Scotland's Garden & Landscape Heritage

FAO: John Hayward 31 May 2023

By email only: dcconsultees@scotborders.gov.uk

Dear Mr Hayward,

Case Ref: 23/00703/AMC: Land West Of Peelgait, Selkirk Scottish Borders, Erection of dwellinghouse (approval of all matters specified in planning permission 17/00923/PPP)

Scotland's Garden and Landscape Heritage is grateful to be included in the above planning application consultation. The proposed development may have an impact on The Haining designed landscape, which is included in the Inventory of Gardens and Designed Landscapes in Scotland Ref. GDL 00362 and therefore assessed by Historic Environment Scotland (HES) to be of National significance.

We have studied the documentation for the application, including the application form, building drawings (plans and sections) and site plan. The proposed development will be located towards the eastern edge of the designed landscape, in the former deer park that lay to the east of the loch and house. St Mungo's Well is a well or spring marked on early maps as being in the middle of the deer park to the east of the Haining Loch. There is reference to water being sourced from the well in 1706, and the well is marked on a John Scot survey plan of the Haining estate at the time of John Pringle, 1757, as redrawn in Craig-Brown 1896. The Conservation Management Plan prepared by Peter McGowan Associates in 2015 states that "*Residential development extends into the park and intrudes at the north into the designated designed landscape boundary, enclosing the site of St Mungo's Well*" (page 10). The Inventory citation for The Haining Garden and Designed Landscape (GDL) does not specifically mention St Mungo's Well, but states that "*Late 20th century residential development at the southern margin of Selkirk has reduced the integrity of the designed landscape*".

It is noted that the boundary of the GDL has been redrawn and is less extensive on maps on the HES portal than illustrated in the 2015 Conservation Management Plan (reflecting the extent of the original designation) – having included land now under residential properties

along Peelgait, Deer Park, The Loan and Ladylands Terrace, it has been reduced inwards to include undeveloped parkland only. It is of note that the GDL boundary still includes the site that is the subject of this planning application.

The proposed development site has properties on three sides, and St Mungo's Well lies within it. Development around Deer Park and Peelgait roads has encroached on the surroundings of St Mungo's Well, the proposed development would subsume the well into its site.

The information provided as part of the application documentation does not include a statement on the proposed development being within the GDL boundary, nor an evaluation of the effects on the GDL features or integrity. There is also no information provided relating to the current condition of the well or its surroundings. The Proposed Site Plan (drawing reference P477-PL-003 / 3772407) labels St Mungo's Well in the northern part of the site, and 'water pipe realigned' nearby. It is not therefore clear whether the proposal is to divert St Mungo's well into a pipe, or whether this feature will be preserved.

The proposed dwelling house and parking area on the sloping site will require earthworks to create level platforms. Although there is precedent of cut and fill for housing on surrounding properties, the cut and fill adjacent to St Mungo's well will encroach on its landform setting.

Planting is proposed around the site as indicated by the Proposed Site Plan, including along much of the western edge. There is no information about proposed species to be planted, and it is likely that the planting will enclose the St Mungo's Well site, cutting it off from the wider deer park.

It is noted that there is a footpath that crosses the site, linking up with paths around the loch, providing access to the well, and connecting a historic route past the former drying green to the former walled garden. Although not a Scottish Borders core path, this appears to be a well-used route, the interruption of which is not acknowledged in the planning application form.

In terms of the wider landscape, it is considered that woodland around The Haining and the loch will mean that the proposed development will not be visible from the core of the designed landscape or the shore path around the Haining Loch. Whilst potentially visible from the South Drive from Hartwoodburn that crosses the western slopes above the loch, the proposed development would be seen in the context of other properties on the Peelgait.

SGLH find that insufficient information is provided relative to the current state of St Mungo's Well and how this feature will be treated. Indeed, we note that the Planning Application Form states that the current site use is 'building plot'. We are therefore concerned that this feature of the designed landscape, if remaining, may be at risk from the proposed development of the dwelling house and its curtilage. We would therefore request that further information is provided relating to the current condition of St Mungo's Well; proposals for it, including treatment of the well-head and watercourse; proposals for pipework across and around it; and

planting plans for the immediate setting and linkage with the wider deer park along the western side of the site.

Without further information it is not possible to identify potential effects on this historic feature, and whether protection, preservation or conservation of this feature can be sought by condition. At the current time, however, SGLH **object** to the proposed development on the basis of lack of information with respect to effects on and treatment of St Mungo's Well.

If you have any further queries, please contact us at this email address and we look forward to reviewing further information as provided and will be grateful to be advised of the outcome of the application in due course.

We would be grateful to remain included in any future consultations affecting The Haining and other Inventory and non-Inventory designed landscapes in the Scottish Borders.

Yours sincerely,

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