparately located dwelling and agricultural building remote from the operational base at Raith, and the additional operational buildings at Little Foulton is required. To the contrary, should there be an on-going need for an additional dwelling to support the operation of the business, this would be more appropriately site at Raith Farm, or at Little Foulton, where there are existing buildings associated with the farming enterprise, subject to any additional accommodation being appropriately positioned and designed.

For the reasons noted elsewhere in this report, there are concerns in relation to the remote location of the dwellinghouse. Given the aforementioned, it is not considered that the proposals align with criterion a. above.

An assessment of the proposals relative to criterion b. is contained elsewhere within this section.

In terms of criterion c. it is understood that no dwellings serving or connected to the business or holding has been sold or in some other way separated or alienated from the holding in the previous five years. Notwithstanding, for the other reasons noted within the report there are other over-riding planning concerns regarding the proposals.

Any additional dwellinghouse would require to be appropriately sited so as to consolidate and reinforce the farming operations, and to accord with the Council's Rural Housing design guidance. There are concerns in relation to the proposed siting of the dwellinghouse due to the proposed building(s) not being located so as to consolidate and reinforce the existing steading and building groupings at with Raith or Little Foulton Farms. The operational buildings at Little Foulton comprise of a cattle shed, a general purpose storage building, and most recently the addition of a slurry store to the east (granted under application 23/00695/APP), and which takes its access from the existing access positioned in-between the aforementioned cattle and storage buildings. A short distance separates the site of the application at High Wardneuk and Little Foulton (approx. 770 metres at the closest points).

Under the current proposals, the applicant seeks to form an additional, and disparately located dwellinghouse away from the main operational hub at Raith, and also from the supplementary operational buildings at Little Foulton. The application site at High Wardneuk stands alone and is isolated at the north-western extremity of the land holding, where no buildings are present. The existing steading at Raith and the associated operational buildings at Little Foulton are considered to form a compact building grouping which are well-located to meet the operational needs of the farming enterprise, and which could equally meet the applicant's needs in terms of providing additional on-site accommodation, as well as supporting the applicant's operational needs and agricultural aspirations, subject to any additional accommodation being appropriately positioned and designed.

The submission notes that the buildings at Little Foulton currently are utilised as the beef operation, with the application site at High Wardneuk proposed for the relocation of the calf rearing operation. So as to make best use of land and resources, in planning terms it would be preferable to retain Little Foulton as an additional operational hub, rather than for the proposals to result in greenfield development in sporadic locations across the land holding. The positioning of any additional buildings at Little Foulton provides an opportunity to reinforce the existing building grouping as an additional operational hub, rather than to result in the proliferation of isolated buildings in the countryside. The farmland around the area of Little Foulton is dissected by the existing road which provides a natural separation for livestock which could equally meet the applicant's operational needs.

It is noted that the applicant/ agent considers that Little Foulton is constrained by the presence of mains gas pipelines. However, the applicant/ agent have not sought to further evidence their view that the area around Little Foulton is constrained in this submission. As noted under the planning history above, the applicant has also submitted two applications (references 25/00033/APP and 25/00138/APP) for the erection of dwellinghouses on land at Little Foulton. The aforementioned applications are pending consideration, although it is noted that Scottish Gas Network (SGN) offers no objection to the aforementioned application references 25/00033/APP and 25/00138/APP. Given the position of SGN, it is considered that the land around Little Foulton does not appear to be as constrained as suggested; the application is considered in this context.

On visiting the site, it was also noted that the topography of the land holding from the application site is largely limited to the field in which the application site is set, and immediately adjacent areas of neighbouring fields, with views of the larger land holding being obscured by established tree belts. In contrast, the area around Little Foulton already contains existing buildings associated with the applicant's agricultural operations, and has been the subject of recent investment by the applicant in the form of a new slurry store to the east of the existing buildings. In addition, the area around Little Foulton is also more centrally located relative to the main steading at Raith, and the wider surrounding agricultural land-holding, unlike the application site which is positioned at the extremity of the land-holding.

There are also concerns regarding the proposals at High Wardneuk from a landscape setting perspective, as noted above, the site occupies an elevated position approximately 85 - 95 metres AOD, with the land to the north, south and west being lower which results in the application site being visible from outwith the site and over a large area. The general character of the area is of elevated, visually prominent and undeveloped countryside, with extensive open views to the north, south and west, and as such, there remains potential for the proposals to be viewed outwith the confines of the application site.

In contrast, it is considered that the existing steading and operational buildings at Raith, and also the associated operational buildings at Little Foulton are less visually obtrusive than the site of the current application. As per the planning history above, both Raith and Little Foulton have been the subject of planning permission approvals for additional houses in the past, with the land at High Wardneuk forming the application subjects not having been the subject of any application approvals. It is considered that the existing steadings at Raith and Little Foulton offer the best opportunity to consolidate and reinforce the building groupings at the steadings as the operational loci of farming activities, and, additionally, would also be preferential from a landscape setting perspective. For the above noted reasons, the proposals are not considered to accord with criteria b. and d. above. The application has been considered in this context.

In addition, consideration is also required of the design of the development being proposed. While the submission relates to the erection of a dwellinghouse and agricultural shed. No details of the agricultural shed have been submitted. For the reasons noted below, there are also concerns in relation to the contemporary design of the building.

With regards to design, the Council's Rural Housing Policy provides advice on the siting and design of new housing, which is materially significant in the consideration of the applications. The aforementioned policy guidance acknowledges that planning policies controlling the siting and design of new housing development in the countryside play an important role in maintaining its character, and that when considering new housing in the countryside, it is important that cognisance is taken of the heritage of an area in order to preserve and enhance the countryside of South Ayrshire's countryside. Other rural residential properties within the immediate locale are noted to typically reflect the simplicity of scale and form of traditional rural domestic architecture. Other rural residential properties within the wider area are noted to typically reflect the simplicity of scale and form of traditional rural domestic architecture. The rural vernacular of the houses in the wider area is characterised by two distinctive typologies; traditional stone built two-storey farmhouses (Low Wardneuk, Little Foulton, and Raith Farm) which are typical of their age (circa mid/ late 19th century) and reflective of their original purpose and status as farmhouses. The other typology being the converted out-building, which is present at High Wardneuk opposite the site and which comprises of single storey with accommodation formed entirely in the roofspace, and single storey accommodation at Little Foulton. The non-traditional design, and scale of the proposed dwelling along with the visual prominence of the locale give rise to concerns that the proposals are atypical and incongruous for the proposed location.

The submitted drawings propose a substantial dwellinghouse of a modern design and appearance, more akin to a suburban dwellinghouse, rather than being reflective of the more traditional scale, form and proportions of typical rural properties in the immediate locale. In contrast, the proposed house is substantial in size, and of a more elaborate and contemporary design. The proposed house has a hipped roof design which is not found among any of the aforementioned properties. The proposed house provides accommodation over two storeys and would be taller than the cottage at High Wardneuk which is close to the application site. Internally, the proposed house contains 5 - 6 bedrooms, office, 4 reception rooms, gym, kitchen, utility and boot room, with attached double garage, with upper floor storage accommodation. The proposed house, including patios and covered areas is shown to occupy a footprint of approximately 385 sq metres. The extensive scale, design and form of the dwellinghouse is not typical of the immediate locale.

While the Council's Rural Housing Policy does allow for innovative design solutions, this primary consideration is that the design requires to have cognisance of the surrounding environment. As noted above, the overwhelming character and rural vernacular of the houses in the immediate local is more typically formed by small to modest sized farmhouses, cottages and/or converted former out-buildings with a simple, traditional rectangular and elongated plan form; the application is considered in this context.

As noted above, no details of the agricultural shed have been submitted, and therefore, it has not been possible to consider this aspect further.

Given the above concerns, the applicant/ agent has been recommended to withdraw the current application so as to explore with the applicant, the potential to re-site an alternatively designed dwellinghouse in proximity of the existing farmsteading and operational buildings at Raith, or alternatively in proximity of the existing supplementary operational buildings at Little Foulton, so as focus and reinforce the existing building grouping as the operational base of the farming enterprise. As the application has not been withdrawn, it requires to be determined as submitted.

- South Ayrshire Council Planning Guidance - Open Space and Designing New Residential Developments;

The Council's Planning Guidance (SPG) 'Open Space and Designing New Residential Developments' is relevant in the consideration of this application. This policy provides guidelines on plot spacing for new residential dwellings including minimum private garden sizes. This policy guidance also recommends a minimum of 9 metre depth for rear gardens. This policy also sets out expected private open space standards within new residential developments, which for detached properties extends to a minimum of 1.5 times the ground floor area and in any case, not less than, 100 square metres. While the development proposals might be capable of meeting with the above policy provisions, for the reasons noted elsewhere in this report, there are concerns in relation to the proposals.

11. **Assessment (including other material considerations):**

Planning permission is sought for the erection of a dwellinghouse, agricultural shed and associated works. For the reasons noted elsewhere in this report, there are other over-riding concerns regarding the non-traditional design and extensive scale of the proposed dwelling, in addition to the siting of a dwellinghouse in the location proposed, and in particular due to it being remote from the operational base of the farm, its associated buildings both at Raith Farm, and also at Little Foulton, and also from a landscape setting perspective, including the impact on ancient woodland. There are also concerns regarding the potential for the proposals to adversely impact on the natural environment, and in particular, protected species within, and/ or in close proximity of the site.

The premise underpinning the strategy and policies of the adopted Local Plan accords with the objective to rural housing, is to curtail sporadic development within the countryside; thereby protecting the countryside for its own sake whilst also ensuring that an unsustainable increase in infrastructure and resource demands and costs are occasioned by reason of the unrestrained proliferation of development in the countryside. While the submission is accompanied by various supplementary information, the application requires to be considered on its own merit, and none of the information contained therein is considered to out-weigh the above noted policy provisions of National Planning Framework 4, the Adopted South Ayrshire Local Development Plan 2, the related policy guidance and also the consultation responses.

In addition to the above policy concerns regarding the proposals, there are also the following technical concerns regarding the proposals;

With regards to roads matters, the Ayrshire Roads Alliance have been consulted, and have identified a need for the accesses to the site to have visibility splays of 2.4 metres by 215 metres in both directions at the accesses of the site and the public road. The applicant/ agent has provided information in relation to the achievable visibility splays at the site entrances, both of which are noted to be less than the required visibility splays of 2.4 metres by 215 metres. Where the requisite visibility splays cannot be met, the onus is on the applicant/ agent to demonstrate through speed survey work, that reduced visibility splays are appropriate. No such justification for reduced visibility splays at the proposed accesses of the site with the public road has been submitted, and therefore it is necessary to adopt a precautionary approach to the potential for the proposals to result in road safety issues due to the visibility splays at the accesses to the site being less than required by the Ayrshire Roads Alliance; the application is considered in this context.

In addition, given the proximity of the application site to an operational airport, the airport are a statutory consultee with regards to air safety and safeguarding matters. In providing consultation comments, Glasgow Prestwick Airport has confirmed the potential for the development proposal to present safeguarding issues due to an Infringement of the Runway 20 Obstacle Limitation Surfaces and the potential effect on Instrument Flight Procedures. Glasgow Prestwick Airport has subsequently confirmed the need for an Instrument Flight Procedure Stage 1 Assessment in order to provide the appropriate level of regulatory assurance on safeguarding grounds. The aforementioned assessment is undertaken at the prospective developer's expense, with the onus being on the developer to undertake any necessary mitigation. No such information has been provided to demonstrate that the proposals would not be prejudicial to air safety and air safeguarding, and therefore it is necessary to adopt a precautionary approach; the application is considered in this context.

Irrespective of whether the applicant/ agent were to provide additional information in relation to the above concerns of the ARA and Glasgow Prestwick Airport, the remains fundamental concerns regarding the acceptability of the proposals for the reasons noted in this report.

Finally, in considering applications for planning permission, it is important that the planning authority have an accurate understanding of the proposals, so as to ensure that applications are considered in an open and transparent manner. In this instance, the application submission is noted to have been submitted under the applicant's name Mr John Beacom of Raith Farm. As noted above, the current submission, along with the applicant's concurrent applications at Little Foulton (references 25/00033/APP and 25/00138/APP) are each accompanied by a Preliminary Ecological Appraisal Report (PEAR) dated September 2024 prepared by Starling Learning. Each of the submitted PEARs is noted as confirming the appraisals as having been commissioned by a Mr Ron Turkington. Mr Turkington is not known as either the applicant, or agent for the current application (or the applicant's concurrent applications at Little Foulton (references 25/00033/APP and 25/00138/APP)). It is therefore unclear if there are other interested parties involved in the application submissions, and if so, what implications this might potentially have for the current application(s).

The primacy of the development plan is noted above, and the application has been considered in this context. An assessment of the development proposal is set out in this report, and as already noted, there are policy objections to the proposal which lead to the conclusion that the development is contrary to the provisions the National Planning Framework 4, the Adopted South Ayrshire Local Development Plan, and also the Council's Policy Guidance in relation to Rural Housing which supplements formal policy, and that there are no material planning considerations that would out-weigh these provisions. It should also be noted that, the purpose of planning (as set out in the Planning (Scotland) Act 2019) is to manage the development and use of land in the long-term public interest. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application be refused, for the reasons below.

12. **Recommendation:**

It is recommended that the application is refused.

Reasons:

1. That the development proposal is contrary to National Planning Framework 4 (NPF4), specifically National Policies; 14 Design, Quality and Place; 15 Local Living and 20-minute neighbourhoods; 16 Quality Homes, 17 Rural Homes; 13 Sustainable Transport; as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton, and has the potential to result in increased rural vehicle trips. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. No provision for affordable housing included. The proposals are also contrary to NPF4 Policies 3 and 4 Biodiversity and Natural Places, and Policy 6 Forestry, Woodland and Trees through the loss of ancient woodland, and the potential to adversely impact on protected species. No robust justification has been provided for a departure from these policies to the satisfaction of the Council, as planning authority.
2. That the development proposal is contrary to the South Ayrshire Local Development Plan (LDP2) Core Principle B8, LDP Policies Rural Housing, Affordable Housing, Landscape Quality and Land Use and Transport; as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton, and has the potential to result in increased rural vehicle trips. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. No provision for affordable housing included. The proposals are also contrary to LDP Policies Preserving Trees, Woodland and Forestry and Natural Heritage through the loss of ancient woodland, and the potential to adversely impact on protected species. No robust justification has been provided for a departure from these policies to the satisfaction of the Council, as planning authority.
3. That the development proposal is contrary to Scottish Government Planning Advice Note 72 - Housing in the Countryside, and the Scottish Government Policy on the Control of Woodland Removal due to being visually prominent, uncharacteristic of the local, to the detriment of the rural landscape setting at the locality, and through the loss of ancient woodland. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.
4. That the development proposal is contrary to South Ayrshire Council's Rural Housing Guidance as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. In addition the contemporary design of the dwellinghouse is considered atypical, incongruous and unsympathetic, given the prominent location of the site. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.

5. That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan policy in relation to Land Use and Transport, in that the proposals as submitted do not meet the visibility sightline splay requirements of 2.4 metres by 215 metres in both directions at the accesses of the site and the public road, and no justification and evidence has been submitted which would demonstrate that reduced visibility splays are appropriate, and as such, the proposals are potentially prejudicial to road safety at this locus. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.
6. That the development proposals are potentially prejudicial to air safety and air safeguarding grounds by virtue of an Infringement of the Runway 20 Obstacle Limitation Surfaces and the potential effect on Instrument Flight Procedures. No Instrument Flight Procedure Stage 1 Assessment has been submitted, and as such, the proposals are potentially prejudicial to air safety at this locus.

Advisory Notes:

None.

List of Plans Determined:

Plan Type	Reference	Version No.	Received Date
Drawing	L(00)001		20.01.2025
Drawing	L(00)003		20.01.2025
Drawing	L(01)001 rev E	E	20.01.2025
Drawing	L(01)002 rev E	E	20.01.2025
Drawing	L(02)003 rev A	A	20.01.2025
Drawing	L(02)004 rev A	A	20.01.2025
Drawing	L(00)002		29.01.2025
Drawing	L(00)003 Rev A	A	21.03.2025
Drawing	L(00)005		21.03.2025
Drawing	L(00)003 Rev B	B	26.03.2025
Supporting Information	Design and Access Statement		20.01.2025
Supporting Information	Preliminary Ecological Appraisal Report		20.01.2025
Supporting Information	Agricultural Appraisal	RS007 2025-01-09	20.01.2025

Reason for Decision (where approved):

N/A

Integrated Impact Assessment:

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

<i>Decision Agreed By:</i>	<i>Appointed Officer</i>
<i>Date:</i>	<i>22 May 2025</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100723566-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land opposite to High Wardneuk

Northing

628466

Easting

239017

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Appeal application in response to refusal of application no 25/00034/APP.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Full statement of review and reason are lined out in the support document, Appeal statement.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal support statement and full planning pack

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/00034/APP

What date was the application submitted to the planning authority? *

30/01/2025

What date was the decision issued by the planning authority? *

23/05/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: LMA Architects LMA Architects

Declaration Date: 21/08/2025

Payment Details

Pay Direct

Created: 21/08/2025 10:53

25/00034/APP- Proposed New Dwelling House and agricultural shed U96 From C138 Junction Near Low Wardneuk To A719 Junction Near Bourtreebush Monkton South Ayrshire – Appeal Summary Document

Address: Land of High Wardneuk
Prestwick
Applicant: Mr John Beacom

Proposed Agricultural Workers Dwelling House and agricultural shed



SECTION 1

INTRODUCTION

SECTION 2

FURTHER INFORMATION

CONCLUSION

SECTION 1.

INTRODUCTION :

The following information is provided to assist in the consideration of the appeal for the refusal of the Planning Application 25/00034/APP by South Ayrshire Council.

The key reason planners refused the planning application are as follows:

Location & Policy Conflict

- The proposed dwelling is not located within or adjacent to the main operational sites (Raith Farm or Little Fulton).
- Council policy requires new dwellings to form or complement existing building groups, not be isolated or visually intrusive.
- The proposal does not align with the Council's Rural Housing policy or previous approvals.

Design & Visual Impact

- The dwelling has a non-traditional design.
- It is sited in a visually prominent location, creating negative impacts on the wider rural landscape.

Access & Roads (ARA Concerns)

- Required visibility splays (2.4m x 215m) at road junctions are not achievable.

Ecological Concerns (AECOM)

- Ancient woodland would be affected, not properly considered in the PEAR.
- Lack of bat surveys for adjacent woodland.
- No mitigation proposed for potential impacts on nearby badgers.

Aviation Safeguarding (Prestwick Airport)

- Potential infringement of Runway 20 Obstacle Limitation Surfaces.
- Possible impacts on Instrument Flight Procedures.
- Need for an Instrument Flight Procedure Stage 1 Assessment not yet addressed.

SECTION 2.

FURTHER INFORMATION

The below is a summary of information in response to key points reason to the refusal of the application.

Location & Policy Conflict

As noted in the supplementary planning statement the proposed dwelling is required at High Wardneuk to support the new calf rearing unit, which must operate separately from Raith's main dairy herd to ensure high standards of biosecurity and reduce the risk of disease transmission. Calf rearing is labour-intensive and demands a constant on-site presence for supervision, daily care, and rapid response to emergencies, making nearby accommodation essential. While Raith remains the primary hub and Little Fulton has been developed into a beef unit, further expansion at these sites is constrained—particularly at Little Fulton due to the mains gas pipeline. High Wardneuk therefore represents the only viable location with the capacity to accommodate new agricultural buildings and housing, while also reinstating its historic role as a standalone farm. Establishing a dwelling here not only safeguards animal welfare and operational efficiency but also supports the Beacom family's succession planning and long-term resilience of the farming enterprise.

Design & Visual Impact

The proposed dwelling has been carefully designed to comply with Design Policy 2: Design of New Housing of the Supplementary Guidance: Rural Housing, the South Ayrshire Rural Design Guidance, and the principles set out in NPF4. The house adopts a traditional storey-and-a-half form with a pitched roof of over 35°, finished in natural slate to reflect local vernacular building styles. Ridge heights are varied to clearly distinguish the main accommodation from the subordinate elements, ensuring the design reads as a coherent hierarchy of built form. Walls are finished predominantly in white render with natural stone detailing at the corners, entrance, and balcony gable, which adds texture and reinforces the building's traditional aesthetic. Windows are vertically proportioned with traditional margins, maintaining a solid-to-void ratio consistent with rural character, while dormers are modestly scaled, set below the ridgeline, and finished in materials to match the main roof. Timber-effect cladding is used sparingly for dormers and the link corridor, providing subtle contrast without detracting from the traditional form. The proposed canopy uses timber slats to soften the patio area and integrate naturally into the landscape. The dwelling avoids excessive underbuilding, ensuring it sits sensitively within the contours of the land, while landscaping proposals—stone walling and native hedging—further help it blend with the rural setting.

In addition, the design considers the broader policies set out in NPF4, which support development that is consistent with relevant local and national policy objectives. Specifically:

- National Policy 16 – Quality Homes: emphasises the importance of good quality homes at the heart of well-designed places, incorporating energy efficiency and high-quality design.
- National Policy 17 – Rural Homes: encourages, promotes, and facilitates the delivery of high-quality, affordable, and sustainable rural homes in suitable locations.

NPF4 also states that Local Development Plans should adopt tailored approaches to rural housing, reflecting locally appropriate delivery strategies. In this context, the South Ayrshire Local Development Plan 2 (SALDP2) Policy: 'Rural Housing' supports development where the site represents an appropriate extension to an existing, clearly defined and nucleated housing cluster, as well as replacement dwellings where demonstrated as suitable, including relocation where relevant.

Collectively, the scale, form, materials, detailing, and siting of the proposed dwelling embody a traditional rural character while aligning with NPF4 and national policy objectives, ensuring the development harmonises with its countryside surroundings and represents a high-quality, sustainable rural home.

The row of existing trees surrounding the proposed dwelling has been carefully retained to ensure the building sits naturally within its landscape setting, reducing its prominence in line with Design Policy 1: Siting of New Housing, and making use of existing landscape features as a setting to integrate the development (criterion b). These trees provide both seclusion and shelter, while the orientation of the house takes advantage of natural sunlight and open views to the west, consistent with criterion (c). The siting avoids ridge lines and skylines, ensuring the building does not conflict with the natural landform in accordance with criterion (a). At the southern corner of the site, a new agricultural shed is proposed, designed to fit sensitively within the landform with minimal changes to the topography, supported by a separate access road that follows the natural contours and passes discreetly through the tree belt before leading to a service yard, meeting the principles of criterion (d). Collectively, the layout and siting of the dwelling and sheds demonstrate a design solution that responds to and is inspired by the existing landscape features, ensuring the development integrates comfortably into its rural context while complying with the Supplementary Guidance on rural housing siting.

Access & Roads (ARA Concerns)

This requirement was never previously communicated; however, a speed survey can be easily conducted and submitted to supplement the application.

Ecological Concerns (AECOM)

It was noted in the accompanying preliminary ecological appraisal, that no local records of bats in the surrounding area, and the site itself offers only foraging opportunities for bats. It was noted as well that there are potentially roosting opportunities within adjacent farm buildings (quite far away from the site), and within the mature woodlands. Since both are beyond the site boundary, no impact is expected.

As per the preliminary ecological appraisal the mitigation proposed for potential impacts on nearby badgers was as follows: Given that there are no previous records of Badgers in the area, the record of Badgers in the area site is of note. Every effort must be made to minimise disturbance to these protected animals, both during and post-construction. Scottish Badgers should be notified.

Aviation Safeguarding (Prestwick Airport)

While planners initially raised concerns regarding a potential infringement of Runway 20 Obstacle Limitation Surfaces, possible impacts on Instrument Flight Procedures, and the need for an Instrument Flight Procedure Stage 1 Assessment, we consulted with Prestwick Airport, who confirmed there were no concerns and had no objection to the scheme due to the dwelling's low height and its location being well clear of flight infrastructure.

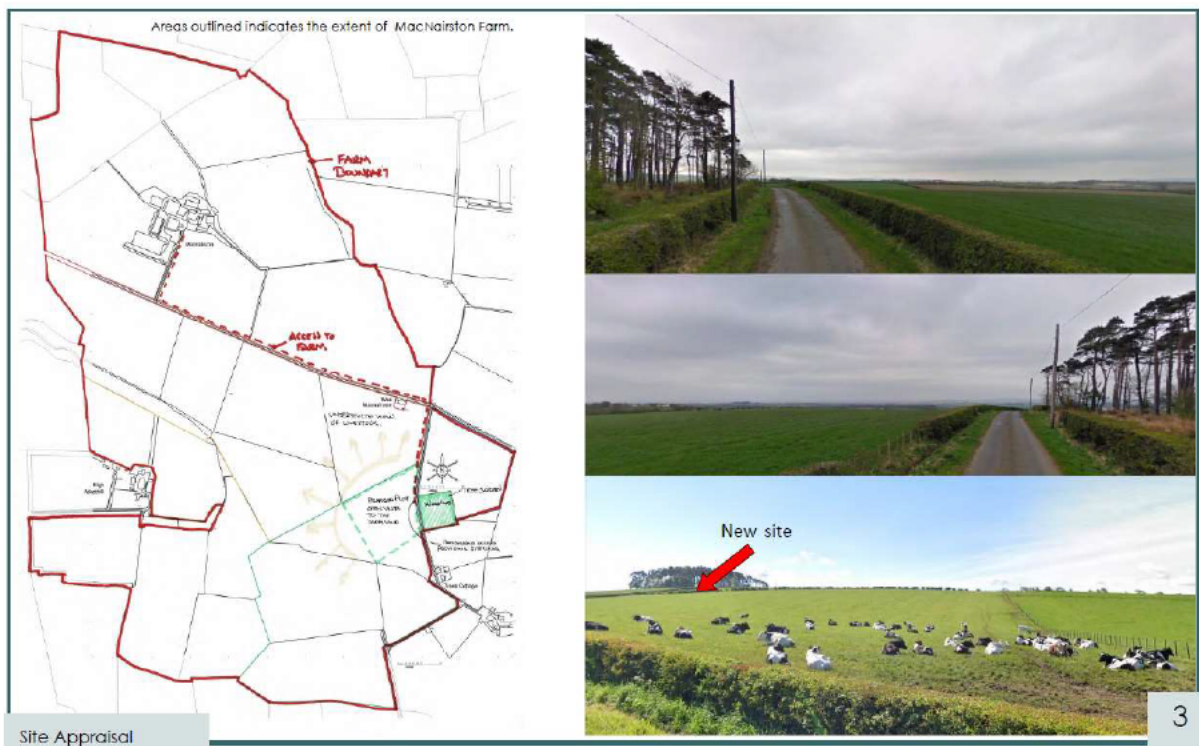


Proposed visual of front entrance.

Historical similar applications

In October 2021, a similar application (22/00074/APP) for the erection of a dwellinghouse, garage, and associated outbuildings at MacNairston Farm, C74 from B742 north-east of Bowmanston at A70, Old Toll, Ayr (KA6 6EN), was refused by the planning department. However, in August 2022, the South Ayrshire Council Local Review Body (LRB) overturned this decision on appeal. Following consideration, the LRB concluded that the proposal was acceptable within the context of the site and its surroundings. They found the development appropriate due to its agricultural justification, the building’s design, and its fit within the locality. The LRB determined that the proposal aligned with the South Ayrshire Local Development Plan’s rural housing policy, as the new dwelling was deemed essential to the rural business and suitably designed and located. As a result, planning permission was granted subject to conditions, overturning the officer’s refusal.

Snapshots from the application statement below highlight the similarities in setting and design between the two applications. However, the current proposal benefits from greater vegetation screening from the main road, making it even more consistent with planning policies.



Site location and views, showing minimal vegetation screening.

A design thread was chosen after analysing the requirements of client and farm usage. (See previous pages)

The farm is expansive and as indicated by the labour report, an extension to residential accommodation within the farm is key to the longevity and growth of this agricultural farm business.

The location has been chosen to take advantage of its elevation and view over the entire farm. This shall assist policing the livestock from a vantage point that the current farmhouse cannot provide.

The existing woodland to the east also provides an excellent screen and backdrop. The entrance location also ensures sightlines can be achieved for vehicles joining and leaving the existing road.

From the entrance, the driveway shall be gravel chips which will assist natural drainage and SUDs. This leads to the dwelling ahead, grazing field access to the south and a secure calving paddock to the north.

The design of the dwelling is a contemporary view on a rural farmhouse format. Keeping the essence of a traditional courtyard but also ensuring farm functionality.

The dominant feature shall adopt a two storey main central structure. The northern wing drops to single storey with attic accommodation above.

This dwellinghouse provides living accommodation and bedrooms for the family and a domestic scale garage.

The outbuilding provides storage for agricultural vehicles, storage and maintenance facilities. It has been orientated to form a large external working area within a double entry zone to the fields.

One of the key elements to this site is to provide a secure calving area overlooked by the new dwelling.

A buffer zone has been formed to provide secure access to the calving area.



Design Process

9

Site setting





Visuals.

CONCLUSION.

In assessing an enquiry of this nature, there is a need to consider the proposal against the wider policy context. In this case, the requirement is to consider whether the proposed development is generally in accordance with the core of existing policy at national, strategic and local levels.

Taking into consideration all the information and submissions presented in this statement, it is considered that the proposals are in accordance with the relevant policy framework. A key consideration is that the proposed development would allow the continuation and growth of an existing sustainable business in the countryside which accords with the guidance contained within the LDP 2; the nature of which should be supported and encouraged by South Ayrshire Council.

The proposed dwelling at High Wardneuk is essential to support the new calf rearing unit, ensuring high standards of animal welfare, operational efficiency, and the long-term sustainability of the Beacom family's farming enterprise. Its location is justified as the only viable site capable of accommodating both agricultural buildings and housing without conflicting with existing infrastructure or operational constraints at Raith and Little Fulton.

The design of the dwelling fully aligns with South Ayrshire's Supplementary Guidance: Rural Housing, complying with Design Policy 1 (Siting of New Housing) and Design Policy 2 (Design of New Housing). The house adopts a traditional form, pitched roof, natural materials, and sensitively scaled dormers, ensuring it harmonises with the rural character of the area. Landscaping and retention of existing tree belts further integrate the dwelling into the surrounding landform, minimising visual impact and enhancing natural shelter and privacy.

Concerns raised by planners regarding access, ecological matters, and aviation safeguarding have been appropriately addressed. A speed survey can be readily provided to satisfy access requirements. Ecological appraisal demonstrates no significant impact on bats or badgers, and Prestwick Airport confirmed that the dwelling's low height and distance from flight infrastructure present no safeguarding issues. Therefore, the planners' stated reasons for refusal on these grounds are unfounded.

Importantly, there is precedent for such a proposal. In 2022, a similar application (22/00074/APP) for the erection of a dwellinghouse, garage, and associated outbuildings at MacNairston Farm was initially refused but subsequently approved on appeal by the South Ayrshire Council Local Review Body (LRB). The LRB concluded that the development was justified on agricultural grounds, appropriately designed, and consistent with rural housing policy—ultimately overturning the refusal. The current proposal shares these characteristics, and in fact, benefits from stronger integration with the landscape through enhanced vegetation screening from the main road, making it even more compliant with policy objectives.

Overall, the proposed development is consistent with policy guidance, carefully sited, and thoughtfully designed. It supports the operational needs of the farm while respecting the landscape and rural character, representing a fully justified and policy-compliant proposal.



County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100698436-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposal for erection of a workers' dwelling house and an agricultural shed.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place? Yes No
 (Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	LMA Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	LMA	Building Name:	the Townhouse
Last Name: *	Architects	Building Number:	276
Telephone Number: *		Address 1 (Street): *	Suite 11, The Townhouse, 276 St
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G2 5RL
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Raith Farm
First Name: *	John	Building Number:	
Last Name: *	Beacom	Address 1 (Street): *	Raith Farm Monkton
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Prestwick
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA9 2SN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land opposite to High Wardneuk

Northing

628466

Easting

239017

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

12538.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Agricultural Land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Recycling and waste locations as per drawings.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Do you have any agricultural tenants? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: LMA Architects

On behalf of: Mr John Beacom

Date: 17/01/2025

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Agricultural Appraisal

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: LMA Architects LMA Architects

Declaration Date: 17/01/2025

Payment Details

Created: 17/01/2025 13:09



NEW DWELLING - LAND OF HIGH WARDNEUK

DESIGN DEVELOPMENT

LMA
ARCHITECTS

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INTRODUCTION

This Design and Access Statement has been prepared to support a planning application for a new Agricultural Workers Dwelling as indicated on the location plan, on behalf of our client, Mr. John Beacom.

The statement outlines the initial design development process within the context of relevant local planning policies, NPF4, and documents from previously approved applications. It also summarises the client's ambitions and intent for the farm expansion.

The document captures key stages of the design process, including site analysis and design development. Furthermore, it provides a detailed explanation of the final proposals, demonstrates their appropriateness, and offers insight into the principles and concepts that have guided the design.

This statement has been produced in accordance with The Town and Country Planning (Development Management Procedure) (Scotland) Regulations and complies with the guidance outlined in PAN 68.

It should be read in conjunction with the submitted planning drawings.

BACKGROUND

The document is prepared on behalf of Mr John Beacom, the owner of the agricultural unit with associated land and currently trading as Beacom Farms run by him and his two sons. Mr Beacom has been trading from Raith Farm for number of years and recently bought land at High Wardneuk and Little Fulton in August 2022 to expand his business.

The main farm unit sits at Raith Farm with supplementary buildings at Little Fulton. High Wardneuk is a block of bare land with no steading or buildings present. The Beacom family, after purchasing Raith Farm, have invested in improving the dairy herd and operational machinery to reduce contractor reliance, though this requires adequate labour. The three farms, operating as one, have long depended on Raith's infrastructure, prompting plans to revive lapsed approvals for additional housing to meet operational needs and support succession planning.

Recent investments include constructing a slurry lagoon to service all three farms. The family aims to revive two lapsed housing approvals, pursuing concurrent applications to streamline development and provide long-term certainty. Little Fulton has been transformed into a beef unit, rearing calves for increased profitability. One lapsed dwelling approval may be relocated to build a farmhouse there, supplementing an existing approval for a worker's cottage (22/00083/app).

To address biosecurity and animal husbandry needs, a new calf unit is proposed at High Wardneuk, away from Raith's milking unit. The location offers biosecurity advantages and would be supported by relocating another lapsed dwelling approval (2 approved under application 08/00946/OUT and further approved in October 2024 under application 23/00695/app). These efforts aim to modernise infrastructure and support the growing business.

The proposed scheme is to provide dwelling for farmers on the land of High Wardneuk and a future farm. The application is for an additional dwelling required by the farm. The proposed sheds on the land is to be used for a calf rearing unit which would operate separately from the main farm at Raith which is required due to animal husbandry and disease minimisation. The farmyard at Little Fulton has no capacity for expansion and is constrained by a mains gas pipeline, preventing new sheds being constructed.

The farmland at High Wardneuk has the capacity to house this unit and would reinstate what historically was a standalone farm. The Beacom family have invested heavily in Ayrshire with the purchase of Raith and that this is a further investment to accommodate future plans and provide a resilient business for John Beacom and his two sons. The new proposals follow the established principles determined through this process, and generally line up with the concepts and design intent of the consented scheme.

Currently, the ownership area identified previously held consent for an additional three agricultural dwellings within the farm which have lapsed. This application seeks the consent for the three dwellings individually, with proposed adjustments to the location of two of the dwellings and a more detailed but does not increase the net gain. By treating each dwelling as a separate application within an overall masterplan, it's hoped that this approach streamlines the process and allows each unit to be considered on its own siting merits but within the overall labour report justification which was the basis of the original consents.

The proposal maintain the principles considered in line with the LDP Policy : Rural Housing, in particular under category d. A dwelling that is essential for the operation of a rural business

BACKGROUND AND CLIENT AMBITION

CLIENT AMBITION AND INTENT

The applicant's requirement for an additional agricultural workers dwelling has been substantiated within the Agronomist Labour Report and is supplemented with the additional two number of sheds to serve Raith Farms wider business growth.

Architectural intent - The new home is designed to be traditional, modern, and respectful to the landscape in scale, material and detail. It aims to enhance the character of the area adding a considered building of exemplar design, one that offers an exciting object in the landscape in line with the design guidance and countryside objective.

Energy and sustainability - The building design will exploit the natural and passive design principles, for a more sustainable model of living, with high insulation and performance levels, while maximising the views the site has to offer, the orientation and layout of the landscape. With the extent of land on site, below ground geothermal source would provide the main energy source to an efficient envelope and form. Similarly, drainage will be sustainable and self contained on site. Water harvesting is planned for reuse of surface water with localised soakaways for run-off where necessary.

Access - New access will be provided off existing track road running past High Wardneuk. A separated access road will be provided further down the site to the new agriculture sheds. The new access roads will run through the row of trees cornering the site with complete privacy from the track road. This would be a private turn-off at an existing location serving a single dwelling. The buildings will be concealed from the public road by the height of the trees. Internally in the house itself, all the living accommodation is on the ground floor. The upstairs accommodation consist of sleeping accommodation.

Landscape strategy - The land is relatively flat with row of trees surrounding the site from the east and south. The private garden is to the rear having no views from the main road. Driveway to be natural and some planting to the

POLICIES

POLICIES

The policy and design principles guiding this application are as follow.

LDP Policy: Rural Housing, d. A dwelling that is essential for the operation of a rural business.

The Council may consider on-site residential accommodation for workers in rural businesses if:

1. Continuous on-site attendance is essential, and no alternatives exist.
2. No existing accommodation is available to serve the business.
3. No dwelling connected to the business has been sold or separated in the past five years.
4. Proposed buildings complement existing structures and are not visually intrusive.

Temporary accommodation for workers in new rural businesses may be approved for two years if criteria 1-4 are met, along with a business plan demonstrating economic viability by year three. This plan must show the business can employ at least one full-time worker earning 50% of the South Ayrshire average wage and support the costs of its land, property, and assets. All proposals must align with the Council's design guidance.

DESIGN POLICY 1: Siting of New Housing

Design Language and Supplementary Guidance

'Houses should be designed to fit a site, not the other way around. Design solutions that do not consider the landscape setting of the site will often be ill-suited for the site, detracting from the surrounding landscape. This can represent a lost opportunity to allow the good quality design to be inspired by the site'.

The design approach is to respond to the site with architecture appropriate for the setting, rather than trying to fit traditional forms in. The guidance encourages 'both traditional and innovative design which takes cognisance of the surrounding environment'. The following principles are adopted in the design proposals:

- Not located on ridge lines, hill tops, or disrupting a skyline.

- Existing landscape features such as treebelts, topography used as a setting to help reduce the prominence.
- Advantage taken of sunlight and aspect, with land-form providing natural shelter and outlook.
- Changes to the existing topography kept minimal.
- Distant and isolated from any nearby vernacular buildings.
- Large in size, discreet in appearance. Form and massing shaped to appear low-lying, simple and clean. The proposals reads as a storey and a half grouped in courtyard style with traditional rural domestic appearance.

NPF4

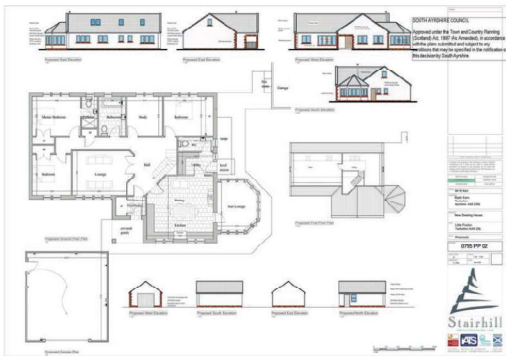
The broad policies support development where considerations are continuous with the relevant policies.

- National Policy 16 - Quality Homes
- National Policy 17 - Rural Homes;

Policy 16 seeks the importance of good quality homes at the heart of great places and making them more energy efficient.

Policy 17 Seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

NPF4 also states that Local Development plans should set out a tailored approach to rural housing, and reflect locally appropriate delivery approaches. The Council's SALDP2 Policy: 'Rural Housing' is supportive of the development of rural housing where the site represents an appropriate extension to an existing 'clearly defined and nucleated housing cluster', as well as 'replacement dwellings' where demonstrated as appropriate, with relocation included where applicable to the relevant site and existing situation.



22/00083/APP – Farm Worker's Cottage at Little Fulton



08/00946/OUT – Outline Planning Permission For Two Agricultural Worker's Houses at Raith Farm

HISTORICAL APPLICATIONS

Planning Summary

22/00083/APP – Farm Worker's Cottage at Little Fulton

Approval for a farm worker's cottage on Little Fulton, initially granted in February 2022, has now lapsed. Little Fulton currently serves as the business's primary beef unit, with the steading and land supporting young stock operations. The previous owner had secured planning approval for a farm worker's cottage at the edge of the farm steading. Mr. Beacom intends to relocate one of the previously lapsed permissions from Raith Farm and construct a farmhouse at Little Fulton, which would complement the existing approval for a farm worker's dwelling.

08/00946/OUT – Outline Planning Permission for Two Agricultural Worker's Houses at Raith Farm

Outline planning permission for the erection of two agricultural worker's houses at Raith Farm was approved in December 2009 but lapsed in early 2013. The previous owners of Raith Farm had identified the need for additional dwellings to support farm operations and submitted multiple applications to the local authority, all of which were approved but never acted upon. The current owner, recognizing the importance of these proposals, now has the opportunity to implement them. However, he seeks to take a more strategic approach to the positioning of these dwellings to ensure they best meet the operational needs of the farming enterprise.

23/00695/APP – Slurry Lagoon

Approval for the slurry lagoon was granted in October 2023. The lagoon has been strategically positioned to service all three farms efficiently, with construction works now completed.

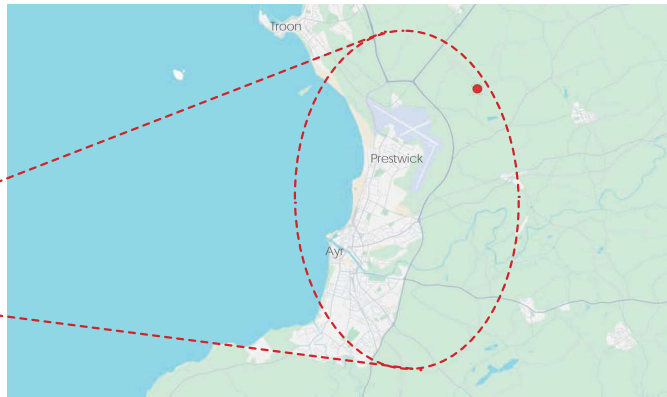
This strategic approach demonstrates a clear focus on enhancing operational efficiency across the farming enterprise while ensuring compliance with previous and current planning approvals.



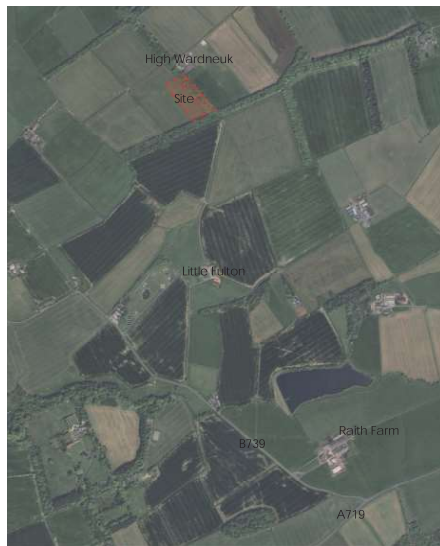
Technical Viability

The business requires new steading infrastructure to cope with the significant upscaling of calves before they are ready for the beef unit at Little Fulton. In the interest of good animal husbandry and minimisation of disease this requires to be away from the main milking unit at Raith. A potential location for this would have been next to the beef unit at Little Fulton.

However, there are 2 mains gas pipelines straddling the steading at Little Fulton and after consultation with SGN it has not proved possible to accommodate additional steading which would be safe and functionally attached to the current steading. The proposal is therefore to place the calf unit on the lands at High Wardneuk. The tree belt offers protection and screening as well as the distance from the other units creating a highly desirable biosecurity barrier reducing disease risk in newborn and young calves. To support the calf unit the 2nd lapsed approval for a dwelling at Raith would be moved to this location.



Maps showing location in broader context



Aerial view of site

LOCATION AND SITE EXTENTS

The site lies northeast of Prestwick, accessed via track road off B739 and A719, between the village of Tarbolton and Prestwick airport.

The site is a large area of land with a row of trees wrapping around the south and northeast corner of the site. The site can be accessed across from the High Wardneuk entrance. The site is well hidden behind the trees with a view over Prestwick and towards Isle of Arran.

The site is situated to the northeast of Prestwick, conveniently accessed via a track road branching from the B739 and A719, nestled between the village of Tarbolton and Prestwick Airport.

Containing a substantial area of land, the site is bordered by a mature row of trees that wrap around its southern and northeastern edges, creating a natural boundary that enhances privacy and blends seamlessly with the surrounding landscape. Access to the site is located directly across from the High Wardneuk entrance, ensuring straightforward connectivity while maintaining a sense of exclusivity.

The site benefits from being discreetly tucked away behind the tree line, offering both shelter and seclusion. Additionally, it boasts breathtaking, unobstructed views over Prestwick and extends westward towards the Isle of Arran, providing a stunning backdrop and a strong connection to the natural beauty of the area.



View 1



View 2



View 3

LMA ARCHITECTS

SITE PERCEPTION AND VIEWS

Approaching the site from the north, it is naturally concealed by a dense row of mature trees and the adjacent properties at High Wardneuk, providing an immediate sense of privacy and seclusion. The narrow single-track road leading to the site is framed by overgrown trees on either side, creating a picturesque, almost tunnel-like approach that reinforces the rural charm of the area.

At the northern edge of the site, a combination of trees and thick scrub provides complete privacy, effectively shielding the property from both the road and the nearby farmstead. This natural barrier enhances the secluded atmosphere while blending seamlessly with the surrounding landscape.

The site itself is predominantly flat, with a gentle, subtle slope leading away from the single-track road. This elevation change opens up sweeping, panoramic views of the coastline, encompassing Prestwick, the Isle of Arran, the Firth of Clyde, and even extending as far as the Kintyre Peninsula.

Thanks to the site's topography and the dense surrounding vegetation, it remains entirely hidden from view from any main roads, further emphasising its private and tranquil setting.



NEW DWELLING - LAND OF HIGH WARDNEUK - DESIGN DEVELOPMENT | AUGUST 24



PROPOSED SITE ARRANGEMENT

A new access road is proposed right before the junction at High Wardneuk, cutting through the existing row of trees to provide a seamless connection. This road leads directly to the new dwelling, which has been thoughtfully positioned parallel to the main road to integrate harmoniously with the site. Upon arrival at the dwelling, a courtyard-style entryway is proposed, creating a welcoming and functional approach to the property.

The row of trees surrounding the dwelling ensures complete privacy while offering uninterrupted, sweeping views to the west, enhancing both seclusion and scenic value.

At the southern corner of the site, one new agricultural sheds are proposed, each designed for optimal functionality and serviced by a separate access road branching off the existing track. This additional road will also pass through the tree line and lead into a dedicated service yard, providing practical and efficient access to the sheds.

SITE LAYOUT



Combination of stone, render and alternating slatted timber cladding, to give a variety of texture and define proportions

MATERIAL EXAMPLE MOOD IMAGES

The proposed materials have been carefully chosen to harmonise with the rural character of the surrounding countryside while enhancing the dwelling's traditional aesthetic. The design incorporates a combination of slate, white render, natural stone, and fibre cement timber-effect cladding, which together create a timeless yet refined appearance suited to the rural setting.

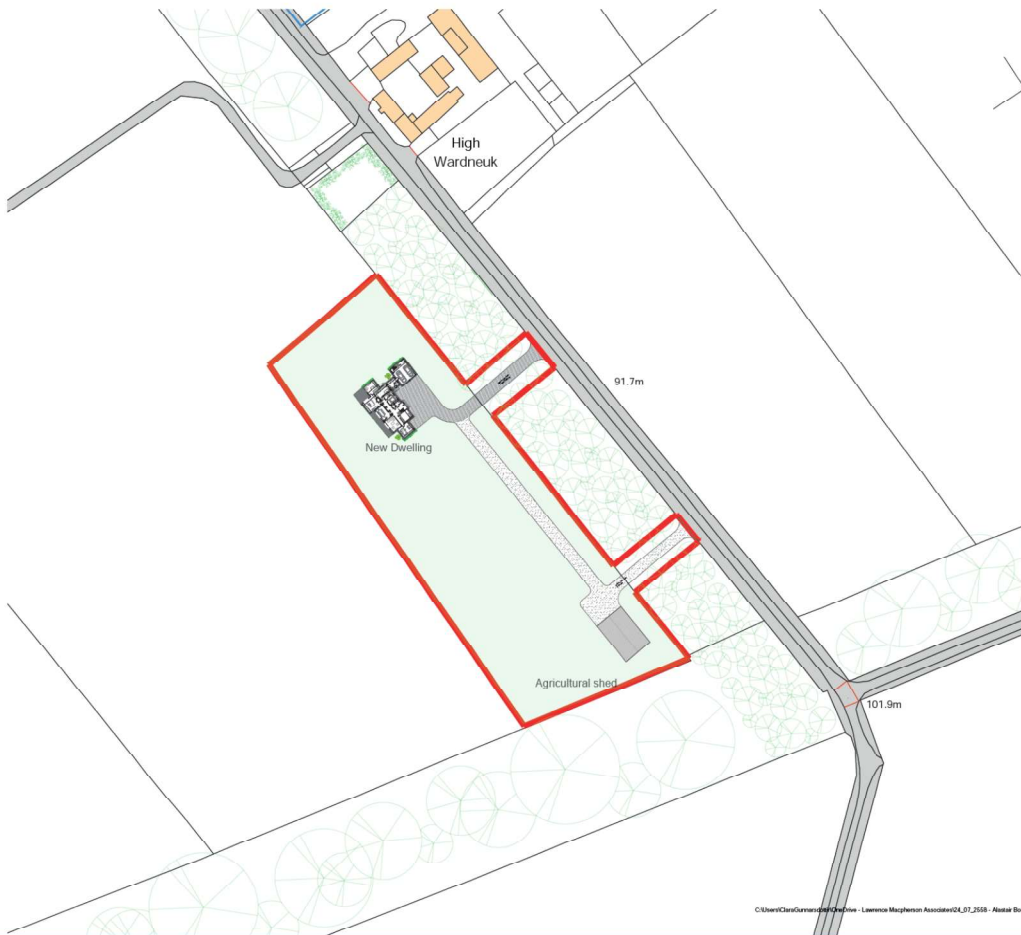
The storey-and-a-half dwelling features a traditional pitched roof finished in slate, complemented by white render walls. Distinctive natural stone accents are strategically placed at the corners, entrance, and the balcony gable, adding depth and texture to the design. Fibre cement timber-effect cladding is proposed for the dormer windows and the link corridor, lending a warm, rustic touch while maintaining durability and low maintenance.

To further enhance the outdoor living experience, the proposed canopy area will incorporate timber slats, adding a natural, tactile element that helps to visually soften and break up the patio space.

Every material has been carefully considered to not only create a cohesive and visually appealing design but also to seamlessly blend with the surrounding countryside, ensuring the dwelling sits comfortably within its rural environment.



PROPOSED SITE PLAN



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0 25 50 75
 SCALE OF METRES 1:1250

— Site Boundaries

Revision	Date	Description	By
<p>Suite 11 276 Vincent Street Glasgow, G2 5RL Suite G1 18 Wellington Square Ayr, KA7 1EZ www.l-m-a.co.uk</p>			
Client			
Mr John Beacom			
Project			
New Dwelling Land of High Wardneuk Prestwick			
Description			
Proposed Site Plan Full site			
Status			
PLANNING			
Job Number	Drawing Number	Revision	
24_07_2558L(00)003			
Scale	Drawn / Checked By	Date	
1:1250@A3	CG	Aug '24	

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PROPOSED GROUND FLOOR PLAN

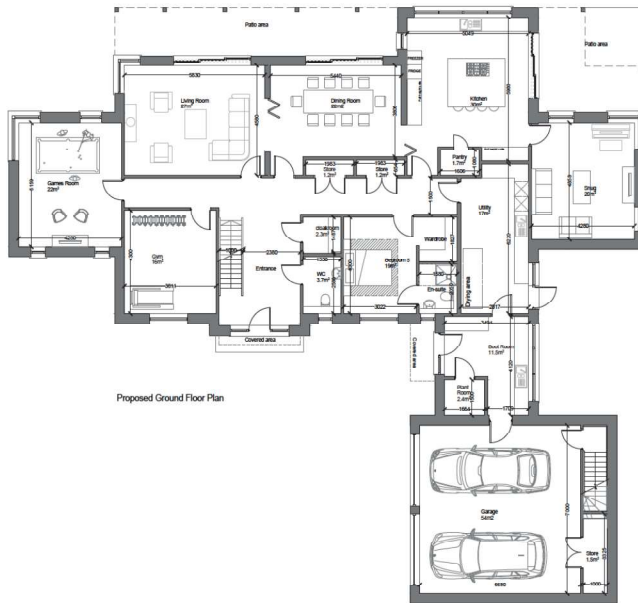


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Floor areas
 Ground floor: 300m²
 First floor: 172m²
 Total: 472m²



Proposed Ground Floor Plan

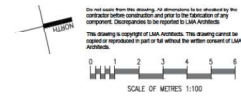
1	02.11.24	Permitted as per client's comments	000
2	06.11.24	Revisions to window to match elevation	000
3	02.12.24	Revisions to window position as per client's comments	000
4	11.12.24	Revisions to window position as per client's comments	000
5	07.01.25	Revisions to window position as per client's comments	000

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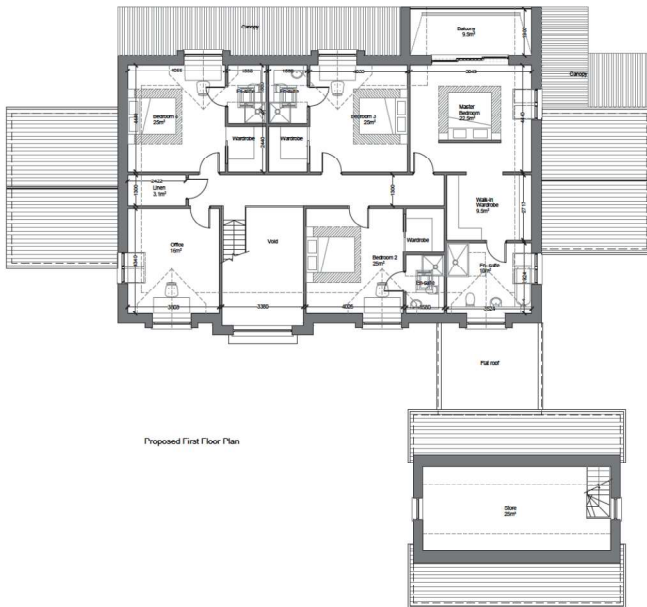
Client: Mr John Beacom
 Project: New Dwelling
 Land of High Wardneuk
 Frischwick
 Description: Proposed Ground Floor Plan

Status		
PLANNING		
Job Number	Drawing Number	Revision
24_07_2558L(01)001		E
Scale	Drawn / Checked by	Date
1:100@A2	GD	Aug 24

PROPOSED FIRST FLOOR PLAN



Floor area
 Ground floor: 300m²
 First floor: 173m²
 Total: 473m²



K	22.11.24	Revised in per client comments	CG
D	08.11.24	Revisions to window to reflect structure	CG
C	15.10.24	Revisions to window to be per clients	CG
B	15.10.24	Layout altered as per clients comments	CG
A	07.10.24	Layout altered as per clients comments	CG
Issue		Change log	

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 Suite 11 276 Wood Street | Glasgow, G2 9PL
 G1 1B Wellington Square | Ayr, KA7 1EZ
 www.l-m-a.co.uk

Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Preswick**

Document
Proposed First Floor Plan

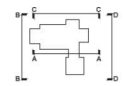
Date		
PLANNING		
Job Number	Quantity Number	Revision
24_07_25581(01)002		E
Scale	Drawn / Checked By	Date
1:100&A2	CG	Aug 24

PROPOSED ELEVATIONS

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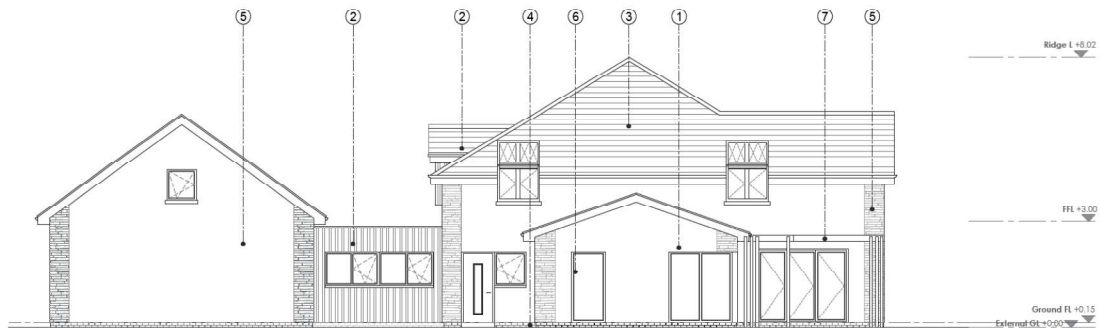


MATERIALS KEY

- 1 - White Render
- 2 - Grey Wood effect vertical Cladding panels
- 3 - Grey Slate Roof tiles
- 4 - Base course - Dark Brick
- 5 - Architecture Stone cladding
- 6 - Grey aluminium windows and doors
- 7 - Solid Canopy with timber slats
- 8 - Glass balustrade
- 9 - Canopy over entrance



Proposed Elevation A-A



Proposed Elevation B-B

Revision	Date	Description	By
A	27.11.24	Revised as per client's comments	CG



Client
Mr John Beacom

Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Elevation
 A & B**

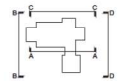
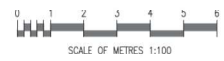
Job Number	Drawing Number	Revision
24_07_2558L(02)003		A
Scale	Drawn / Checked By	Date
1:100@A3	CG	Oct 24

PROPOSED ELEVATIONS

NOTES

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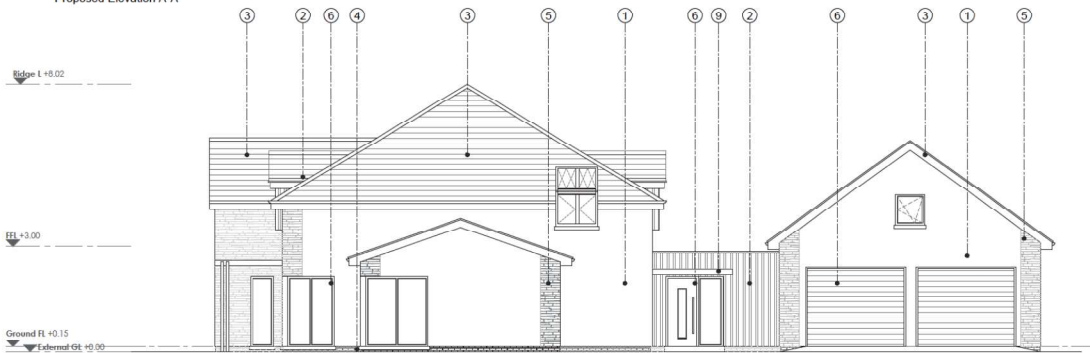


MATERIALS KEY

- 1 - White Render
- 2 - Grey Wood effect vertical Cladding panels
- 3 - Grey Slate Roof tiles
- 4 - Base course - Dark Brick
- 5 - Architecture Stone cladding
- 6 - Grey aluminium windows and doors
- 7 - Solid Canopy with timber slats
- 8 - Glass balustrade
- 9 - Canopy over entrance



Proposed Elevation A-A



Proposed Elevation B-B

Revision	Code	Description	By
A	01.11.24	Revised as per client's comments	CG



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 www.l-m-a.co.uk

Client
Mr John Deacom

Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Elevation
 C & D**

Job Number	Drawing Number	Revision
24_07_2558	L(02)004	A
Scale	Drawn / Checked By	Date
1:100@A3	CG	Oct '24

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PROPOSED VISUALS



PROPOSED VISUALS



Agricultural Appraisal for:

Raith Farm

Mid Fulton
Ayrshire

December 2024

For and on Behalf of:

John Beacom
Raith Farm
Mid Fulton
Ayrshire

Prepared by:

Lewis Butlin
Agrovista Rural Consultancy
Agrovista UK Ltd
Rutherford House
Nottingham Science and Technology Park
University Boulevard
Nottingham
NG7 2PZ

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1. INTRODUCTION

1.1. THE BRIEF

Agrovista Rural Consultancy have been instructed by Mr Beacom to prepare a report on the future business strategy of Raith Farm and the proposal for the development of two Agricultural Dwellings.

1.2. AGROVISTA RURAL CONSULTANCY – BUSINESS BACKGROUND AND EXPERIENCE

Agrovista Rural Consultancy is the farm business management and consultancy division of Agrovista UK Ltd. one of the leading agricultural distribution companies in the UK. In addition to the core Agricultural Chemical distribution, Agrovista UK Ltd provide business, seed, soil, amenity and research information to farmers, growers and land managers across the country.

The review has been undertaken by Lewis Butlin, a lead consultant in the business. Lewis has worked as a Farm, Environment and Rural Business Consultant with Agrovista since 2011 prior to which he worked for Andersons Farm Business Consultants from April 2007 to June 2011 and before that worked as a Farm Advisor for the Farming and Wildlife Advisory Group since 2005. Prior to that he gained a BSc Hons in Agriculture and Farm Business Management at Newcastle University. He is on the BASIS Environmental Advisers Register, a Professional Member of the Institute of Agricultural Management and a LEAF Endorsed Adviser.

1.3. METHOD OF UNDERTAKING THE REVIEW

The report has been produced using the following methodology:

- Lewis Butlin of Agrovista Rural Consultancy has been provided with the information related to the business at Raith Farm.
- Financial data and Labour Unit calculations have been calculated using standard industry data as printed in the SAC Farm Advisory Service Farm Management Handbook 2023/24 edition.
- Existing financial data has been made available to show the profitability of the business for the previous two financial years.

2. BACKGROUND INFORMATION

2.1. FARMING BACKGROUND

Raith Farm was brought by John Beacom and family in 2022 as a unit they could run in conjunction with their dairy farm in Northern Ireland. John has two sons who both work within the farming business and split their time between the two units.

The combined areas of Raith Farm, Mid Fulton and High Wardneuk is 405 acres (163.90ha). A further block of land, totalling 60 acres (24.28ha) has historically been rented in.

The business currently milks 370 cows and also keep around 300 head of youngstock which includes replacements for the dairy herd and beef which are sold at 18 months of age.

Each year around 500 head of sheep are brought in over-winter for which the family provide all the shepherding services.

There are three crops of grass silage taken each year to provide over-winter forage for the dairy and beef cattle, with all operations completed in house.

The farm also has around 70 acres 28.32ha of arable cropping, this year its Winter Wheat, with all establishment and husbandry carried out within the farm. The only operation that is contracted out is the combining as the area grown does not warrant the ownership and maintenance of their own machine.

2.2. RAITH FARM

The business has made a significant investment in the farming operation at Raith, which is the central hub for the farming operation. The business also incorporates the farms of Mid Fulton and High Wardneuk.

The steading at Raith is the central hub for business operations and includes the farmhouse and a single workers' cottage.

The other two units have suffered from a lack of investment over the years and the previous owner identified that there was potential to improve these units and invest in housing and buildings which would allow them to better integrate into the farming business. Planning permission was duly sought and under application 08/00946/OUT two dwellings were permitted to be built. Unfortunately, the previous owner never completed the builds and the planning permission for these houses lapsed in 2013.

Under the new ownership of Mr Beacom and Family, the business is looking to progress its improvements and re-establish these planning permissions to allow each of the units to operate as part of the overall farm business. This accommodation is essential to allow the business to attract the right quantity and quality of labour.

This report demonstrates that there is a justifiable need for the additional worker's accommodation based on the current farming activity.

3. FARM SET-UP

3.1. CURRENT FARMING SYSTEM

Raith Farm and associated farms at Mid Fulton and High Wardneuk make up a total area of 405 acres, (163.90ha). Historically a further 60 acres has been rented in on an annual basis. The farming business is currently milking 370 dairy cows with an additional 300 head of youngstock from calf up to the age of 18 months.

The farm also takes in a further 500 head of sheep during the winter months for which the family take care of all daily husbandry throughout this period.

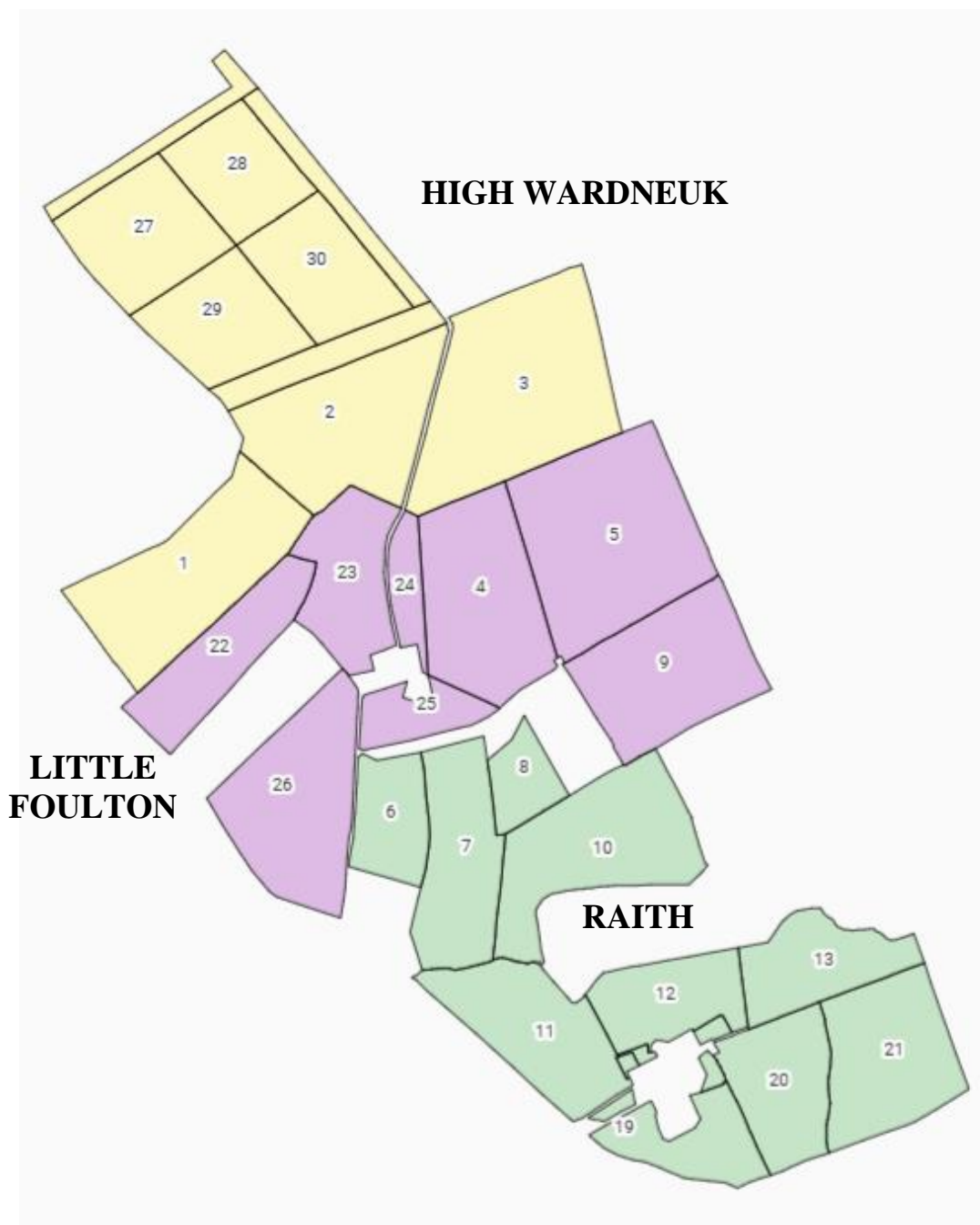
There are also 70 acres of winter arable cropping on the farm which is all carried out in-house except for the combining which is contracted out.

With an intensive grassland business, the grassland needs to be productive and there are 200 acres that are cut at least 3 times to make winter silage that is needed to feed the stock when they are not able to graze outside.

Since the considerable investment of purchasing Raith, the family have consolidated the existing operations and spent time and money improving the dairy herd. The family are now ready to continue their investment in the infrastructure that is required to keep this progressive business moving forward.

3.2. FARM LAYOUT

The Map below shows the current farm layout, and the location of the three units to each other.



3.3. FARM INVESTMENT

Over the past year there has seen significant investment in operational machinery which allows the business to cover most of the farm works without the need for contractors, whilst this does result in financial savings and operational independence it does require the appropriate amount of labour to succeed.

The three farms, as shown above, operate as one business, but have for too long relied on the housing and steading infrastructure purely at Raith. The previous owners of Raith had identified the need for additional dwellings to service the farm operations and made various applications to the local authority for additional dwellings, these applications were duly approved by the authority but never enacted due to a change in the previous owners' aspirations for the business at that time.

The current owner have the ability to bring these proposals to fruition but want to take a more strategic approach to their positioning that will best meet the operational need of the farming enterprise. Raith currently has two dwellings, with a further additional two approved under application 08/00946/OUT. These two approvals lapsed in early 2013 and the business that is now in place would now like to establish that there is still a current need for these dwellings to support the farming business and allow succession planning for the Beacom family.

Last year the business decided to further invest in the infrastructure of the property with planning application 23/00695/app was approved in October 2023 for a new slurry lagoon which is strategically positioned to service all three farms with construction works now complete.

The family are now turning their focus on further improving each of the three farms and particularly the farmhouse and workers accommodation. Historically there has been three dwelling approved by the planning department over the past 10 or so years, two have lapsed and one is still valid. The business now seeks to bring the two lapsed approvals back available based on a robust current argument for additional dwellings. We would seek these applications on a concurrent basis so that economies of scale would aid their development and to give the business and family certainty in the medium term that succession preparations are well established.

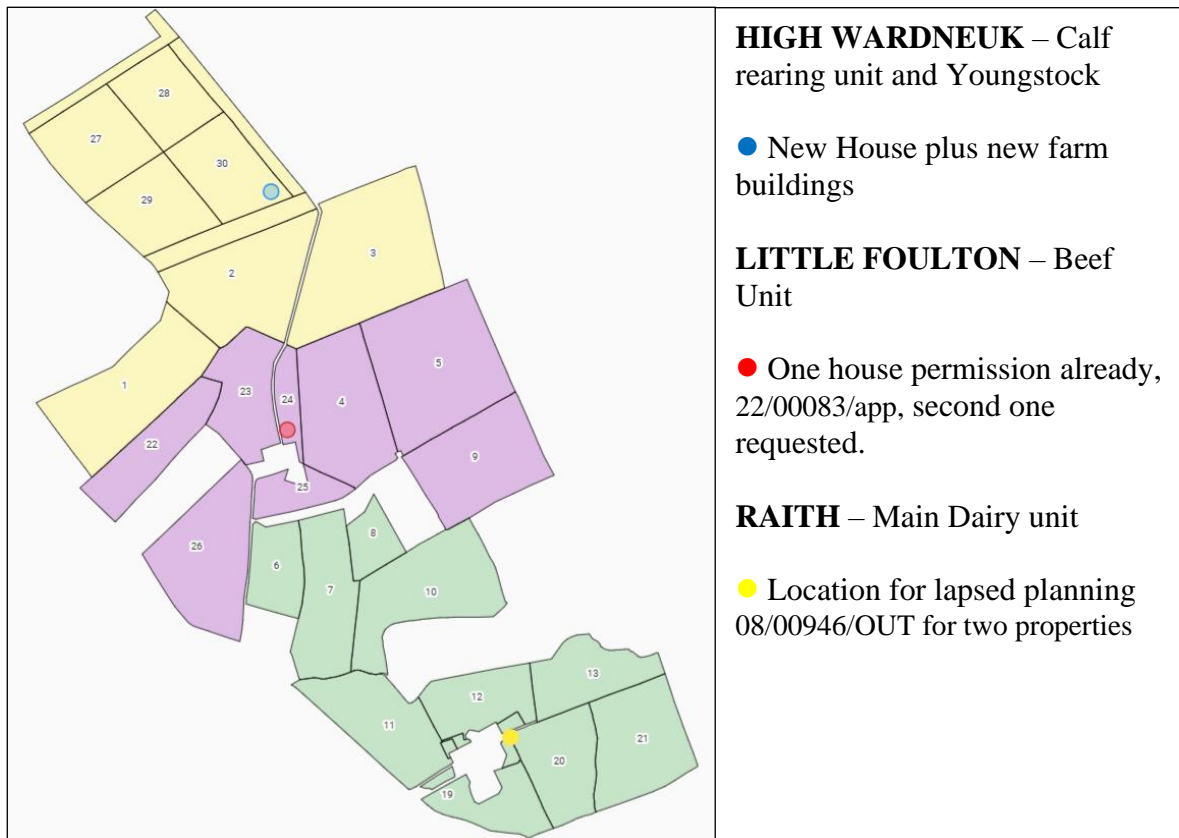
Little Fulton had historically not been a big part of the farming enterprise under the previous owners. However, the Beacom family have decided to rear all of their own calves in order to maximise profit potential. Little Fulton has become the businesses beef unit with the steading and land supporting the young stock. The previous owner had applied for and obtained authority approval for a farm single

workers cottage at the edge of the farm steading. Mr Beacom would now like to seek to relocate one of the previously lapsed permissions from Raith and build a Farmhouse at Little Fulton to supplement the current approval for a farm workers dwelling (22/00083/app).

The business also requires a new steading infrastructure to cope with the significant upscaling of calves before they are ready for the beef unit to be in full operation at Little Fulton. In the interest of good animal husbandry and minimisation of disease this is required to be away from the main milking unit at Raith.

A potential location for this would have been next to the beef unit at Little Fulton. However, there are two mains gas pipelines straddling the steading at Little Fulton and after consultation with SGN it has not proved possible to accommodate additional steading area which would be safe and functionally attached to the current steading. The proposal is therefore to place the calf unit on the land at High Wardneuk. The tree belt offers protection and screening as well as the distance from the other units creating a highly desirable biosecurity barrier reducing disease risk in newborn and young calves. To support the calf unit the 2nd lapsed approval for a dwelling at Raith would be moved to this location.

3.4. PROPOSED AND CURRENT LOCATION OF HOUSES



3.5. PROPOSED AND CURRENT LOCATION OF HOUSES

The proposals are key to future proofing the business to ensure the highest levels of animal welfare, animal husbandry, biosecurity and security of the farm as well as assisting with the growth of the business. Despite having gates at the entrance to the properties there has been an escalation of unauthorised vehicles entering the farms or blocking the entrance to the point that neighbours are frequently in contact worried about the safety of livestock, machinery and supplies housed at the other farm units.

In addition, there have been several occasions where dogs have been sighted running loose across the fields where livestock have been worried as a result. This can be fatal to livestock and their unborn due to stress levels and crushing incidents as they try to escape from the loose dogs.

Food security is a huge issue given the unprecedented times we are currently seeing. Food provenance goes hand in hand with biosecurity. The prevention of contaminants from entering the food chain or virus' jumping species will be the health issue of the next decade. There are already big issues in the livestock sector from pregnant animals aborting their young as a result of Neospora that is a parasite found in dog faeces.

To guarantee best practice and ensure animals are kept free from bio-security risks, it is essential that supervision of animal health, grazing, feed and environment is constant.

The requirement to have these two new agricultural dwellings on the farm is now therefore a necessity in order to protect the farm assets and livestock.

3.6. PLANNING REQUIREMENTS FOR AGRICULTURAL DEVELOPMENT

In consideration of the future developments of Raith Farm, time has been taken to consider local and national Planning Statements. These have been put into the context of the Beacom Family's Business Proposals and is a separate information source to support the submitted planning application.

3.7. CURRENT PLANNING SITUATION

3.5.1 There is insufficient full time, permanent agricultural dwellings across the holding

3.5.2 There are currently insufficient farm buildings for current and future stocking and activities on the farm

- 3.5.3 The plan for the new dwellings would be to site the dwelling near to existing buildings and built in a traditional local style in order that it should blend in with what is already there.
- 3.5.4 Wherever there is the rearing of youngstock there is a need for accommodation to be provided for a stockman to care for the animals on a round-the-clock basis. The accommodations will provide security and biosecurity for the livestock which is an essential part of all livestock farms in order to ensure animal welfare is upheld.

4. AGRICULTURAL REQUIREMENTS

There are significant farming activities already in place across the farming business. This is a family business that involves a number of generations, and they all need to be on-site to carry out their duties.

4.1. LABOUR REQUIREMENTS

For this section The SAC Farm Management Handbook 2023/24 has been used. The largest component of fixed costs on farm is labour and machinery and this is also the most variable between farms. For these reasons it is essential to fully understand and manage both labour and machinery costs as they can have a large bearing on the financial viability of the farm business. This section details the key elements including standard labour requirements by enterprise.

4.2 STANDARD MAN DAYS

The Standard Man Days (SMD) system can be used to provide a general estimate of the farm labour requirement. A labour unit of one person is assumed to work 1,900 hours per year. This figure obviously includes average overtime but can be increased by further overtime working.

Every enterprise on the farm requires a number of SMD's for each unit of production (per hectare, per cow etc.). The total SMD requirement for each enterprise is thus found by multiplying by the size of the operation. The total labour needed on the holding is the sum of all the individual enterprises. An additional 15-25% has then traditionally been added to account for general maintenance, repairs and management (*Note: this may be an under-estimate on many farms – see later*).

This system can work well when the labour requirement is fairly constant during the year – i.e. for more livestock enterprises. However, when labour use is seasonal, as with most field operations, it does not show the 'peaks and troughs' that are crucial in labour planning. It also fails to reflect that

daylight hours, soil conditions, rainfall etc. which will alter the amount of time available for fieldwork during the course of the year.

4.3 LABOUR REQUIRED AT RAITH FARM (HOURS/UNIT)

Livestock	No	Hr per Animal	Total Hours	Notes
Dairy Cows	370	28	10,360	Main Herd
Youngstock	12	300	3,600	Replacements
Total:			13,960	
Sheep Keep	500	2.9	605	Kept for 5 months of the year
Total:			605	
Management				
+ 25%			3,641	
Total:				
Business Total:			18,206	
Standard Man Days:			9.58	

This is equivalent to 18,206 Labour Hours and equates to 9.58 Standard Man Units.

4.4 CURRENT HOUSING AND LABOUR

There are only two houses servicing the three farms. These are currently occupied by one of the herdsmen in the dairyman's cottage and the Beacom Family in the main Farmhouse. Mr Beacom has two sons involved with the business who are both in their mid-twenties and will be wanting to settle down in their own properties very soon, and not living with their parents.

There is also a further part-time worker who lives off-farm and has to travel for work when they are on.

With a dairy livestock business, it is essential to have good labour, on-farm, to be able to ensure livestock are cared for as needed. The industry is struggling to attract dairy farm workers to jobs and therefore those that do have them need to ensure that they are looked after well, and providing appropriate accommodation is part of this.

5. OTHER CONSIDERATIONS

In reviewing the need for an agricultural dwelling at Raith Farm the business can already financially viable and can financially justify their current labour supply. The SMD calculation demonstrates that there is a significant labour requirement for the size of the unit.

The business has also considered whether there is other suitable affordable accommodation, and none has been found.

The Beacom Family need to be on site 24 hours a day to attend to livestock all year round. This is to ensure the highest standards of animal welfare are maintained as well as guaranteeing biosecurity which is critical for any livestock enterprise.

It should also be noted that this proposed development will significantly improve the character of the area and will continue to promote a sustainable rural enterprise.

6. CONCLUSION

This report demonstrates that Raith Farm fully meets the requirements of a justifiable need for three additional dwellings, the one currently with permission at Fulton plus two additional dwellings.

Preliminary Ecological Appraisal

Land at High Wardneuk, Monkton, South Ayrshire



Carried out by



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Website www.starlinglearning.com

Commissioned by

Ron Turkington

Document History

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1. Introduction

1.1 Background

Starling Learning was commissioned by Ron Turkington to carry out a Preliminary Ecological Appraisal (PEA) of an area of land at High Wardneuk Farm, by Monkton, South Ayrshire. The survey was commissioned to identify a baseline of ecology for the site, to identify any ecological constraints for a planning application for the site. Particular reference was made to National Planning Framework (NPF) 4 policies, and South Ayrshire Council's Local Development Plan (LDP2).

1.2 Site description

The survey was conducted on the site, and (where access permitted), a 100m buffer of surrounding area. The site extends to approximately 160m x 50m (8,000m², 0.8ha), and lies in South Ayrshire, on the unclassified road immediately south of High Wardneuk Farm and centered on Grid Reference NS 39076 28440. The site is bounded to the south and east by woodland and hedgerow; and to north and west by productive farmland.

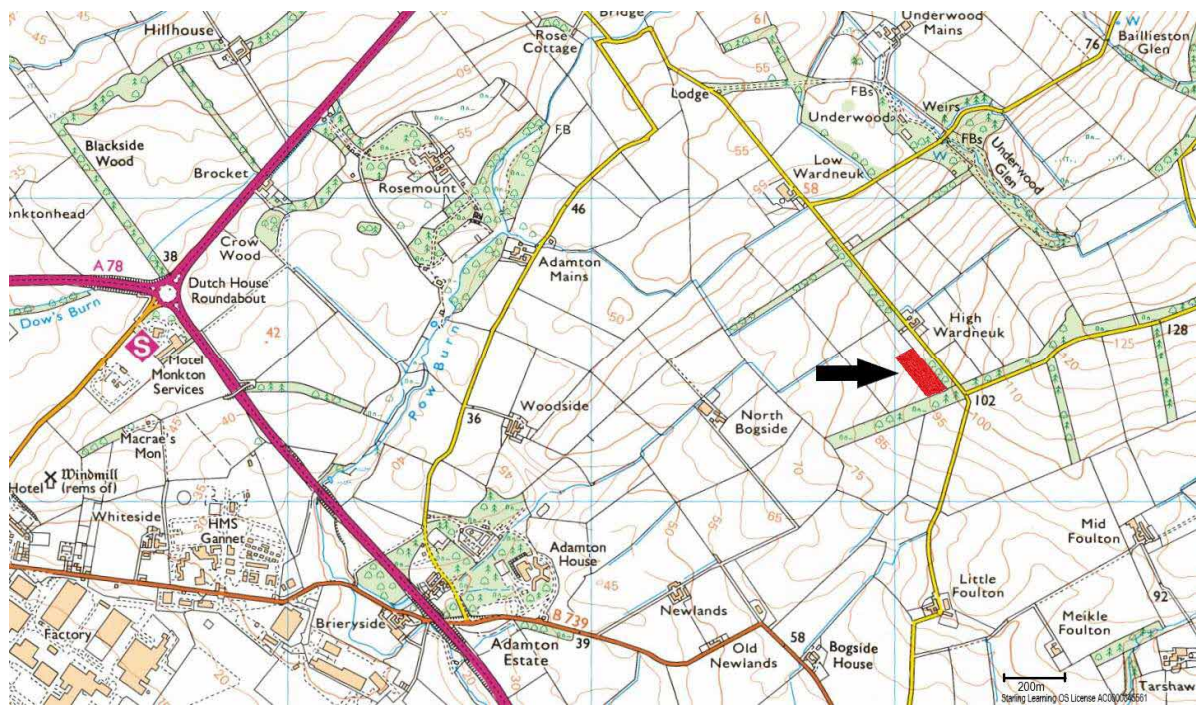


Figure 1. Location of site (arrowed), immediately south of High Wardneuk Farm.

2. Methodology

2.1 Desk Study

A brief desk study was carried out to investigate species, habitats, and nature conservation sites in the area.

This included:

- National Biodiversity Network Atlas (NBN Atlas)¹; and
- Data from Local Authority (South Ayrshire Council) records;
- Local data from *Bird Guides*² and *Ayrshire Birding*³.

2.2 Field Survey

2.2.1 The field survey work involved the following:

- Phase 1 Habitat Survey;
- Identification of notable and protected habitats;
- Walkover to assess site for potential for other protected species and identification of further survey requirements;
- Assessment of site for birds, mammals, and plants; and
- Target notes.

2.2.2 An Extended Phase 1 habitat survey was carried out on a single visit in following the standard methodology described in 'Guidelines for Baseline Ecological Assessment'⁴, which augments the methods described in the 'Handbook for Phase 1 Habitat Survey: a Technique for Environmental Audit'⁵. Standard Phase 1 mapping techniques are modified a little given the small size of the site.

2.2.3 Each habitat was classified in the field and its extent mapped onto an aerial view of the area. Notes were made in the field relating to dominant plants, structure of vegetation or points of general conservation/ecological interest, including the presence, or potential presence of notable or protected species on the site. Any evidence of invasive plants was searched for.

¹ <https://nbnatlas.org/>

² <https://www.birdguides.com/sites/europe/britain-ireland/britain/scotland/ayrshire/>

³ <https://www.ayrshire-birding.org.uk/category/locations/>

⁴ Spon. E & FN. Institute for Environmental Assessment (1995). Guidelines for Baseline Ecological Assessment

⁵ Joint Nature Conservation Committee JNCC (2010). Handbook for Phase 1 Habitat Survey –A Technique for Environmental Audit. JNCC, Peterborough

2.2.4 The protected species survey involved the following:

- Survey for evidence of Water Voles (*Arvicola amphibius*), Otters (*Lutra lutra*), *Badgers* (*Meles meles*), Bats, and other protected species;
- Breeding bird assessment; and
- All other species were considered and recorded.

2.2.5 The survey consisted of a search of the site for evidence with a surrounding 100m buffer, where access was permitted. All evidence was recorded including potential protected structures, dung, and paths.

2.2.6 The field visit took place on the 29th August 2024 by ecological surveyor Liam Anton of Starling Learning. Weather conditions were good for survey work: fair, 15°C, wind speed 25km/h from the south-west, no precipitation, cloud 4, and excellent visibility.

3. Baseline

3.1 Desktop Results

3.1.1 No Nationally designated sites are located within 1km of the survey area. The twice designated Afton Lodge SSSI and Geological Conservation Review site (designated for its important Quaternary marine fossil assemblage) lies within 4km, and Troon Foreshore SSSI (designated for its Sand Dunes) lies within 5km. The woodlands forming the eastern and southern boundaries of the site appear within the Ancient Woodland Inventory of Scotland – Wood ID 26,141. As such, planning policy recommends that these woodlands be “protected from adverse impacts resulting from development.” Location of the designated woodland in relation to the site is shown in Figure 2.



Figure 2. Outline of proposed development site, in relation to designated Ancient Woodland, High Wardneuk.

3.1.2 No specific reference to the site or immediate area was found within the South Ayrshire Council Local Development Plan (LDP2). However, in addition to Nationally designated sites (SSSI, SAC, SPA), the Council has within the LDP2 adopted a broad approach to protecting natural heritage and applied local designations to several areas. Around 2km south of the site, the Raith Burn and Ladykirk area has been locally designated as a “Wildlife Site” by the Scottish Wildlife Trust (SWT) and Local Nature conservation Site by South Ayrshire Council.

A previous Planning Application (14/00271/PPP) from 2014 was noted within the Council’s planning portal: this applying to erection of a dwelling house on a smaller parcel of land at the entrance to the field. This application was withdrawn.

3.1.3 Records for Protected Species within 2km of the area include the following:

- Otter (*Lutra lutra*) at Raith Burn to the south, and at Hansel Village to the north-west.
- Merlin (*Falco columbarius*) in the Underwood Glen area to the north.
- Tawny Owl (*Strix aluco*) in the Underwood Glen area to the north
- Barn Owl (*Tyto alba*) recorded at several sites within a 2km radius.
- Greater White-fronted Goose (*Anser albifrons*), five at Raith Reservoir, March 2021, 300m to the south;
- 26 Whooper Swans (*Cygnus cygnus*), Raith Reservoir, March 2021;
- Three Pintail (*Anas crecca*), Raith Reservoir, February 2021 and one in 2020;
- Greater Scaup (*Aythya marila*), Raith Reservoir, March 2020.

Surprisingly, there are no records for either Badger (*Meles meles*), nor any bat species within a 2km radius.

3.2 Field Survey Results

Habitat Survey

3.2.1 The site itself consists of prime agricultural grassland, uncut at the time of survey. Beyond the site boundaries lie further fields of grass and barley, an area of farm buildings, linear strips of hedgerow and mixed woodland, an area of bare ground used for equestrian activities, and road infrastructure (Figure 3).



Figure 3. The site itself (looking south) consists of agricultural improved grassland, uncut at time of survey. Hedgerow and woodland boundaries visible to south and east.

3.2.2 The following habitats were recorded within the site boundary:

- J1.1.1. Cultivated Land - Arable.

J.1.1 Cultivated Land – Arable.

Within the site boundary, grasses dominate - as would be expected from an area of intensively managed farmland (Figure 3). The following were recorded: Perennial Rye-grass (*Lolium perenne*), White Clover (*Trifolium repens*), Yorkshire Fog (*Holcus lanatus*), and Common Bent (*Agrostis capillaris*); with some encroachment of Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), and Creeping Thistle (*Cirsium arvense*). This assemblage of plants is consistent with a field managed for silage / cattle feed. A plant species list for the site is given in Appendix 1.

3.2.3 The following habitats were recorded beyond the site boundary:

- A.1.3.1 Mixed Woodland –Semi Natural
- A.1.3.2. Mixed Woodland –Plantation Origin
- A2.2. Scattered Scrub
- J1.1.1. Cultivated Land - Arable.
- J.2.1.1. Intact Hedge –Species Rich
- J.3.3. Domestic Buildings
- J.4. Bare Ground

A.1.3.1. Mixed Woodland –Semi Natural.

Within the 45m wide north-west / south-east lying strip of woodland, the northern portion of this made up of a diverse assemblage of woodland species, characterised by a wide variety of species and age groups. Noted within this area were Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*), Rowan (*Sorbus aucuparia*), Hawthorn (*Crataegus monogyna*), Elder (*Sambucus nigra*), Downy Birch (*Betula pubescens*), Bird Cherry (*Prunus padus*), Goat Willow (*Salix caprea*), and Pedunculate Oak (*Quercus robur*). (Figure 4).



Figure 4. Woodland to the north of the access track to the site, showing greater diversity of species; and dense, scrubby margins.

This stretch of woodland is scrubbier in nature than the ancient woodland (see below), with less canopy shading. As a result, the understorey is thicker and more varied, and included Cleavers (*Galium aparine*), Wood Avens (*Geum urbanum*), Bramble (*Rubus fruticosus agg.*), Common Nettle, Gorse (*Ulex europaeus*), Ground Ivy (*Glechoma hederacea*), Honeysuckle (*Lonicera periclymenum*), Ground Elder (*Aegopodium podagraria*), Cocksfoot (*Tussilago farfara*), Red Fescue (*Festuca rubra*), and Common Vetch (*Vicia sativa*). (Figure 5.)

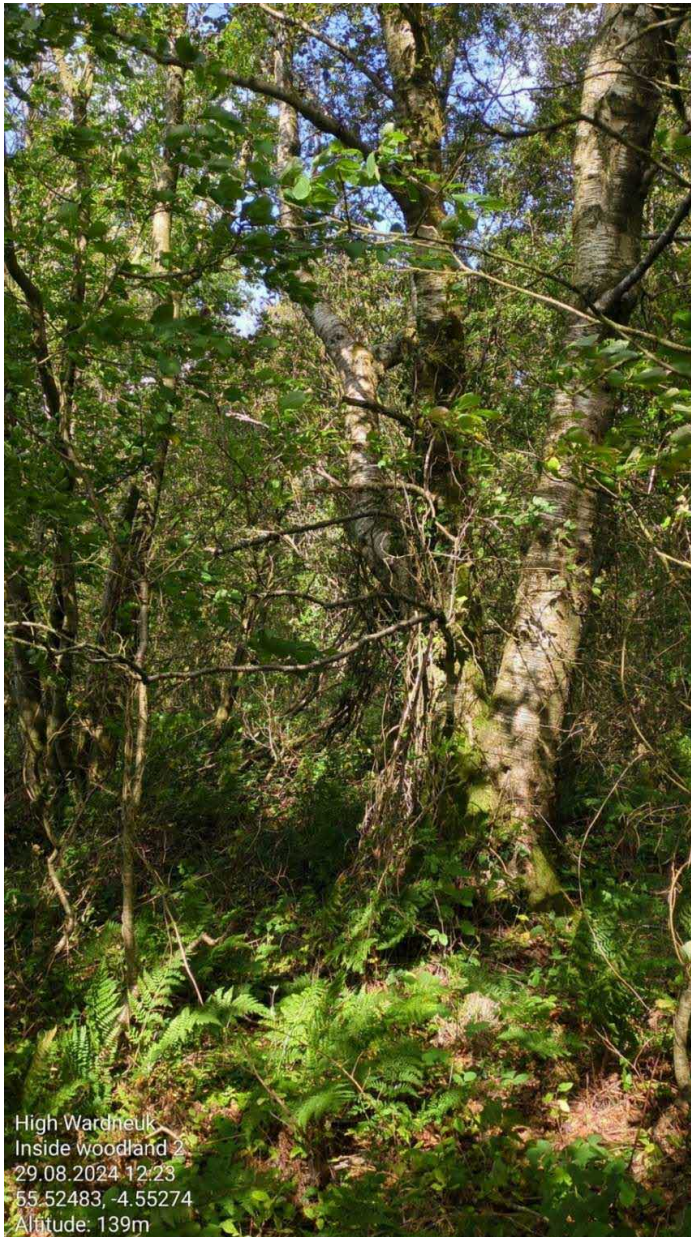


Figure 5. The woodland to the north-west of High Wardneuk has a wider variety of species, and a more pronounced understorey than the woodland of plantation origin.

A small group of Plum (*Prunus domestica*) trees exists to the north-west of the Farmhouse.

A.1.3.2. Mixed Woodland of Plantation Origin.

The south boundary, and 50% of the eastern boundary to the site, are made up of broad, linear strips of mature woodland, approximately 45m in width, and dominated by Beech (*Fagus sylvatica*), with some Scots Pine (*Pinus sylvestris*) and infrequent Pedunculate Oak trees. These linear strips are those categorised on the Ancient Woodland Inventory as being of long-established plantation origin. As is normal with mature beech woodlands, the understorey is significantly restricted due to the intense shading the beech canopy produces. Some small Holly (*Ilex aquifolium*) was recorded, along with Male-fern (*Dryopteris filix-mas*),

Common Ivy (*Hedera helix*), Grasses, and Honeysuckle. The woodland floor is characterised by leaf litter and mosses. (Figure 6).



Figure 6. Mature beech wood, with Holly and fern understorey.

The woodland contains a reasonable amount of deadwood –both standing and fallen (Figure 7). Of note in this compartment were considerable numbers of Chanterelle (*Cantharellus cibarius*) fungi.



Figure 7. Standing deadwood within the ancient woodland: Scots Pine (left) and Beech (right).

A2.2. Scattered Scrub.

Two small patches of scrub exist either side of the access track leading to the field within which the site lies. Together, the area is approximately 30m x 75m in extent and appears to have been cleared of woodland within the past decade or so –possibly to maintain views and open aspect to the south-west. A short avenue of Sycamore trees lies either side of the scrub area. Species recorded here include Great Willowherb (*Epilobium hirsutum*), Creeping Thistle, Common Nettle, Dog Rose (*Rosa canina*), Broad-leaved Dock, Wild Angelica (*Angelica sylvestris*), Hawthorn, Gorse, Bramble, Cleavers, Cocksfoot, False Oat-grass (*Arrhenatherum elatius*), Red Fescue, Redshank (*Persicaria maculosa*), Soft Rush (*Juncus effusus*), Rosebay Willowherb (*Chamerion angustifolium*), Creeping Buttercup (*Ranunculus repens*), and Privet (*Ligustrum sp.*) Ground conditions here were damper than elsewhere on the site or buffer zone. (Figure 8).



Figure 8. Species found within J.2.2. Scattered Scrub area: Redshank, Creeping Thistle, Broad-leaved dock.

J.1.1 Cultivated Land – Arable.

The bulk of the land within the buffer zone consists of intensely managed agricultural land cultivated for Rye-grass and White Clover as a hay / silage crop, and Barley (*Hordeum vulgare*). (Figure 9).



Figure 9. View from the top of the site looking south-west over farmland cultivated for hay / silage crop. A part of the ancient beech woodland can be seen on the left of the picture.

J.2.1.1. Intact Hedge–Species Rich.

Roadside boundaries, as well as the margins of the woodland compartments, are made up of mature hedging, graduating into scrubby margins. Although of variable quality, in places these are dense, and made up of a good number of species: Hawthorn, Beech, and Gorse, with infill of Bramble, Cleavers, Dog-rose, Cocksfoot, and Vetches. Hedges and margins in good condition such as this offer excellent nesting opportunities for birds. (Figure 10.)

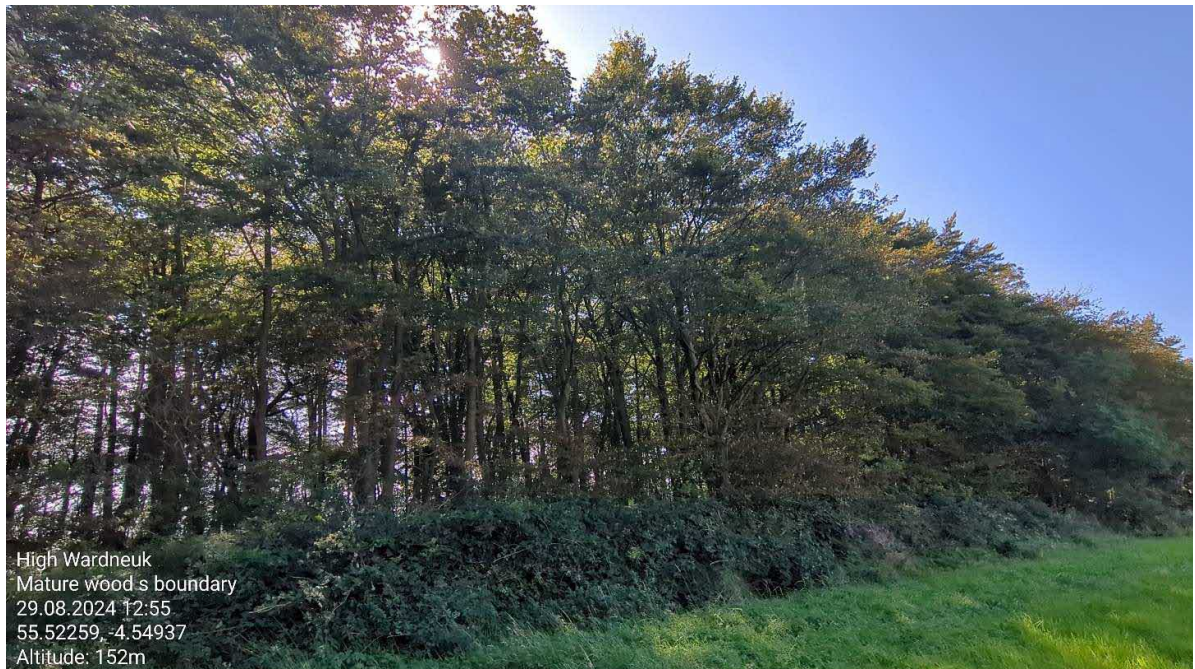


Figure 10. A section of hedging bounding the mature beech wood.

J.3.3. Domestic Buildings.

Several farm and domestic buildings of various ages exist within the buffer zone. These appear to be of traditional construction, but a detailed survey was not carried out.

J.4. Bare Ground

This site is bounded on one side by an unclassified road. An area of ground to the south of the farmyard has been cleared and levelled as an area for equestrian activities.

Phase 1 Habitats, including the 100m buffer zone, are mapped in Figure 11.

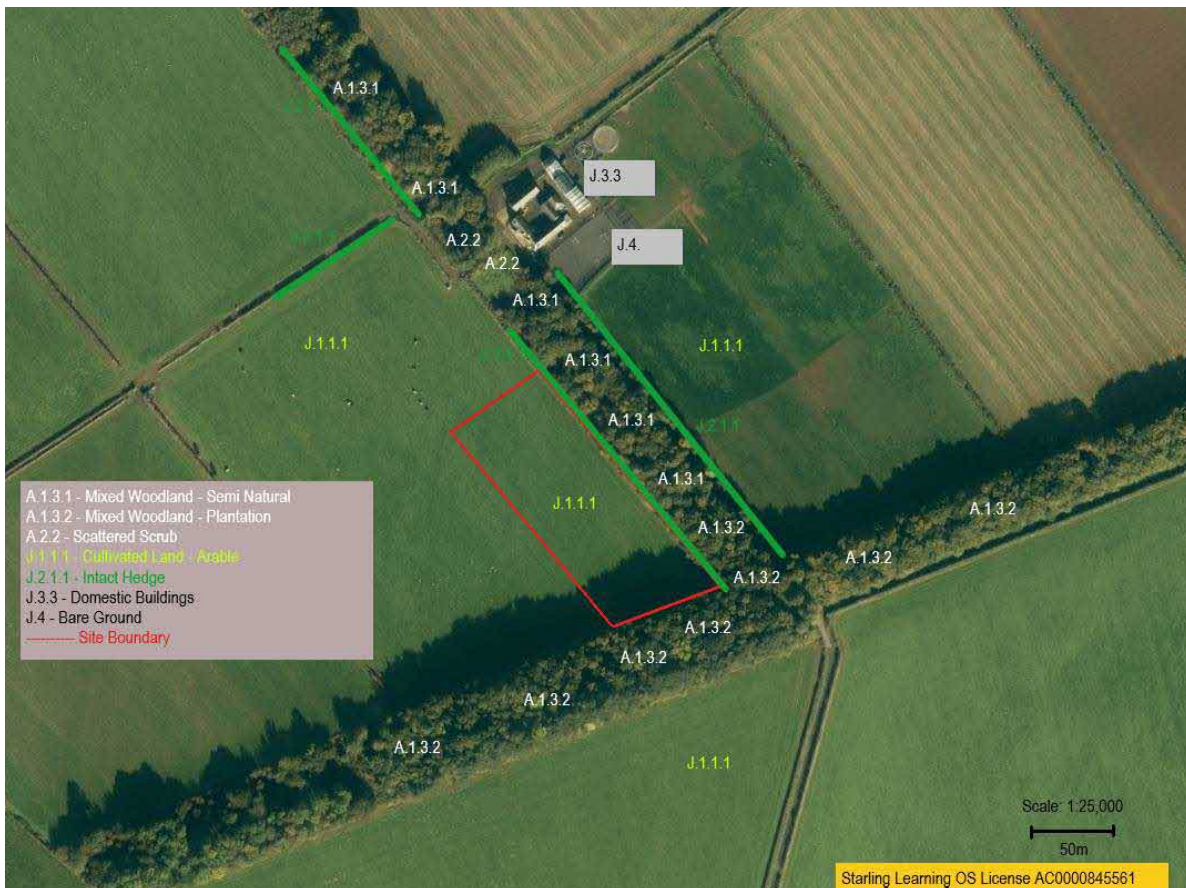


Figure 11. Phase 1 Habitats for site and 100m buffer.

3.2.2 Protected Species

Water Vole

No evidence of recent or historical Water Vole activity was recorded.

Bats

There are no local records of bats, and the site itself offers only foraging opportunities for bats. However, there are potentially roosting opportunities within adjacent farm buildings, and within the mature woodlands. Since both are beyond the site boundary, no impact is expected.

Badger

Details of Badger are given in the Confidential Annex.

Otter

Despite searching ditches and watercourses, no evidence of recent or historical Otter activity was recorded. However, recent torrential rains will have obscured all but the freshest and most obvious traces.

Other mammals

Signs of mole (*Talpa europaea*) activity (molehills) were noted in places.

Roe Deer (*Capreolus capreolus*) tracks were observed in muddy ground, and tree marking by bucks was noted on willow trees within woodland to the north of the buffer zone. (Figure 12).



Figure 12. Roe Deer scent marking on willow tree to north of the site.

Signs of Grey Squirrel (*Sciurus carolinensis*) were noted, principally discarded beech nut shells (Figure 13). What was interpreted as a disused squirrel drey was observed in a cracked and split dead beech tree (Figure 14).



Figure 13. Opened and discarded beech nut shells –signs of Grey Squirrel foraging.



Figure 14. Squirrel drey in dead beech tree.

Amphibians and Reptiles

There is no open freshwater habitat suitable for breeding amphibians, and none were recorded. No reptile activity was recorded.

3.2.3 Birds

The timing of the survey (late August) is not ideal for recording of birds: breeding and nesting activity is all but over, most species are largely quiet at this time of year, and migratory birds are beginning to move out. The site itself is of such a size as to provide limited habitat for nesting and foraging birds, although being uncut, this would offer some opportunity for ground-nesting birds such as Curlew (*Numenius arquata*). However, due to the nature of management of agricultural grasslands (cutting for silage), the level of disruption is likely to be way beyond what these birds would tolerate. Very few birds were recorded within the site itself.

Within the 100m buffer around the site, the woodland areas provide a more diverse and attractive habitat for birds, within the temporal constraints mentioned above. Species recorded on the site visit included:

Blackbird (*Turdus merula*)
Blue Tit (*Cyanistes caeruleus*)
Carrion Crow (*Corvus corone*)
House Sparrow (*Passer domesticus*)
Lesser Redpoll (*Acanthis cabaret*)
Raven (*Corvus corax*)
Robin (*Erithacus rubecula*)
Swallow (*Hirundo rustica*)
Swift (*Apus apus*)
Wood Pigeon (*Columba palumbus*)
Wren (*Troglodytes troglodytes*)

3.2.3 Other species of note

A single Peacock butterfly (*Aglais io*) was recorded, and as previously noted, Chanterelles were abundant in the old Beech woods.

3.2.4 Invasive non-native species

No evidence of invasive non-native species was recorded.

4. Evaluation and Recommendations

4.1 Habitats

In terms of habitat of the site itself, there is limited ecological value in an area of intensively managed agricultural grassland. Habitat enhancement and biodiversity gain in line with NPF4 can be achieved through post-development landscaping and planting. Efforts should therefore be

directed to ensuring that these are of the highest possible standard, to promote the greatest benefit for biodiversity, in line with the obligations of NPF4. Preservation and protection of the ancient woodland to the south and east of the site is critical. Boundary hedging and planting of native species around the north and west of the site boundaries would be an improvement. A low-impact management regime for hedging (infrequent cutting to allow the hedge to “bush”), and coppicing over time would provide some excellent habitat. Tree planting with native species is to be encouraged.

As much of the bordering woodland is designated as of ancient origin, care must be taken in protecting these and avoiding disturbance. Consideration should be given to root protection. It would be expected that access to the site would be through the existing track opposite High Wardneuk Farm, and that no new access created.

4.2 Species

Given that there are no previous records of Badgers in the area, the record of Badgers in the area site is of note. Every effort must be made to minimise disturbance to these protected animals, both during and post-construction. Scottish Badgers should be notified.

If ground clearance and construction commence out with the bird breeding season (March to August inclusive), there should be negligible impacts on birds. Otherwise, a pre-construction survey for nesting birds within the surrounding woodland and bordering access tracks would be required.

4.3 Biodiversity gain

Biodiversity gain could be brought onto the site itself with introduction of some native tree and shrub species - Silver Birch (*Betula pendula*), Whitebeam (*Sorbus aria*), Rowan, and Hawthorn, and Blackthorn (*Prunus spinosa*) being an easy way to improve the habitats. Depending on the nature of the development, ground-cover shrubs, Heathers (*Ericaceae*), and Juniper (*Juniperus communis*) would be favourable.

Mature trees should not be disturbed, in order that potential bat roosts are not disrupted. Placement of bat boxes in trees of the ancient woodland would be beneficial –particularly along the field margins, where clear lines of flight can be assured.

Bird nest-boxes could be included on suitable north and east facing elevations of any new buildings –sparrow communal boxes, and tit boxes would be beneficial. There is scope for placement of nest boxes within the beech woods: boxes suitable for both Tawny and Barn Owls would be of particular benefit in these woods. Smaller boxes for passerines would be useful in the denser areas of non-designated woodland.

Appendix 1. Plant Species List

Common Name	Scientific Name
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Bird Cherry	<i>Prunus padus</i>
Bramble	<i>Rubus fruticosus agg.</i>
Broad-leaved Dock	<i>Rumex obtusifolius</i>
Cleavers	<i>Galium aparine</i>
Cock's-foot	<i>Dactylis glomerata</i>
Common Bent	<i>Agrostis capillaris</i>
Common Ivy	<i>Hedera helix</i>
Common Nettle	<i>Urtica dioica</i>
Common Vetch	<i>Vicia sativa</i>
Creeping Buttercup	<i>Ranunculus repens</i>
Creeping Thistle	<i>Cirsium arvense</i>
Dog Rose	<i>Rosa canina</i>
Downy Birch	<i>Betula pubescens</i>
Elder	<i>Sambucus nigra</i>
False Oat-grass	<i>Arrhenatherum elatius</i>
Goat Willow	<i>Salix caprea</i>
Gorse	<i>Ulex europaeus</i>
Great Willowherb	<i>Epilobium hirsutum</i>
Ground Elder	<i>Aegopodium podagraria</i>
Ground Ivy	<i>Glechoma hederacea</i>
Hawthorn	<i>Crataegus monogyna</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Holly	<i>Ilex aquifolium</i>
Male Fern	<i>Dryopteris filix-mas</i>
Pedunculate Oak	<i>Quercus robur</i>
Perennial Rye-grass	<i>Lolium perenne</i>
Plum	<i>Prunus domestica</i>
Privet	<i>Ligustrum sp.</i>
Red Fescue	<i>Festuca rubra</i>
Redshank	<i>Persicaria maculosa</i>
Rosebay Willowherb	<i>Chamerion angustifolium</i>
Rowan	<i>Sorbus aucuparia</i>
Scots Pine	<i>Pinus sylvestris</i>
Soft Rush	<i>Juncus effusus</i>
Sycamore	<i>Acer pseudoplatanus</i>
White Clover	<i>Trifolium repens</i>
Wild Angelica	<i>Angelica sylvestris</i>
Wood Avens	<i>Geum urbanum</i>
Yorkshire Fog	<i>Holcus lanatus</i>

Appendix 2. Legislation

Bats

A summary of the offences relating to species listed on Schedule 2 of the Habitats Regulations are given below. These offences relate to all life stages of the animal. This applies to all bats.

It is an offence to deliberately or recklessly:

- Capture, injure or kill such an animal;
- Harass an animal or group of animals;
- Disturb an animal while it is occupying a structure or place used for shelter or protection;
- Disturb an animal while it is rearing or otherwise caring for its young;
- Obstruct access to a breeding site or resting place, or otherwise deny the animal use of that place;
- Disturb an animal in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of the species;
- Disturb an animal in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young;
- Disturb an animal while it is migrating or hibernating; or
- Damage or destroy a breeding site or resting place of such an animal (this does not need to be deliberate or reckless to constitute an offence and is irrespective of whether an animal is present at that time).

Breeding Birds

Birds are protected by The Wildlife and Countryside Act 1981 (with Nature Conservation (Scotland) 2004 Act amendments).

It is illegal to intentionally or recklessly:

- kills, injure or take any wild bird;
- take, damage or destroy or otherwise interfere with any wild bird while that nest is in use or being built; or
- at any other time take, damage, destroy or otherwise interfere with any nest habitually used by any wild bird included in Schedule A1;
- obstruct or prevent any wild bird from using its nest

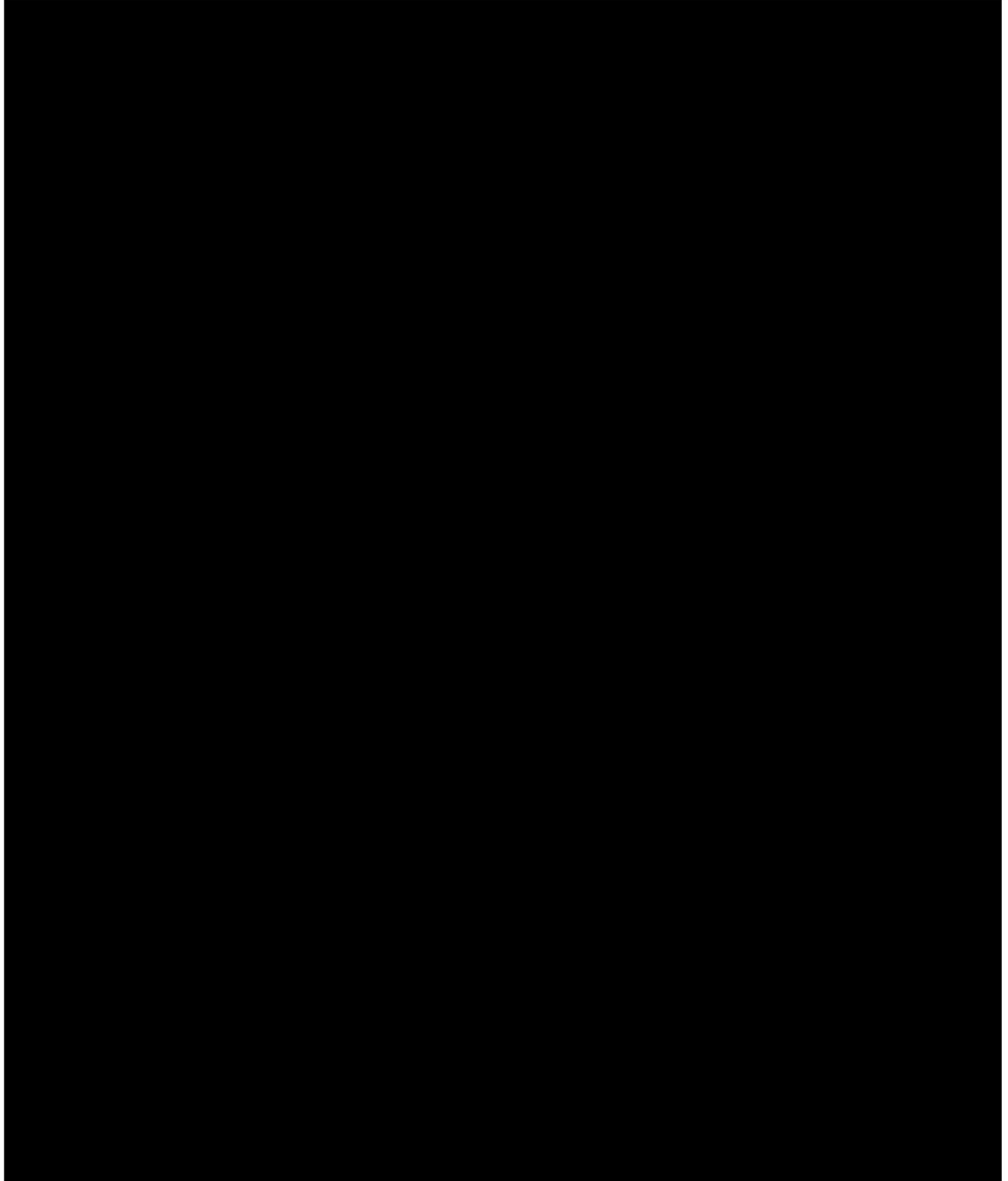
Badgers

Badgers and their setts are protected by the Protection of Badgers Act 1992. Offences relevant to development works include:

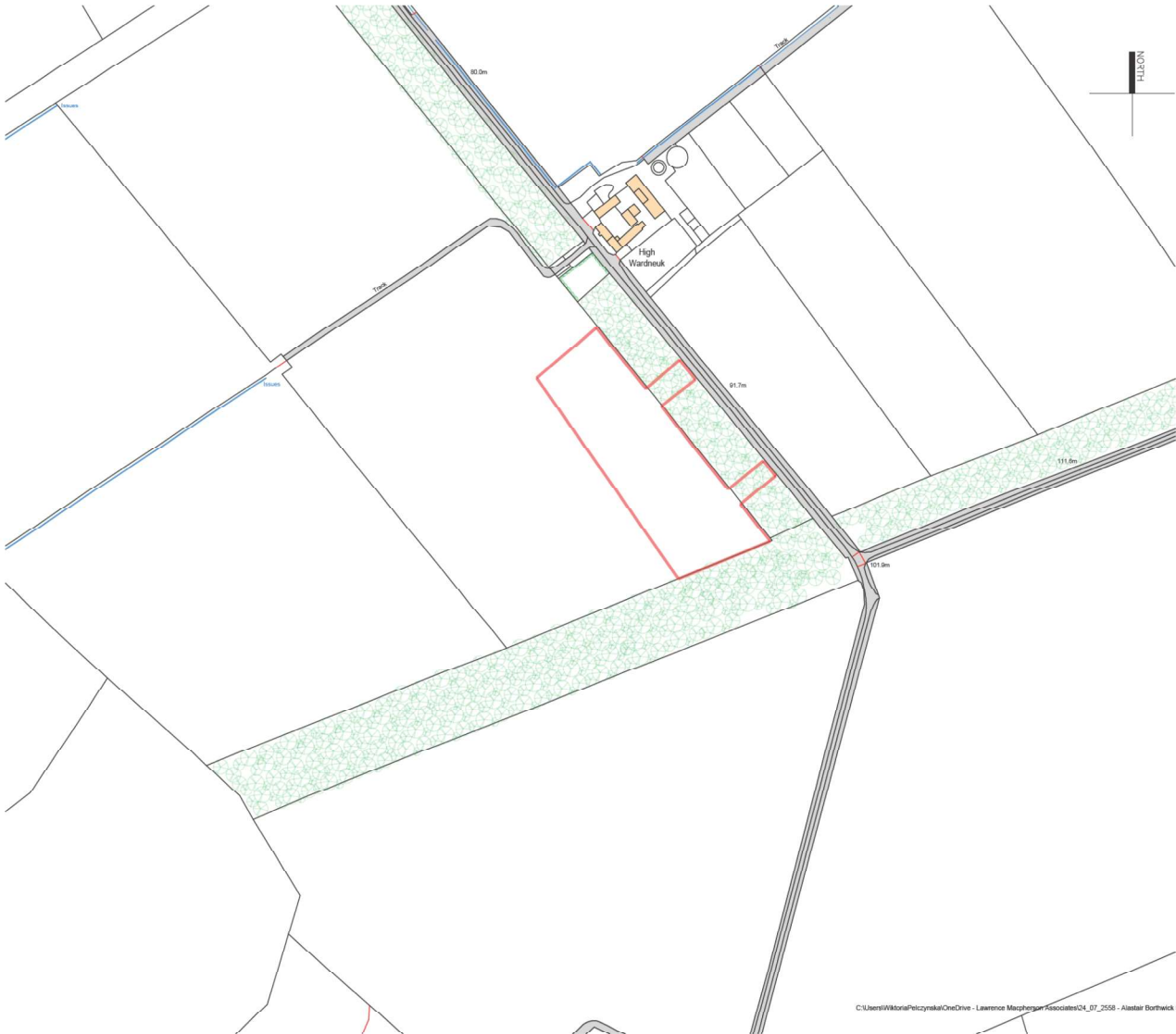
- Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so.
- Interfere with a sett by damaging or destroying it.
- Obstruct access to, or any entrance of, a Badger sett.
- Disturb a Badger when it is occupying a sett.

Confidential Annex

This Confidential Annex has been written by Starling Learning. It contains sensitive information relating to protected species and should not be released into the public domain due to the risk of persecution of these species.







NOTES

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Site Boundaries

Revision	Date	Description	By

LMA ARCHITECTS

Suite 11 | 276 Vincent Street | Glasgow, G2 5RL

Suite G1 | 18 Wollington Square | Ayr, KA17 1E2

WWW.LMA.CO.UK

Client
Mr John Beacom

Project
**New Dwelling
Land of High Wardneuk
Prestwick**

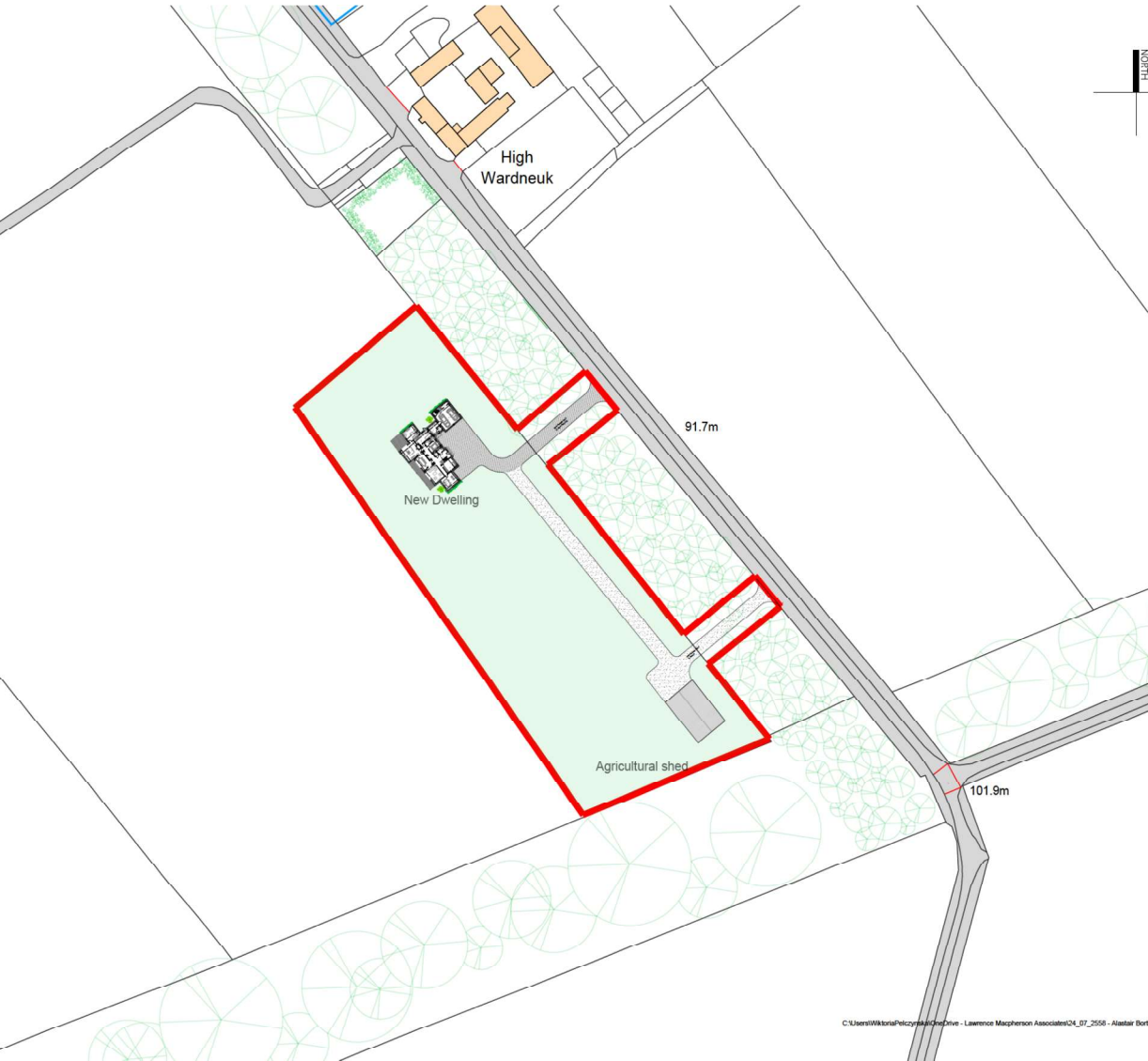
Description
Location Plan

Status
PLANNING

Job Number	Drawing Number	Revision
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1:2500@A3	CG	Aug '24

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Site Boundaries

Revision	Date	Description	By
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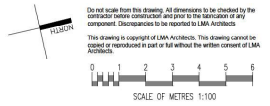
LMA ARCHITECTS
 Suite 11 | 276 Vincent Street | Glasgow, G2 5RL
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 | www.l-m-a.co.uk

Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Site Plan
 Full site**

Status
PLANNING
 Job Number Drawing Number Revision
24_07_2558L(00)003
 Scale Drawn / Checked By Date
 1:1250@A3 CG Aug '24

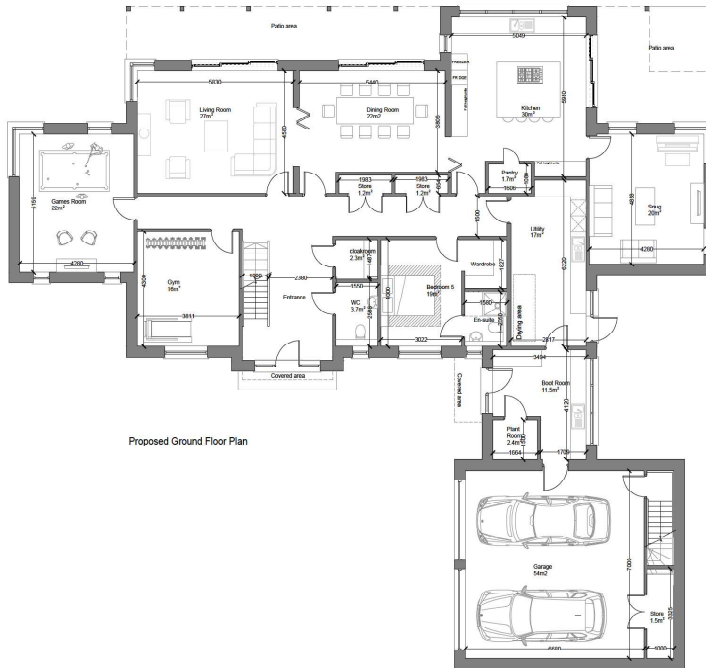
C:\Users\WiktoriaPelczynska\OneDrive - Lawrence Macpherson Associates\24_07_2558 - Atair Borwick Dwelling\Drawings\2.00 AutoCAD\200 Site\24_07_2558L(00)003 - Proposed Site Plan_CO.dwg



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Floor area
 Ground floor: 300m²
 First floor: 173m²
 Total : 473m²



Proposed Ground Floor Plan

E	22.11.24	Amendments as per client's comments	CG
D	20.11.24	Alterations to window to floor structure	CG
C	22.10.24	Alterations to window position as per client's comments	CG
B	11.10.24	Layout altered as per client's comments	CG
A	10.10.24	Final ground as per client's comments	CG
Revision	Date	Description	By

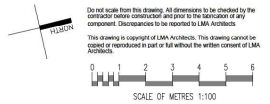
LMA ARCHITECTS
 Suite 111 27/6 Vincent Street | Glasgow, G2 3AG
 011 161 8888888 | Fax: 011 161 8888888 | www.lma-arch.co.uk

Client
 Mr John Beacom

Project
 New Dwelling
 Land of High Wardneuk
 Prestwick

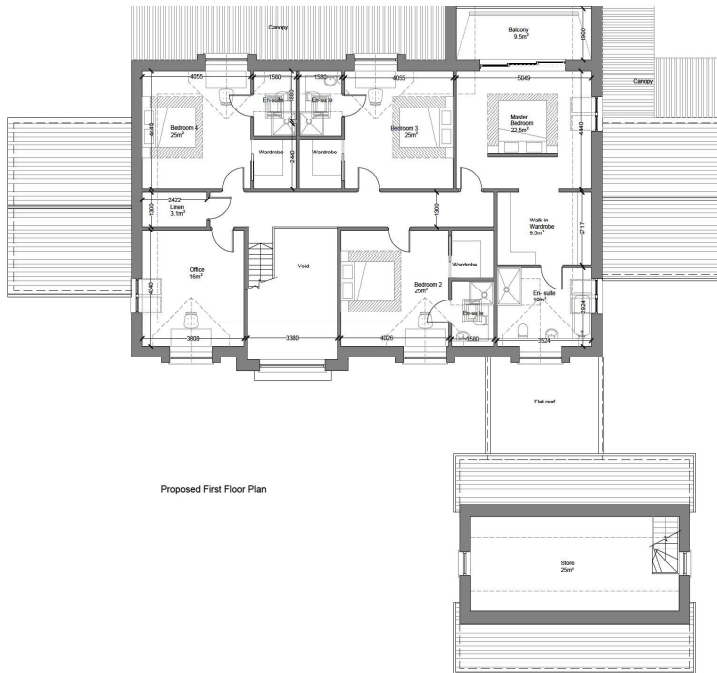
Description
 Proposed Ground Floor Plan

Date			
PLANNING			
Job Number	Drawing Number	Revision	
24_07_2558L(01)001		F	
Scale	Client's Drawing By	Date	
1:100@A2	CG	Aug 24	



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Floor area
 Ground floor: 300m²
 First floor: 173m²
 Total : 473m²



Proposed First Floor Plan

E	22.11.24	Amendments as per client's comments	CO
D	20.11.24	Alterations to window to floor level	CO
C	22.10.24	Alterations to window position as per client's comments	CO
B	11.10.24	Layout altered as per client's comments	CO
A	10.10.24	Initial scheme as per client's comments	CO
Revision	Date	Description	By

LMA ARCHITECTS
 Suite 111 27/6 Vincent Street | Glasgow, G2 3AF
 011 161 Wellington Square | High Wycombe, Bucks, UK
 www.lma-arch.co.uk

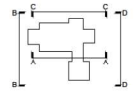
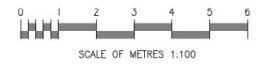
Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**
 Description
Proposed First Floor Plan

Status			
PLANNING			
Job Number	Drawing Number	Revision	
24_07_2558L(01)002		F	
Scale	Client / Checked By	Date	
1:100@A2	CO	Aug 24	



NOTES

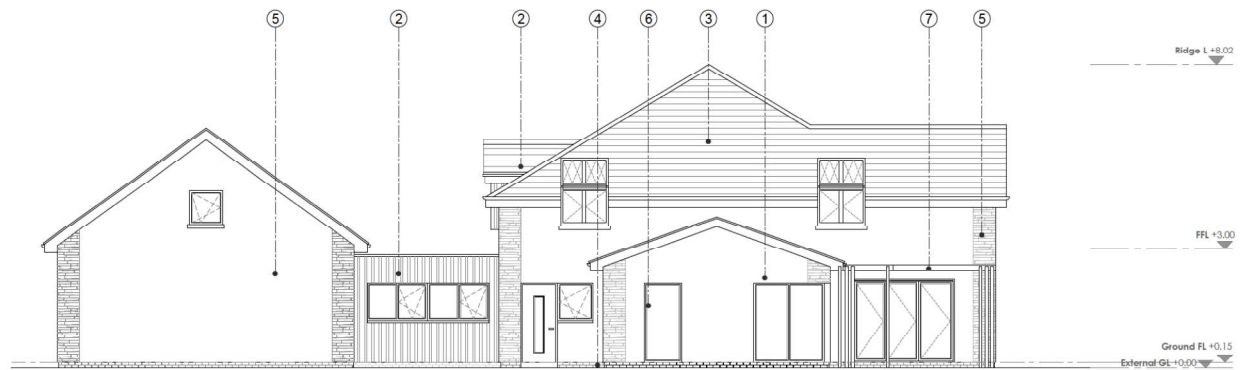
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MATERIALS KEY

- 1 - White Render
- 2 - Grey Wood effect vertical Cladding panels
- 3 - Grey Slate Roof tiles
- 4 - Base course - Dark Brick
- 5 - Architecture Stone cladding
- 6 - Grey aluminium windows and doors
- 7 - Solid Canopy with timber slats
- 8 - Glass balustrade
- 9 - Canopy over entrance

Proposed Elevation A-A



Proposed Elevation B-B

Revision	Date	Description	By
A	27.11.24	Revised as per client's comments	CG



Suite 11 | 276 Vincent Street | Glasgow, G2 5RL
 Suite G11 | 18 Wollington Square | Ayr, KA17 1E2
 | www.l-m-a.co.uk

Client

Mr John Beacom

Project

New Dwelling
 Land of High Wardneuk
 Prestwick

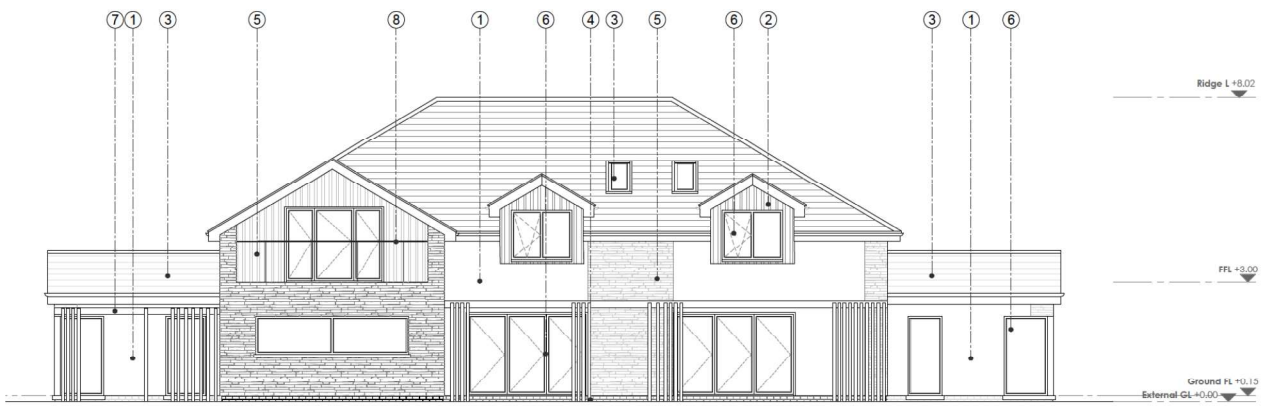
Description

Proposed Elevation
 A & B

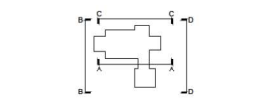
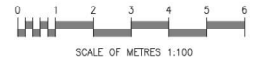
Status

PLANNING

Job Number	Drawing Number	Revision
24_07_2558L(02)003		A
Scale	Drawn / Checked By	Date
1:100@A3	CG	Oct '24

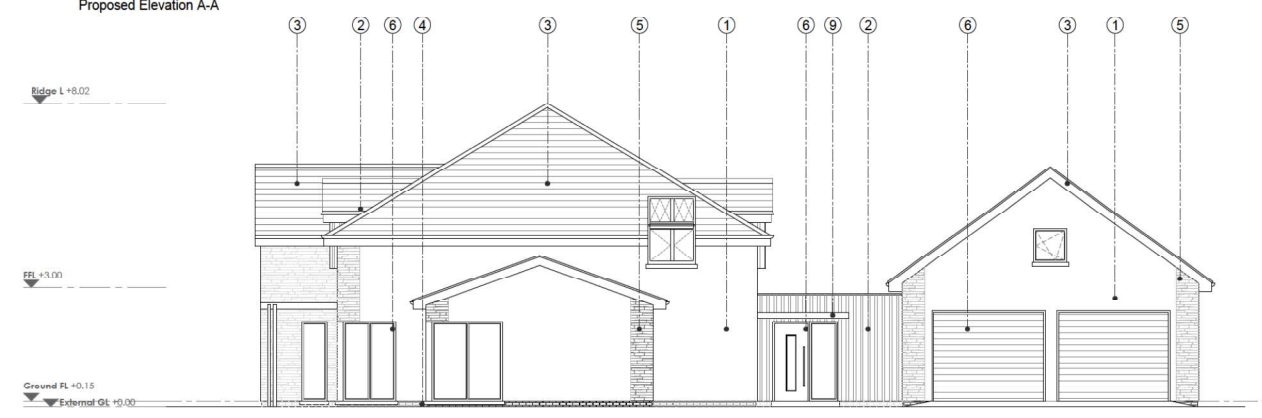


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- MATERIALS KEY**
- 1 - White Render
 - 2 - Grey Wood effect vertical Cladding panels
 - 3 - Grey Slate Roof tiles
 - 4 - Base course - Dark Brick
 - 5 - Architecture Stone cladding
 - 6 - Grey aluminium windows and doors
 - 7 - Solid Canopy with timber slats
 - 8 - Glass balustrade
 - 9 - Canopy over entrance

Proposed Elevation A-A



Proposed Elevation B-B

Revision	Date	Description	By
A	27.11.24	Revised as per client's comments	CG

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 Suite G1 | 18 Wollington Square | Ayr, KA7 1E2
 | www.l-m-a.co.uk

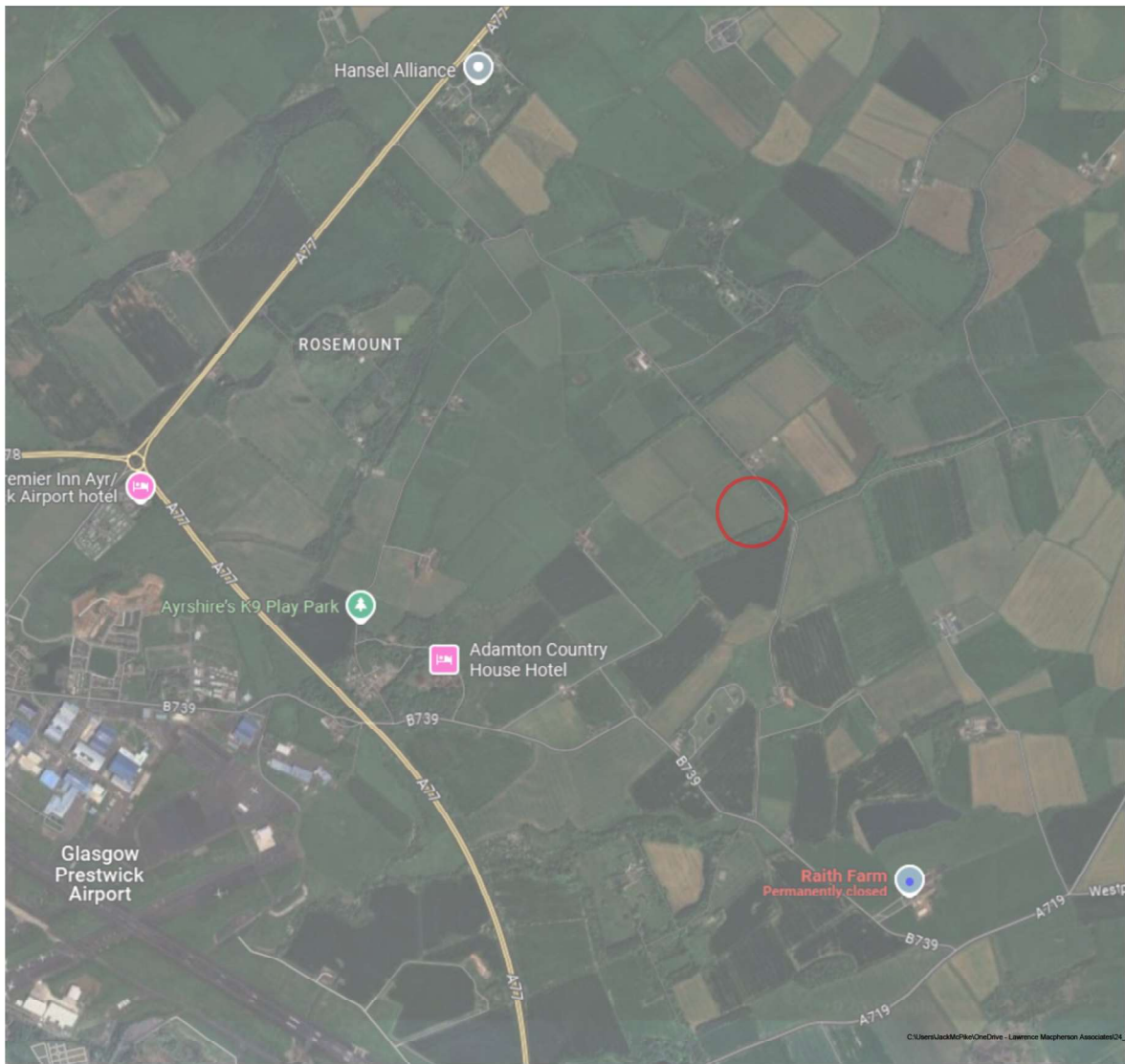
Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Elevation
 C & D**

Status
PLANNING

Job Number	Drawing Number	Revision
24_07_2558L(02)004		A
Scale	Drawn / Checked By	Date
1:100@A3	CG	Oct '24

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Application Location

Revision	Date	Description	By

LMA ARCHITECTS
 Suite 11 | 276 Vincent Street | Glasgow, G2 5RL
 Suite G1 | 18 Wollington Square | Ayr, KA17 1EJ
 www.l-m-a.co.uk

Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**
 Description
Location Plan 2

Status
PLANNING

Job Number	Drawing Number	Revision
24_07_2558L(00)002		
Scale	Drawn / Checked By	Date
NTS@A3	JMcP/CG	Jan '25

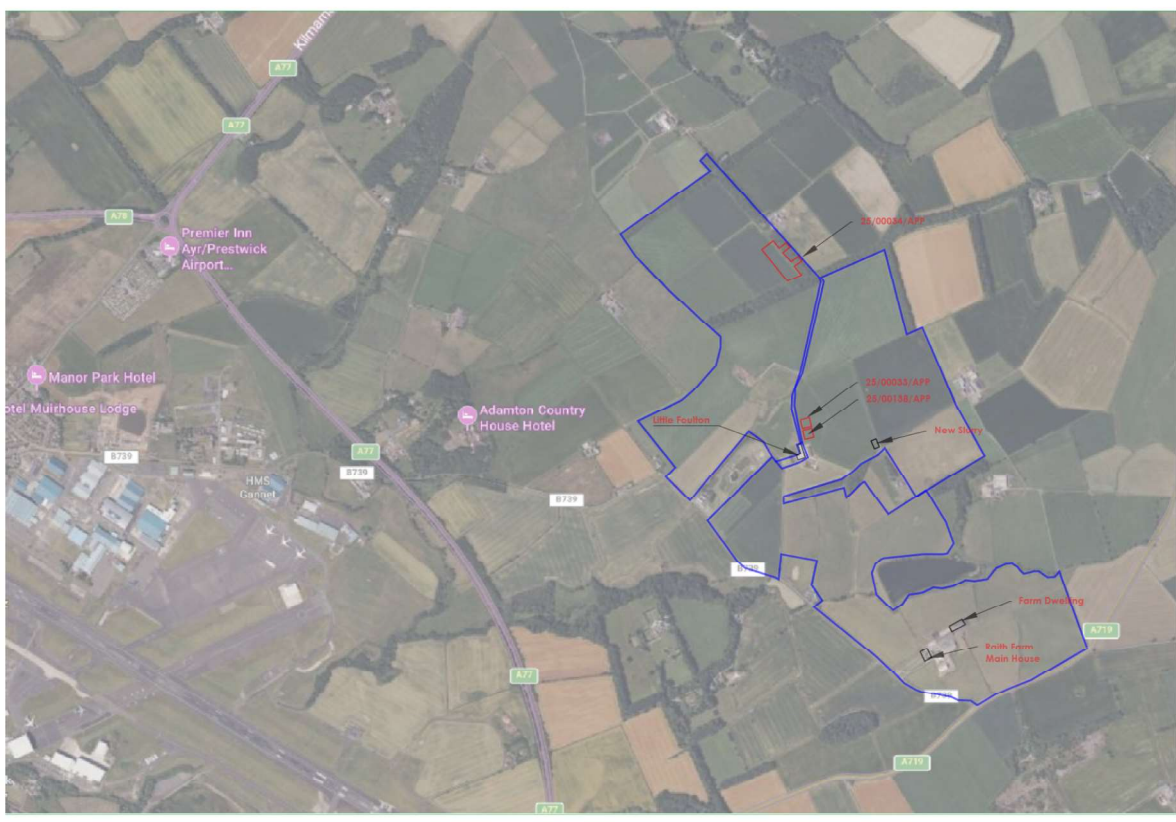
C:\Users\LackM\OneDrive - Laurence Macpherson Associates\24_07_2558 - Alastair Borwick Dwellings\2.00 AutoCAD\00 Site\24_07_2558L(00)001A - Location Plan.dwg



NOTES

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- Application Location
- Ownership Boundary
- Existing Buildings

Revision	Date	Description	By

LMA ARCHITECTS

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 Suite G1 | 18 Wollington Square | Ayr, KA17 1E2
 | www.l-m-a.co.uk

Client
Mr John Beacom

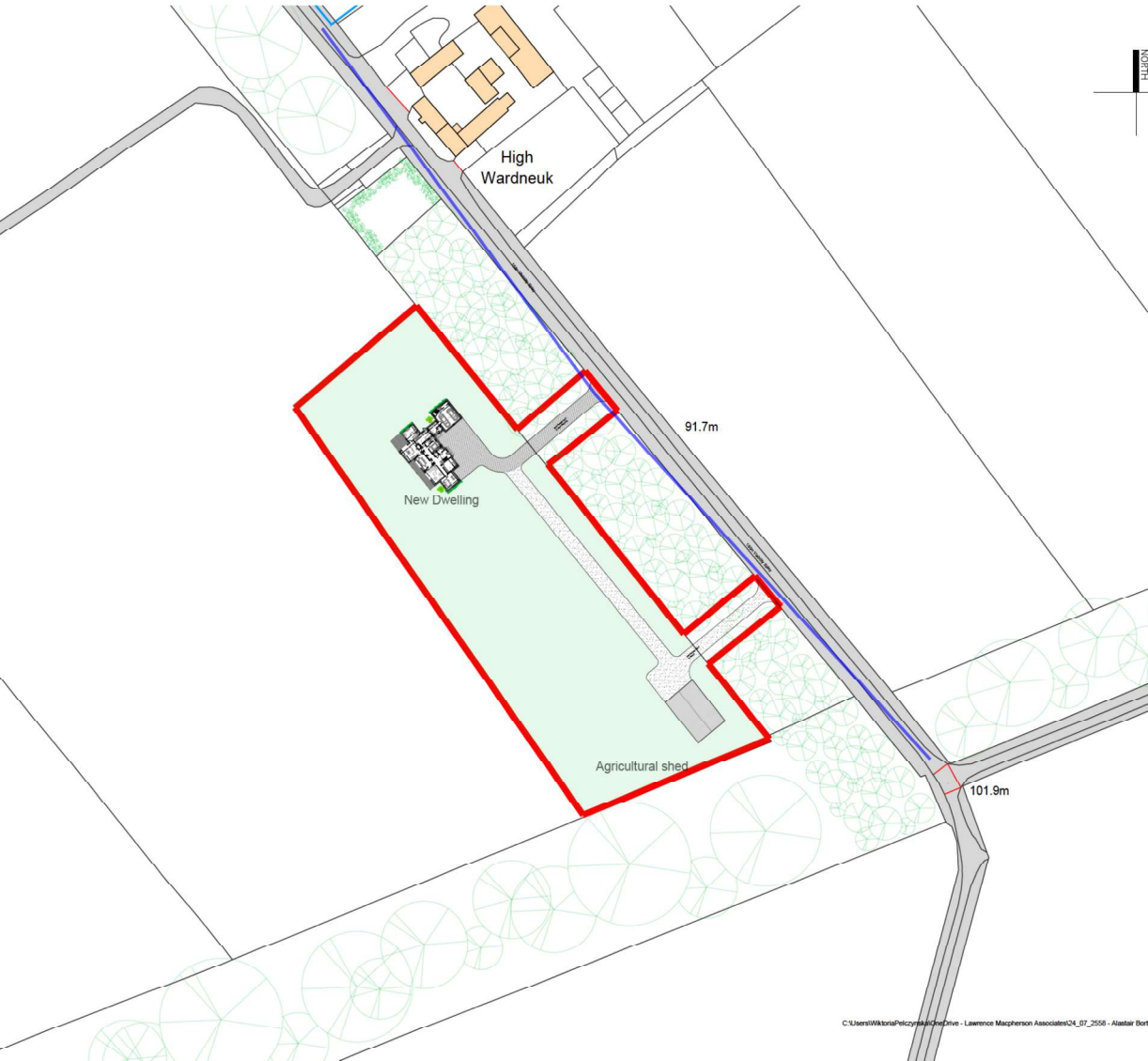
Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
Ownership Boundary

Status
PLANNING

Job Number	Drawing Number	Revision
24_07_2558L(00)005		
Scale	Drawn / Checked By	Date
NTS@A3	WP/CG	Jan '25

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- Site Boundaries
- Visibility Splay

Revision	Date	Description	By
A	20.03.25	Visibility Splay Added	WP

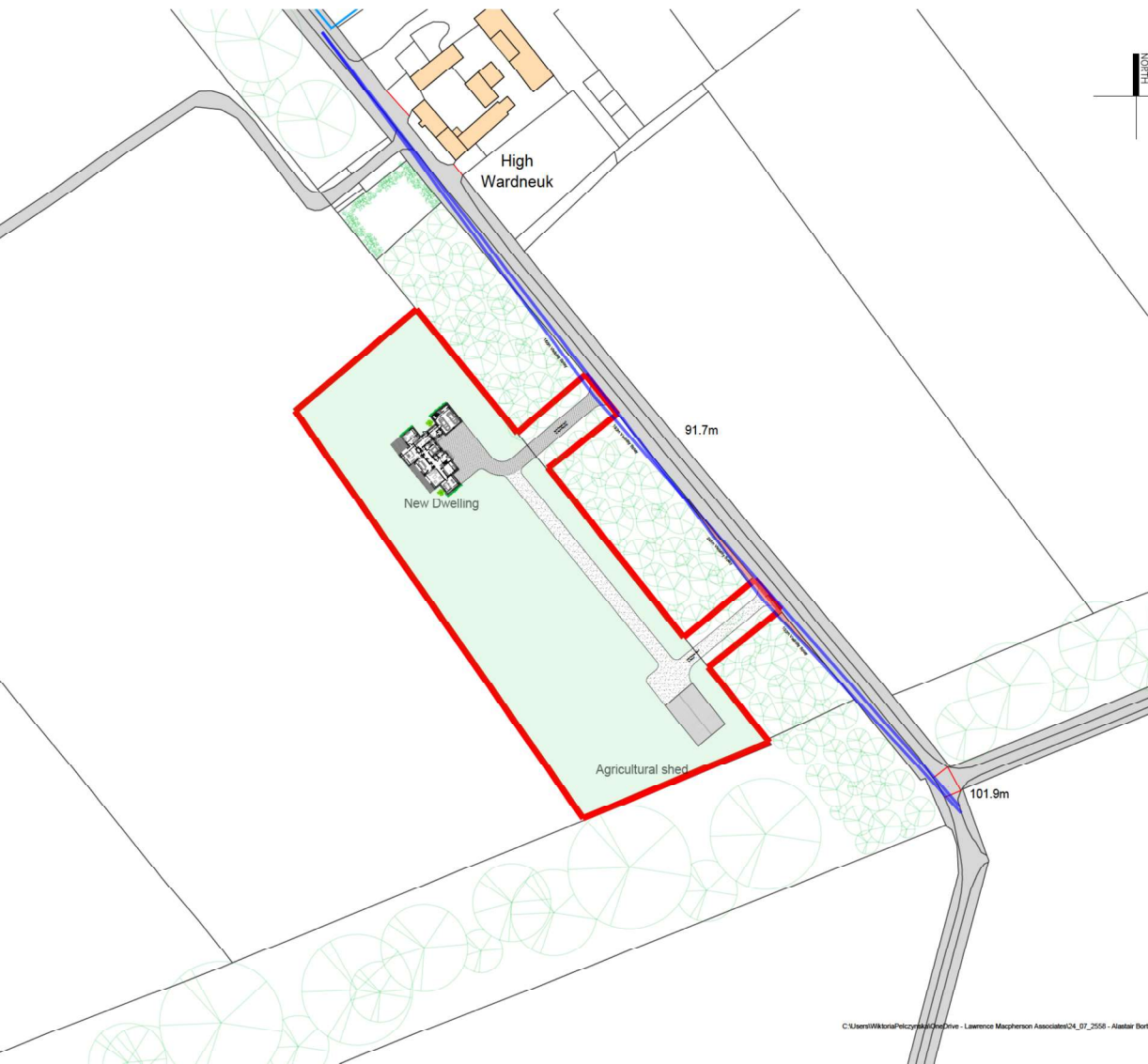
LMA ARCHITECTS
 Suite 11 | 276 Vincent Street | Glasgow, G2 5RL
 Suite G1 | 18 Wollington Square | Ayr, KA17 1E2
 | www.l-m-a.co.uk

Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Site Plan
 Full site**

Status
PLANNING
 Job Number Drawing Number Revision
24_07_2558L(00)003 A
 Scale Drawn / Checked By Date
1:1250@A3 CG Aug '24

C:\Users\WiktoriaPelczynska\OneDrive - Lawrence Macpherson Associates\24_07_2558 - Atair Borwick Dwelling\Drawings\2.00 AutoCAD\200 Site\24_07_2558L(00)003 - Proposed Site Plan_CO.dwg



NOTES
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- Site Boundaries
- Visibility Splay
- To be kept clear of obstructions

Revision	Date	Description	By
B	25.03.25	Visibility Splay Added to 2nd exit	WP
A	23.03.25	Visibility Splay Added	WP

LMA ARCHITECTS
 Suite 11 | 276 Vincent Street | Glasgow, G2 5RL
 Suite G1 | 18 Wollington Square | Ayr, KA17 1E2
 | www.l-m-a.co.uk

Client
Mr John Beacom
 Project
**New Dwelling
 Land of High Wardneuk
 Prestwick**

Description
**Proposed Site Plan
 Full site**

Status
PLANNING
 Job Number Drawing Number Revision
24_07_2558L(00)003 **B**
 Scale Drawn / Checked By Date
1:1250@A3 CG Aug '24

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Planning and Building Standards

Service Lead – Planning and Building Standards: Craig Iles

Planning Service, County Buildings, Wellington Square, Ayr, KA7 1DR
Tel: [REDACTED]
Email: [REDACTED]
Our Ref: 25/00034/APP
Date: 23 May 2025



Mr John Beacom
per LMA Architects
Suite 11
276 St Vincent Street
Glasgow
G2 5RL

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

PROPOSAL: Erection of dwellinghouse and agricultural shed
SITE ADDRESS: Proposed New Dwelling House U96 From C138 Junction Near Low Wardneuk To A719 Junction Near Bourtreebush Monkton South Ayrshire

With reference to your Application for Planning Permission, I enclose a copy of the Decision Notice refusing permission. This Decision Notice should be read in conjunction with our [Guidance Note for Planning Decisions](#).

The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above. You may find the Report of Handling (otherwise entitled 'Delegated Report') of particular interest, as this sets out an assessment of the application and an explanation for the decision taken.

If you require further information in respect of your decision notice, please contact Fiona Sharp by telephoning [REDACTED] or by emailing [REDACTED]

Yours faithfully,

[REDACTED]

Craig Iles
Service Lead – Planning and Building Standards

Encs.

LOCAL DEVELOPMENT

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)**

Ref No: 25/00034/APP

SOUTH AYRSHIRE COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: Mr John Beacom
per LMA Architects
Suite 11
276 St Vincent Street
Glasgow
G2 5RL**

With reference to your **Application for Planning Permission** dated **29th January 2025**, under the aforementioned Regulations, for the following development, viz:-

Erection of dwellinghouse and agricultural shed

at: Proposed New Dwelling House U96 From C138 Junction Near Low Wardneuk To A719 Junction Near Bourtreebush Monkton South Ayrshire

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **refuse** the Application for Planning Permission for the said development in accordance with the following reasons as relative hereto and the particulars given in the application. The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above these and represent the refused scheme.

The reason(s) for the Council's decision are as follows:

NOTE: Reasons will be numbered and prefixed with an 'R'

- (1R) That the development proposal is contrary to National Planning Framework 4 (NPF4), specifically National Policies; 14 Design, Quality and Place; 15 Local Living and 20-minute neighbourhoods; 16 Quality Homes, 17 Rural Homes; 13 Sustainable Transport; as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton, and has the potential to result in increased rural vehicle trips. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. No provision for affordable housing included. The proposals are also contrary to NPF4 Policies 3 and 4 Biodiversity and Natural Places, and Policy 6 Forestry, Woodland and Trees through the loss of ancient woodland, and the potential to adversely impact on protected species. No robust justification has been provided for a departure from these policies to the satisfaction of the Council, as planning authority.

- (2R) That the development proposal is contrary to the South Ayrshire Local Development Plan (LDP2) Core Principle B8, LDP Policies Rural Housing, Affordable Housing, Landscape Quality and Land Use and Transport; as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton, and has the potential to result in increased rural vehicle trips. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. No provision for affordable housing included. The proposals are also contrary to LDP Policies Preserving Trees, Woodland and Forestry and Natural Heritage through the loss of ancient woodland, and the potential to adversely impact on protected species. No robust justification has been provided for a departure from these policies to the satisfaction of the Council, as planning authority.
- (3R) That the development proposal is contrary to Scottish Government Planning Advice Note 72 - Housing in the Countryside, and the Scottish Government Policy on the Control of Woodland Removal due to being visually prominent, uncharacteristic of the local, to the detriment of the rural landscape setting at the locality, and through the loss of ancient woodland. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.
- (4R) That the development proposal is contrary to South Ayrshire Council's Rural Housing Guidance as the proposed dwellinghouse is remotely located and physically isolated from the steading and farming enterprise which is it intended to serve, and does not form or complement a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Raith Farm, or the supplementary operational buildings at Little Foulton. Additionally, the remote and isolated positioning of the dwellinghouse is considered to be visually prominent and uncharacteristic, and to the detriment of the rural landscape setting at the locality. In addition the contemporary design of the dwellinghouse is considered atypical, incongruous and unsympathetic, given the prominent location of the site. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.
- (5R) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan policy in relation to Land Use and Transport, in that the proposals as submitted do not meet the visibility sightline splay requirements of 2.4 metres by 215 metres in both directions at the accesses of the site and the public road, and no justification and evidence has been submitted which would demonstrate that reduced visibility splays are appropriate, and as such, the proposals are potentially prejudicial to road safety at this locus. No robust justification has been provided for a departure from the aforementioned policy guidance to the satisfaction of the Council, as planning authority.
- (6R) That the development proposals are potentially prejudicial to air safety and air safeguarding grounds by virtue of an Infringement of the Runway 20 Obstacle Limitation Surfaces and the potential effect on Instrument Flight Procedures. No Instrument Flight Procedure Stage 1 Assessment has been submitted, and as such, the proposals are potentially prejudicial to air safety at this locus.

List of Refused Plans:

Plan Type	Reference	Version No.	Received Date
Drawing	L(00)001		20.01.2025
Drawing	L(00)003		20.01.2025
Drawing	L(01)001 rev E	E	20.01.2025
Drawing	L(01)002 rev E	E	20.01.2025
Drawing	L(02)003 rev A	A	20.01.2025
Drawing	L(02)004 rev A	A	20.01.2025
Drawing	L(00)002		29.01.2025
Drawing	L(00)003 Rev A	A	21.03.2025
Drawing	L(00)005		21.03.2025
Drawing	L(00)003 Rev B	B	26.03.2025
Supporting Information	Design and Access Statement		20.01.2025
Supporting Information	Preliminary Ecological Appraisal Report		20.01.2025
Supporting Information	Agricultural Appraisal	RS007 2025-01-09	20.01.2025

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Dated: 23rd May 2025



.....
Craig Iles
Service Lead – Planning and Building Standards

PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR

NOTICE TO ACCOMPANY REFUSAL OR GRANT OF PERMISSION WITH CONDITIONS

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

- (1) If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for, or grant permission or approval subject to conditions, the applicant may require the Planning Authority to review the case under Section 43A of The Town and Country Planning (Scotland) Act 1997 within **three months** from the date of this notice. Information on how to request a review can be obtained from the address and contact details below.

A Notice of Review can be submitted via the [ePlanning Scotland website](#) . This is the most efficient method to submit a review request.

Alternatively, you can submit a review request via paper form addressed to:

South Ayrshire Council
Planning Service
County Buildings
Wellington Square
Ayr
KA7 1DR
T: [REDACTED]
E: [REDACTED]
W: www.south-ayrshire.gov.uk

- (2) If permission to develop land is refused or granted subject to conditions, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of The Town and Country Planning (Scotland) Act 1997.
- (3) In certain circumstances, a claim may be made against the Planning Authority for compensation, where permission is refused or granted, subject to conditions by the Scottish Ministers. The circumstances in which such compensation is payable are set out in Section 77 of The Town and Country Planning (Scotland) Act 1997.
- (4) Where permission is being granted in respect of any building or premises which are open to the public, attention is hereby drawn to the applicant's duty, in terms of Sections 4, 5, and 7 to 8A of The Chronically Sick and Disabled Persons Act 1970, to include, where reasonable and practicable provision for the needs of the disabled. (Ref. Section 45 of The Town and Country Planning (Scotland) Act 1997).

Attention is also drawn to The Equality Act 2010 which may impose further obligations on developments.



SGN
Maintenance Operations
Scotland
Axis House
5-7 Lonehead dr
Edinburgh
EH28 8TG

04/02/25

South Ayrshire Council Planning Dept.

Planning Consultation: **25/00034/APP**

**Proposed New Dwelling House
U96 From C138 Junction Near Low Wardneuk To A719 Junction Near,
Bourtreesbush, Monkton, South Ayrshire**

Dear Sir or Madam,

Thank you for your forwarding of the planning consultation referenced above and for the drawings showing the location of the proposals.

I would advise that SGN's high pressure, transmission gas pipeline near this address, will not be affected by the proposed plans.

We would ask however that contact is made with [REDACTED] before works begin as they will be within the pipe field.

Should you require any further information please do not hesitate to contact this office.

Yours sincerely

[REDACTED]

[REDACTED]
Pipeline Officer

[REDACTED]

Monday, 10 February 2025



Local Planner
Planning Service
South Ayrshire Council
Ayr
KA7 1UT

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - [REDACTED]
E-Mail - [REDACTED]
www.scottishwater.co.uk



Dear Customer,

**U96 From C138 Junction Near Low Wardneuk, A719 Junction Near
Bourtreebush, Monkton, KA9 2SL
Planning Ref: 25/00034/APP
Our Ref: DSCAS-0126393-CK8
Proposal: Erection of dwellinghouse and agricultural shed**

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. The applicant should be aware that this does not confirm that the proposed development can currently be serviced.

Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

- There is currently sufficient capacity in the Bradan Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- According to our records there is no public waste water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works. When planning permission has been granted and a formal connection application has been submitted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should refer to our guides which can be found at <https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network> which detail our policy and processes to support the application process, evidence to support the intended drainage plan should be submitted at the technical application stage where we will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Next Steps:

Single house developments; unless utilising private water or drainage sources, are required to submit a Water Connection Application and Waste Water Application via our Customer Portal to allow us to fully appraise the proposals. Please note that Single House developments are not required to submit a Pre-Development Enquiry form (PDE) however local network capacity will be assessed on receipt of application forms.

Further information on our application and connection process for Single Household development can be found on our website <https://www.scottishwater.co.uk/Business-and-Developers/NEW-Connecting-to-Our-Network/Single-Household-Customers>

I trust the above is acceptable however if you require any further information regarding this matter, please contact me on [REDACTED] or via the e-mail address below or at [REDACTED]

Yours sincerely,

[REDACTED]
Development Services Analyst
[REDACTED]

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Supplementary Guidance

- Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - Site Investigation Services (UK) Ltd
 - Tel: [REDACTED]
 - [REDACTED]
 - www.sisplan.co.uk
- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
- Please find information on how to submit application to Scottish Water at our Customer Portal

12 February 2025

Your Reference
25/00034/APPFiona Sharp
South Ayrshire Council
County Buildings
Wellington Square
Ayr, KA7 1DR**Ecological review of 25/00034/APP – Erection of dwellinghouse and agricultural shed**

Dear Fiona,

On 03 February 2025, South Ayrshire Council requested that AECOM conduct an ecological review of the Preliminary Ecological Appraisal Report¹ (PEAR) pertaining to planning application 25/00034/APP (referred to hereafter in this letter as the 'Proposed Development'). Please see a summary of our ecological review of the PEAR in Table 1 and further below.

Where we refer to 'protected and important' habitats and species, these may include the following ecological features which are of conservation concern:

- the qualifying/notified features of sites designated for nature conservation;
- woodland listed on the Ancient Woodland Inventory (AWI);
- habitats listed on Annex I of the Habitats Directive²;
- animal species listed on Annex II of the Habitats Directive;
- bird species listed on Annex I of the Birds Directive³;
- animal species listed on Schedules 2 and 4 of the Conservation (Natural Habitats, & c.) Regulations 1994 (as amended) (more commonly referred to as the 'Habitats Regulations');
- species listed on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) (the 'WCA');
- badger, which is afforded protection under the Protection of Badgers Act 1992;
- species on the Scottish Biodiversity List (SBL) which are thus identified as being of principal importance for biodiversity conservation in Scotland;
- bird species on the Red List (and in some circumstances those on the Amber List) of Birds of Conservation Concern⁴; and,
- invasive non-native species listed on Schedule 9 of the WCA (although this no longer legally applies in Scotland) and those considered to be of European concern under the European Union Invasive Alien Species (IAS) Regulation.

¹ Starling Learning (2024). Preliminary Ecological Appraisal, Land at High Wardneuk, Monkton, South Ayrshire. Report to Ron Turkington.

² Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, more commonly referred to as the 'Habitats Directive'.

³ Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds, more commonly referred to as the 'Birds Directive'.

⁴ Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. and Win, I. (2021). The status of our bird populations. The fifth birds of conservation concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* **114**, pp 723-747.

Table 1. Ecological review summary

Category	Outcome of ecological review			
Has an ecology report been submitted?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		
Is the proposal within or potentially connected to any sites designated for nature conservation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Request clarification <input type="checkbox"/>	
Is there potential for protected or important habitats and species?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Uncertain <input type="checkbox"/>	
All relevant surveys completed using appropriate methods?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Request clarification <input type="checkbox"/>	
Evidence of protected or important habitats and species found?	Habitats <input checked="" type="checkbox"/>	Species <input checked="" type="checkbox"/>	Uncertain <input type="checkbox"/>	No <input type="checkbox"/>
Will protected or important habitats and/or species be impacted?	Habitats <input checked="" type="checkbox"/>	Species <input checked="" type="checkbox"/>	Uncertain <input type="checkbox"/>	No <input type="checkbox"/>
Are mitigation measures adequate to avoid offences?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Uncertain <input type="checkbox"/>	
Have proposals for ecological enhancement been made?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

The Proposed Development involves the erection of a single dwellinghouse and agricultural shed. The PEAR includes a Phase 1 habitat survey and search for protected species. The site of the Proposed Development is described as being dominated by agricultural grassland, with hedgerows and mixed woodland beyond the site boundary.

The PEAR¹ provides details of a desk-based search for statutory and non-statutory designated nature conservation sites. The PEAR identifies a parcel of Long-established Woodland (ID: 26141) listed on the AWI at the eastern and southern boundaries of the site. The PEAR states that “*preservation and protection of the ancient woodland to the south and east of the site is critical*” and “*it would be expected that access to the site would be through the existing track opposite High Wardneuk Farm, and that no new access created*”. However, the site boundary shown on the Proposed Site Plan⁵ differs from that presented in the PEAR, and shows two new access roads for the Proposed Development, both of which extend through the woodland. NatureScot advises that woodland should be protected from adverse impacts of new development⁶ and there is a strong presumption against negative effects on ancient woodland in National Planning Framework 4 (NPF4) (policy 6). Clarification is therefore required on whether the woodland will be impacted by the Proposed Development, including the extent of any woodland loss required to facilitate the Proposed Development.

The PEAR does not provide an assessment of the suitability of trees within the woodland for roosting bats, although it states that the mature woodland may offer roosting opportunities. Clarification is required on whether any trees with bat roosting suitability will be impacted by the Proposed Development and, if so, we would expect detailed evidence of further survey having been carried out in accordance with the latest BCT guidelines⁷.

The PEAR provides results for badger survey, with an active badger sett with three entrances identified in woodland outside of the southern boundary of the site. The PEAR states “*every effort must be made to minimise disturbance to these protected animals, both during and post-construction*” but provides no specific mitigation measures. No map is provided showing the location of the badger sett entrances in relation to the Proposed Development; however, from the grid reference provided, it is considered possible that badgers using the sett could be disturbed during construction. Clarification is required on whether badgers will be impacted by the Proposed Development. If there is a risk of disturbance being caused to badgers using this sett, appropriate avoidance/mitigation measures will be required, and it may be necessary to obtain a licence from NatureScot to permit the works.

⁵ LMA Architects (2024). Proposed Site Plan, full site – New Dwelling Land of High Wardneuk Prestwick.

⁶ NatureScot (2024). Planning and development: trees and woodland. Online: <https://www.nature.scot/professional-advice/planning-and-development/planning-and-development-advice/habitats/planning-and-development-trees-and-woodland>

⁷ Collins, J. (ed). (2023). Bat surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust.

All other mitigation measures appear to be appropriate. However, the mitigation measures remain as recommendations only, and there is no clear commitment to the implementation of any of these measures. We therefore recommend that South Ayrshire Council secure these mitigation measures, for example through planning condition.

NPF4 requires developments to deliver biodiversity benefits. However, developments within the curtilage of a single dwelling are not covered by planning policy 3(c) of NPF4. We are unsure whether or not South Ayrshire Council would consider the Proposed Development to be deemed as development 'within the curtilage of a single dwelling'. If you do not, then the Proposed Development would be required to comply with the requirements of policy 3(c), and to deliver enhancements for biodiversity. Recommendations for enhancements are provided in the PEAR, including hedging and planting of native species at the site boundaries, and erection of bat and bird boxes. However, in a PEAR, these remain as recommendations only. The applicant may wish to consider the opportunity to incorporate such features into the dwellinghouse during construction. Regardless of whether policy 3(c) applies or not, NatureScot advises that small-scale householder development can easily incorporate such features that will benefit nature, and applicants are encouraged to seek opportunities for biodiversity enhancements. Further guidance on potential measures are provided by NatureScot (<https://www.nature.scot/doc/developing-nature-guidance>).

I hope that the above is helpful. If you have any questions or require any further information, please don't hesitate to get in touch.

Yours sincerely,

Seanin Maxwell
Senior Ecologist
AECOM Limited

M: [REDACTED]

E: [REDACTED]

cc: Tony Marshall (AECOM)

Your Ref: **25/00036/APP**

Date: **13th February 2025**

██████████
Planning Service
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR

Dear ██████████

Erection of dwellinghouse

At: Land adjacent to 23 Main Street Craigie, KA1 5LY

I refer to your consultation request notification received **3rd February 2025** regarding the above planning application.

I have reviewed this application in accordance with our obligations as a statutory consultee under the *Safeguarding of Aerodromes: Scottish Planning Circular 2/2003*.

Glasgow Prestwick Airport Limited (GPA) must submit a **holding objection** to this proposed development on the following safeguarding grounds –

1. Infringement of the Runway 20 Obstacle Limitation Surfaces and potential effect on Instrument Flight Procedures.

We are currently engaging with our Approved Procedure Design Organisation (APDO) to determine the necessary course of action. This may involve commissioning of an Instrument Flight Procedures assessment, which would be at the developer's expense, and we would request that direct dialogue commences between the Airport and the Developer regarding these assessments at their earliest convenience.

There is the possibility of resolving the issue through re-siting the proposed house, however we understand that may not be possible on the Developer's side.

Following resolution, we would also request that any approval should be subject to the statutory notices below.

Statutory Notice: Cranes

Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level (AGL) or that of the surrounding structures or trees (if higher).

For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>.

Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.

290125_Ref1319_Letter_25_00036_APP

Your Ref: **25/00036/APP**

Date: **13th February 2025**

Statutory Notice: Noise

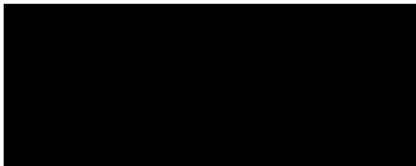
Given the proximity of the development to the Runway 20 Approach, the residents of this development may be adversely affected by aircraft noise and should be made aware that runway 20 can still be used by large jet cargo and passenger aircraft on a regular basis, depending upon prevailing weather conditions. We are keen to minimise any complaints that may arise from their proximity to the airfield.

Statutory Notice: Birds / FOD

Any disturbance of the land will have the potential to increase the attraction of birds to the area along with the type of landscaping that is considered and wherever possible in close proximity to an aerodrome the developer should incorporate measures to minimise their attractiveness whilst the works are being carried out.


Finally, this response only addresses our statutory safeguarding responsibilities and is without prejudice to any other response GPA may be entitled to submit in respect of this application.

Yours sincerely,



Safeguarding Manager
For and on behalf of **Glasgow Prestwick Airport Limited**

Glasgow Prestwick Airport Ltd
Aviation House, Prestwick, Ayrshire, Scotland, KA9 2PL


www.glasgowprestwick.com

Registered in Scotland 135362, VAT No. GB 617 1965 28

MEMORANDUM

Tel: [REDACTED]
Our Ref: 7/RICHMO/25/00628/PLNAPP
Your Ref: 25/00034/APP
Date: 6 March 2025

From: Service Lead: Trading Standards & Environmental Health
5 – 7 River Terrace
Ayr
KA8 0BJ

To: Planning Service
County Buildings
Wellington Square
Ayr
KA7 1DR

SUBJECT: Planning Application Reference No. 25/00034/APP

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PROPOSAL: ERECTION OF DWELLINGHOUSE AND AGRICULTURAL SHED
PROPOSED NEW DWELLING HOUSE U96 FROM C138
JUNCTION NEAR LOW WARDNEUK TO A719 JUNCTION NEAR BOURTREEBUSH
MONKTON SOUTH AYRSHIRE GRID REFERENCE: (E) 238962
(N)628539**

Planning application 25/00034/APP

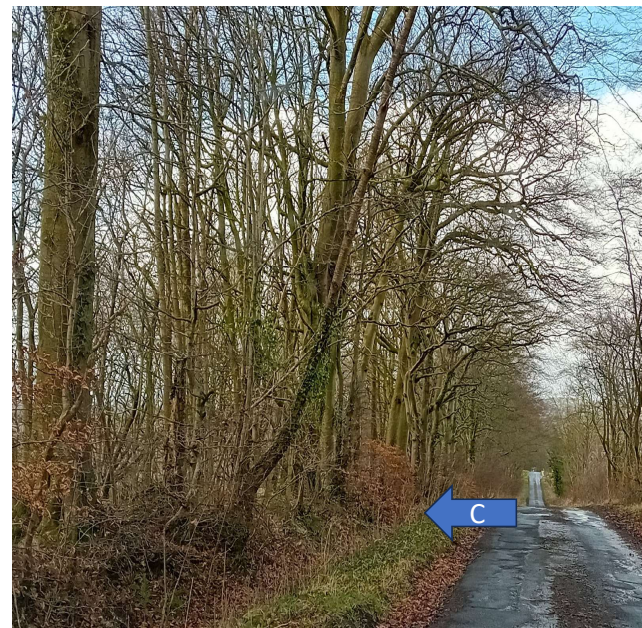
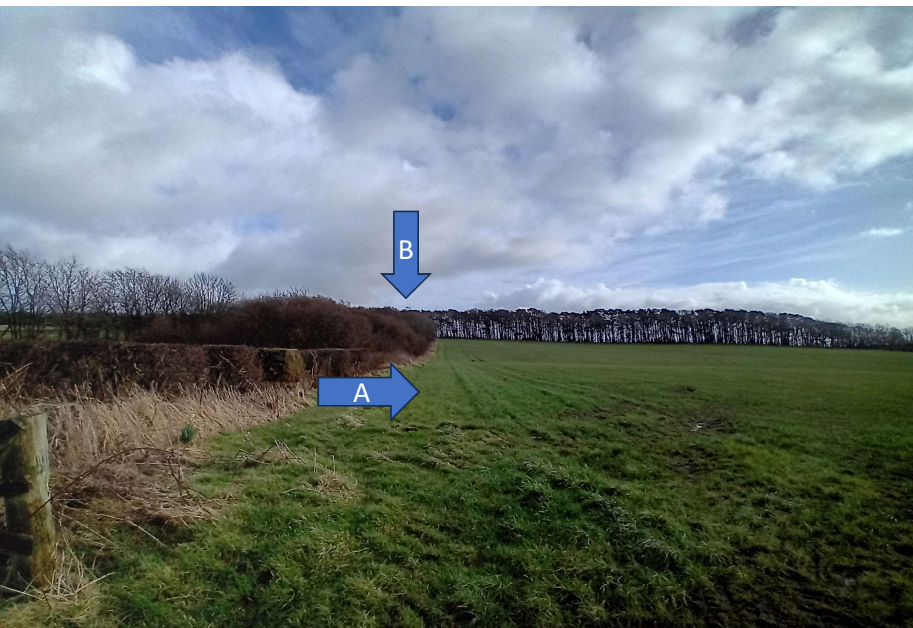
I refer to the above planning application consultation submitted to this section on 28 February 2025 and can advise as follows.

There are no objections to this application so far as this Service is concerned.

This response was prepared by Lorna Richmond, to whom any further enquiries can be made on [REDACTED]

Application 25/00034/APP

Wardneuk, near Monkton



View of application site from existing access (Officer photos)

A – Application site – elongated portion of field

B – Established woodland perimeter belts on two sides

C – Established woodland belt along public road to north-east (2 new accesses formed through woodland)



View of application site and surroundings, as taken from public road (Officer photos)
A – Application site – elongated portion of field
B – Existing field access (unaffected) and nearby traditional property at High Wardneuk



Application site and locale as viewed from south-west (top) and road to north-west (bottom)(Google images)

A – Application site extent

B – Property at High Wardneuk

C – Established woodland perimeter belts



From: [REDACTED]
Sent: Thursday, October 9, 2025 9:49 AM
To: Local Review Body [REDACTED]
Subject: RE: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton

Good Morning,

Please find attached our comments on the planner’s LRB photos.
Kindly inform us once the date for the Local Review Body meeting has been confirmed.

Kind Regards
Clara Gunnarsdottir

Architect (Glasgow)

At LMA, we work flexible hours. So whilst it suits me to email you now, I don’t expect a response or action outside of your working hours.



PROFESSIONAL | CREATIVE | FUN
KOLLABORATE HOUSE, 19-21 GORDON ST, GLASGOW G1 3PL
SUITE G1, 18 WELLINGTON SQUARE, AYR KA7 1HA
[REDACTED] [REDACTED] | WWW.LMA.CO.UK



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From: Local Review Body [REDACTED]
Sent: 06 October 2025 14:50
To: [REDACTED]
Cc: Local Review Body [REDACTED]
Subject: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton
Importance: High

Good afternoon,

Please see attached letter for your attention.

Kind regards,
South Ayrshire Council Local Review Body

County Buildings, Wellington Square, Ayr, KA7 1DR
E: [REDACTED]
T: [REDACTED]
W: www.south-ayrshire.gov.uk

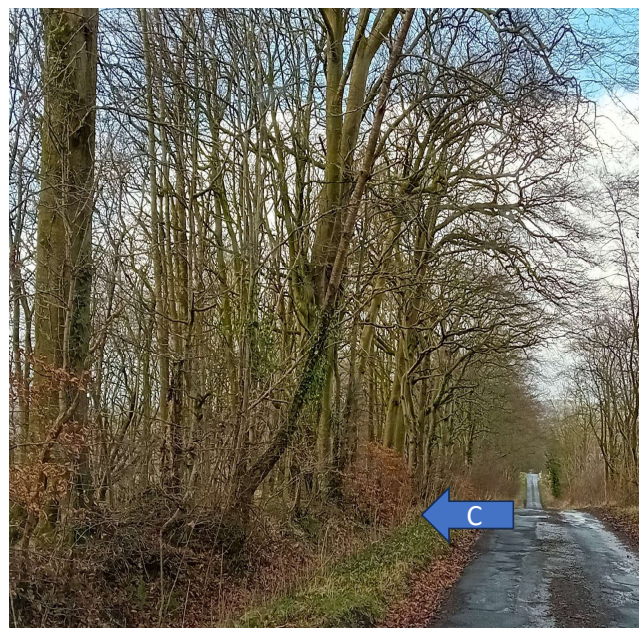
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Application 25/00034/APP

Wardneuk, near Monkton



View of application site from existing access (Officer photos)

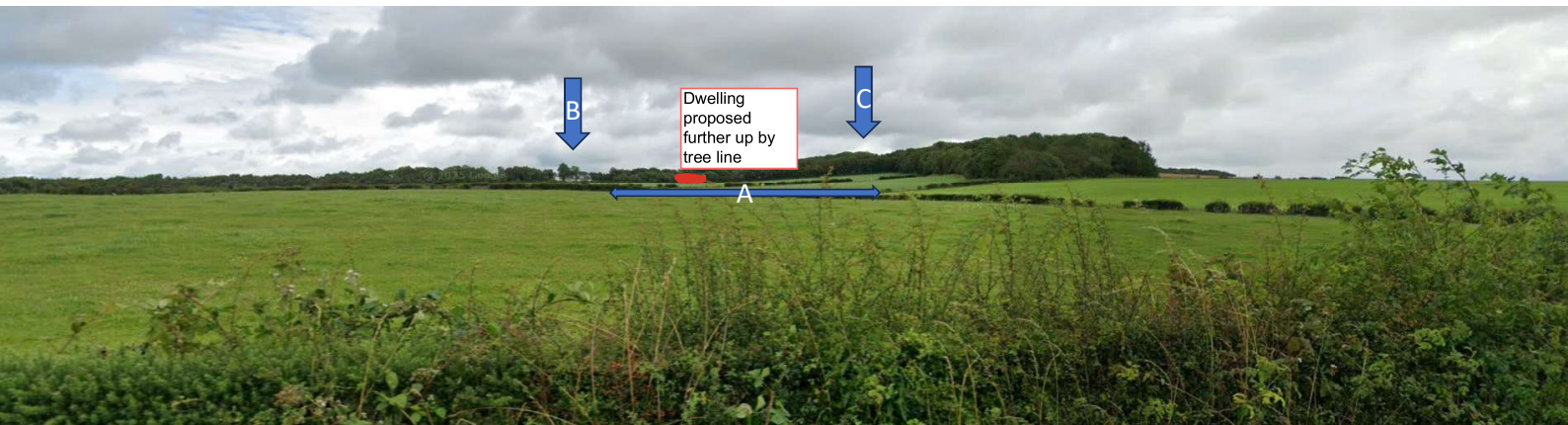
A – Application site – elongated portion of field

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View of application site and surroundings, as taken from public road (Officer photos)
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Application site and locale as viewed from south-west (top) and road to north-west (bottom)(Google images)

A – Application site extent

B – Property at High Wardneuk

C – Established woodland perimeter belts



From: [REDACTED]
Sent: Monday, October 6, 2025 3:18 PM
To: Local Review Body [REDACTED]
Subject: RE: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton

Classified as Internal

Good afternoon,

Thanks for the info,

SGN made representation earlier this year in regards to this consultation, as far as I can see the plans have not changed, as such SGN's position remains unchanged.

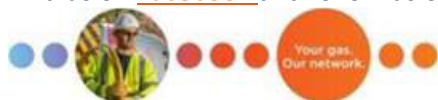
Kind regards

[REDACTED]
Pipeline Officer

[REDACTED]
Axis House Edinburgh

sgn.co.uk

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call [REDACTED]

[Find out how](#) to protect your home from carbon monoxide

From: Local Review Body [REDACTED]
Sent: 06 October 2025 14:56
To: Plant Protection And Pipelines North [REDACTED]
Cc: Local Review Body [REDACTED]
Subject: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton

WARNING This email is not from the SGN network. Do not open unexpected files or links.

Good afternoon,

Please see attached letter for your attention.

Should you wish to make comment, please do so by the 20th of October 2025.

Kind regards,

South Ayrshire Council Local Review Body

County Buildings, Wellington Square, Ayr, KA7 1DR

E: [REDACTED]

T: [REDACTED]

W: www.south-ayrshire.gov.uk

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Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.

Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG

From: [REDACTED]
Sent: Monday, October 20, 2025 10:11 AM
To: Local Review Body [REDACTED]
Cc: [REDACTED]
Subject: RE: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton
Importance: High

Hello,

AECOM have no comment on the information provided in relation to application 25/00034/APP.

Kind regards,

[REDACTED]

[REDACTED] ACIEEM BSc (Hons) MSc
Senior Ecologist, Environment and Energy, EUR - UK & Ireland
M [REDACTED]

[REDACTED] [to connect with me on LinkedIn](#)

AECOM

10th Floor, The Clarence West Building
2 Clarence Street West
Belfast, United Kingdom
BT2 7GP

T [REDACTED]
[aecom.com](https://www.aecom.com)

Delivering a better world
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From: Local Review Body [REDACTED]
Sent: Monday 6 October 2025 14:55
To: [REDACTED]
Cc: Local Review Body [REDACTED]
Subject: LRB/25/00034/APP - Erection of a Dwellinghouse and Agricultural Shed, Monkton

Good afternoon,

Please see attached letter for your attention.
Should you wish to make comment, please do so by the 20th of October 2025.

Kind regards,
South Ayrshire Council Local Review Body

County Buildings, Wellington Square, Ayr, KA7 1DR
E: [REDACTED]
T: [REDACTED]
W: www.south-ayrshire.gov.uk

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Conditions should the LRB be minded to approve the application

N.B – The applicant/ agent will require to undertake the relevant additional surveys and assessments as set out in the consultation responses provided by Glasgow Prestwick Airport, Ayrshire Roads Alliance and AECOM so as to mitigate the potential for aviation safety issues, road safety issues and potential harm to protected species. The aforementioned issues would require to be addressed before any potential permission granted, if the LRB were so minded. Further consultation would be required with the aforementioned consultees regarding the suitability of any submitted information, and additional planning conditions requiring mitigation measures may be necessary.

The below conditions are predicated on the consultation responses received to date, and are not inclusive of further comments and conditions from Glasgow Prestwick Airport, Ayrshire Roads Alliance and AECOM regarding aviation safety issues, road safety issues and potential harm to protected species. Further consultation would be required with the aforementioned consultees regarding the suitability of any submitted information, and additional planning conditions requiring mitigation measures may be necessary.

1.) The development to which this permission relates must be commenced no later than five years from the date of this permission.

Reason: To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc. (Scotland) Act 2006.

2.) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

3.) That prior to the commencement of development, samples, or a brochure of all materials to be used on external surfaces including building elevations, roofs and driveway, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority. Thereafter, the development shall be finished in the materials approved under the terms of this condition.

Reason: To ensure that materials are appropriate for the site and in the interests of visual amenity.

4.) That prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval and thereafter shall be implemented as approved.

Reason: To ensure that the design, height and materials are appropriate for the site and in the interests of visual amenity.

5.) That, prior to the commencement of development, existing and proposed cross sectional drawings of the site and finished floor levels of the dwellinghouse shall be submitted for the approval in writing of the Planning Authority and thereafter shall be implemented as approved.

Reason: To demonstrate any level changes within the site and any associated retention is acceptable and does not adversely impact the surrounding area or landscape.

6.) That, prior to the commencement of development, details shall be submitted for prior written approval of the Planning Authority of the proposed agricultural building, and thereafter the agricultural building shall be implemented, as per the agreed details, and implemented prior to the first occupation of the dwellinghouse.

Reason: To clarify the terms of this permission.

6.) That, prior to the commencement of development, details shall be submitted for prior written approval of the Planning Authority of the extent of garden ground for the proposed dwellinghouse, the extent of which shall not indicative of the entirety of submitted redline of the application site. Thereafter, the development shall be implemented as per the agreed specification and the garden ground as approved, retained for the lifetime of the development.

Reason: To clarify the terms of this permission.

7.) That, the dwellinghouse and agricultural shed forming part of this application submission shall remain part of the single inter-connected planning unit as formed by the application subjects.

Reason: To clarify the terms of this permission.

8.) That, prior to the commencement of development, details shall be submitted for prior written approval of the Planning Authority of biodiversity enhancement measures at the site, including the landscape planting of native species. Thereafter, the development shall be implemented as per the agreed specification.

Reason: In the interests of ecology and so as to retain and improve biodiversity at the site.

9.) That, prior to the commencement of development, details shall be submitted for prior written approval of the Planning Authority of the water supply and waste servicing arrangements, which shall be confirmed as being to the satisfaction of the relevant authorities including, Scottish Water and SEPA, in conjunction with the Council's Building Standards Service.

Reason: To ensure the development can be suitably and adequately serviced.

10.) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order amending or revoking and re-enacting that Order)

no development within Classes 1A, 1B, 1D, 2B, 3A, 3B, 3D shall be undertaken without the prior written permission of the Planning Authority.

Reason: To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.

11.) That, prior to the commencement of development, details shall be submitted for prior written approval of the Planning Authority, of compensatory tree planting at a ratio of 2:1 for any trees to be lost as a consequence of the development. The submitted details shall include the siting, numbers, species, and heights (at time of planting) of all trees, shrubs, and hedges to be planted, and the extent and profile of any areas of earthmounding. The scheme as approved shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The landscaping area shall be retained as open space and to this approved standard.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

Advisory Notes;

1. Scottish Water asset plans can be obtained from our appointed asset plan providers:
Site Investigation Services (UK) Ltd Tel: 0333 123 1223
Email: sw@sisplan.co.uk
www.sisplan.co.uk
2. Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Development Operations department at the above address.
3. If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
4. Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
5. The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed.
6. Please find information on how to submit application to Scottish Water at our Customer Portal.
7. Contact with Scottish Gas Network is recommended, prior to the commencement of works.

List of Plans and documents;

Plan Type	Reference	Version No.	Received Date
Drawing	L(00)001		20.01.2025
Drawing	L(00)003		20.01.2025
Drawing	L(01)001 rev E	E	20.01.2025
Drawing	L(01)002 rev E	E	20.01.2025
Drawing	L(02)003 rev A	A	20.01.2025
Drawing	L(02)004 rev A	A	20.01.2025
Drawing	L(00)002		29.01.2025
Drawing	L(00)003 Rev A	A	21.03.2025
Drawing	L(00)005		21.03.2025
Drawing	L(00)003 Rev B	B	26.03.2025
Supporting Information	Design and Access Statement		20.01.2025
Supporting Information	Preliminary Ecological Appraisal Report		20.01.2025
Supporting Information	Agricultural Appraisal	RS007 2025-01-09	20.01.2025

3/10/2025