

# CRUMHAUGHILL, HAWICK

## Supplementary Planning Guidance



the Crumhaughill site



above - looking over the site towards the golf club house  
below - adjacent private housing



### Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing site at Crumhaughill, Hawick. It also provides an outline framework for the future development of the site within the period covered by the Scottish Borders Council Finalised Local Plan (following adoption).

The comments within the sub-headings below indicate where detailed attention is required to address specific issues and where developer contributions will be sought. The comments and advice contained within this document should be considered in conjunction with the appropriate planning guidance given at local and national level. A selection of related policy advice and guidance is referred to in this document, but it should not be regarded as comprehensive.

### Site Description



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Extract from Scottish Borders Local Plan  
Finalised December 2005

- Land Use Proposals (H3 Applies)
- housing
- Policy Boundaries
- development boundary (G8)

The site lies to the south of Hawick and covers an area of 2.5 hectares (6.18 acres). To the north and east it is bounded primarily by residential properties; to the south it is bounded by a golf club house and field; and to the west it is bounded by a covered reservoir and a field. The site is identified for housing purposes in the Council's Finalised Local Plan and in that document the indicative capacity is shown as 20 units. A more detailed assessment of capacity is included as part of this paper.

# Development Vision

The aspiration for the site is that it should provide a high quality, sustainable mixed residential development which takes advantage of the excellent views over the surrounding landscape. At the same time, it is expected that great effort should be made to integrate the new development in the landscape, pay due regard to existing landscape features, provide a sheltered environment for the new houses on what is a relatively exposed site and set out a landscape framework which will reduce the impact of the housing on the surrounding landscape.



the importance of quality residential development and landscape on a sloping site

## Constraints and Opportunities

Consultations and research have been carried out to establish likely constraints and requirements in terms of Local Plan policy, electricity, gas, water, drainage, access, flood prevention, biodiversity, archaeology and architectural and landscape heritage.

Consultation responses have been received from SBC Roads, Scottish Power, National Grid (formerly Transco), SEPA, Scottish Water and Scottish Natural Heritage. Critical issues are summarised below. Certain constraints will require to be addressed through appropriate developer contributions, as indicated.

- Affordable housing: This will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing (see Affordable Housing below).
- Electricity - a Scottish Power cable crosses the site from north-west to south-east.
- Open space, landscaping and play facilities: these must be provided together with proposals for long term maintenance (see Developer Contributions below).
- Gas – a National Grid gas main is available nearby.
- Access and transport – see separate section below.
- Water and drainage – see separate section below.

Developers are expected to take

account of these comments, as may be appropriate for the site development.

## Access and Transport

**Road:** Road construction should not be conceived in isolation, but as an element in the overall design of the development.

The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. The Council embraces the concepts of PAN 76 on 'New Residential Streets' which promotes an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport walking and cycling.

Where parking spaces are allocated to individual properties the provision requirement will be 2 parking spaces per dwelling unit (discounting garages) along with 25% visitor parking which should be provided in groups of at least 2 spaces and must be strategically located. For communal parking the provision requirement (including visitor parking) is 1.5 to 1.75 spaces per dwelling unit.

The proposed access should be from

Longhope Drive and Burnflat Lane forming a loop road through the site. Direct access to Haggs Ha Brae is unacceptable. A limited development on the upper part of the site could be accessed from Crumhaughill Road.

Given the number of units it is recommended that the carriageway width should be a minimum of 6.0 metres. The site is on a bus route at Rosebank Road. Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

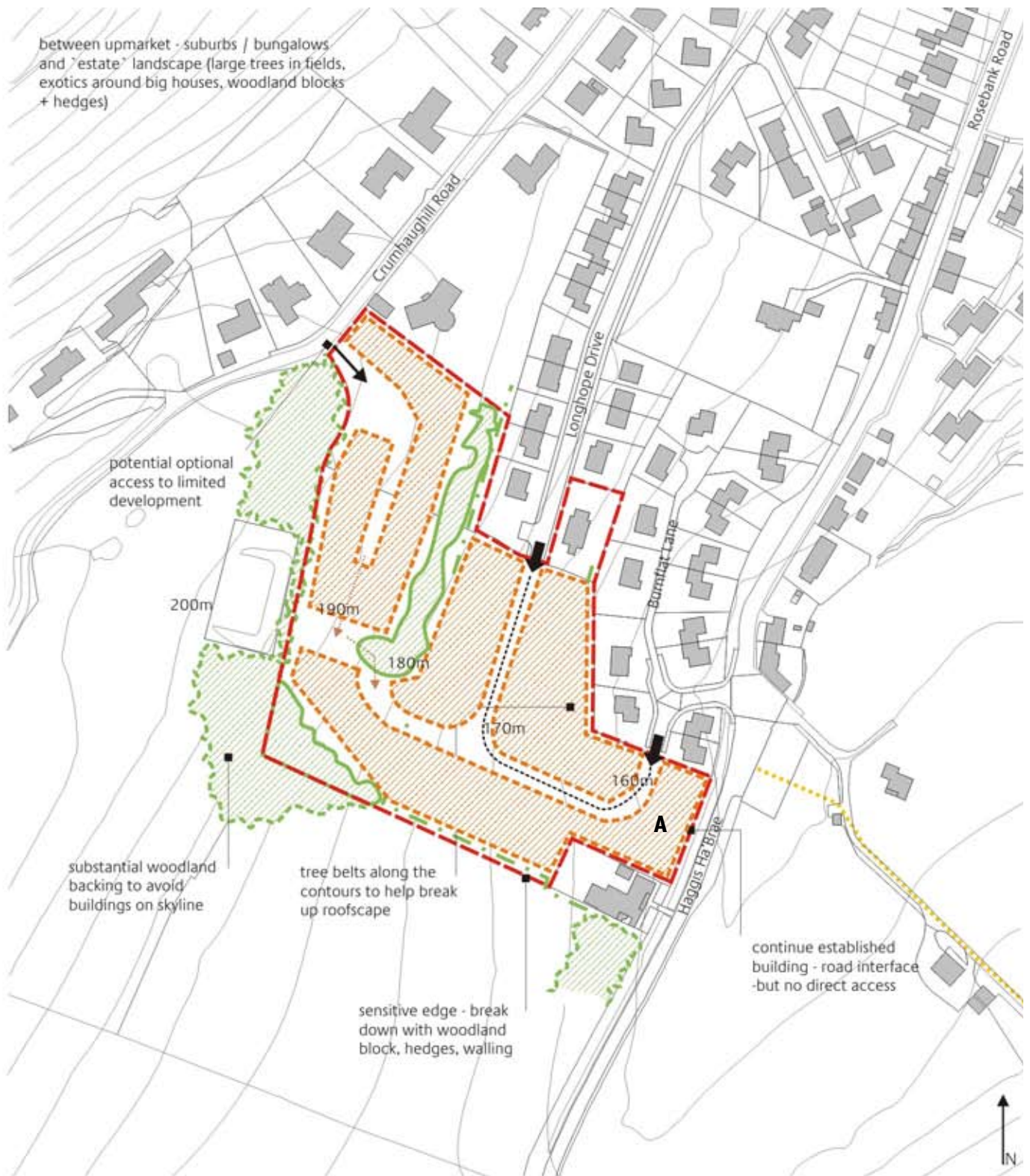
## Urban Design and Landscape

The key requirements for the development are:

### Buildings and place making

- the development should demonstrate efficient use of energy and resources in terms of layout, orientation, construction and energy supply, to comply with Local Plan Policy G1
- the buildings should be 1 or 2 storey
- building colour themes should be white into buff render with grey roofs
- consideration should be given to the use of local sustainable materials, particularly stone and

fig 1 - Design Guidance Plan



scale - 1 : 2500

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-  main vehicular access
-  vehicular access
-  pedestrian access
-  loop system for roads
-  proposed tree planting / within site
-  proposed tree planting / outwith site
-  suggested site dev. structure
-  right of way
-  site boundary

- timber throughout the development
- site area A is considered to be the best location for affordable housing
- the buildings should present a frontage to the internal street system and could be terraces in part – the development should avoid presenting rear garden fencing to the principal street
- the focal points or places should be created as shown on the Design Guidance Plan
- the development should incorporate a footpath network through the site linking to the proposed focal points as shown on the Design Guidance Plan



above: site boundary exemplar  
below: residential landscaping

### Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- buildings should take advantage of views to the west and south
- buildings should be set out with the grain and contours of the site and the surrounding area
- by preference houses should not breach a ridgeline, but if this is unavoidable, a backdrop of trees of an appropriate scale should be introduced
- it is necessary to protect existing vegetation on the site and extend and reinforce as shown on the plan
- existing landscape features represent opportunities for place-making and care should be taken to integrate important features as indicated above
- new blocks of woodland planting need to be substantial in size to work properly
- creating a sense of enclosure throughout the development by linked frontages, garden walls and hedges and consistency of materials

### Boundaries and edges

- the development should avoid making 'compartments' - ie overly uniform boundary planting around each site margin
- the use of inappropriate brick walls, coniferous hedges, decorative gateways to individual developments is not acceptable
- existing patterns of field walls/ hedges/woodland blocks/ shelterbelts in the countryside around each site should be used as clues for new boundary or



- subdividing elements
- the site edge facing open countryside is potentially very unnatural and should be broken up with a combination of block woodland, hedgerow (with mature trees at intervals) and stone walls
- the edge along main roads should take references from the countryside – stone walls, hedges and deciduous trees
- existing trees/hedges should be retained and protected even if they are not appropriate species as they help to marry new development to the landscape

### Ecology and habitat

- a planning application for the development of this site will require to be supported by an Ecological Impact Assessment
- planting should focus on native species
- there are opportunities for habitat reinforcement and creation along the north, east and west boundaries of the site as well as along the north-south running central spine

### Parking and the external environment

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These might include a combination of:

- avoiding front garden space being entirely given over to parking
- using traditional front garden walls and hedges to structure the street appearance
- designing in shared small scale semi-private courtyard parking
- placing larger parking courtyards behind perimeter blocks
- building shared surfaces in traditional materials rather than using coloured concrete block surfaces - for example in parking zones and domestic runways

## Water Management Resource

SEPA advise that the site has a medium-high risk of flooding, particularly in relation to flash-flooding. A Flood Risk Assessment must therefore be submitted

with the planning application. A Drainage Impact Assessment will also be required.

Although there is currently capacity for waste water treatment in Hawick, emerging development proposals mean that this is likely to become a constraint. Developer contributions may be required (see Developer Contributions).

In line with the requirements of PAN 61 (Planning and Sustainable Urban Drainage Systems) an appropriate SUDS will be required as part of the site development. This must be designed as part of the overall site and should be visually attractive, safe and accessible for maintenance purposes. Given the nature of the site it may be acceptable for the SUDS to be located outwith the shown boundary of the site (to the west or south), provided that agreement of the landowner(s) can be shown.

## Density

Following the assessment of the site it is felt that the net developable area should be limited to 1.6 hectares (3.9 acres) and that the density should not exceed 10 units per hectare. This would give a maximum capacity of 18 residential units. The reason for the lower than normal density is the slope of the site and the impracticality of building at higher densities.

It should be noted that this figure is indicative only and that the final number of houses will be determined at the detailed design stage.

## Density Calculation

The calculations for density within the site are approximate and are based on the Net Developable Area (NDA). This

area excludes landscape buffer zones and site constraint features. Where appropriate, buffer zones may include as part of the garden areas. The figures shown in the table below assume that for standard houses the density will be 10 houses per hectare and for the affordable housing element 15 houses per hectare.

## Affordable Housing

To comply with the Council's Planning Guidance on Affordable Housing, provision of affordable housing units will be required on-site. It is estimated that the site has a capacity of 18 units. 7 of these units should be affordable.

The final number of affordable housing units that will be required will be determined at the detailed design stage and will be dependent upon the type, mix and size of proposed houses for the overall development of the site.

## Developer Contributions

Under the terms of Policy G5 of the Finalised Scottish Borders Local Plan 2005 developers are required to make full or part contribution (through the terms of a Section 75, or alternative legal, Agreement) towards the cost of addressing specific infrastructural or environmental deficiencies. The following issues require to be addressed:

- Transport: Possible contribution towards upgrading the existing access road serving the site
- Open space, landscaping and play facilities: Provision of appropriate landscaping, open space and play facilities will be required together with details of their long term management.

## Further Information

For further information on the development of this site please contact:

Ian Aikman  
Development Control Manager East  
Council Headquarters  
Scottish Borders Council  
Newtown St Boswells  
Melrose  
TD6 0SA

tel: 01835 826510  
email: iaikman2@scotborders.gov.uk



site name	total site area (ha)	net developable area	density normal per ha	area for standard units (ha)	total standard units	density affordable per ha	area for affordable units	total affordable units	net developable density	total units
Crumhaughill, Hawick	2.50	1.60	10	1.12	11	15	0.48	7	11.50	18