

# Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

Ettrick (Hopehouse)

Mini Planning Brief

December 2011



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# Ettrick (Hopehouse) Mini Planning Brief

## Introduction

This mini planning brief sets out the main opportunities and constraints relating to three short term housing sites in Ettrick. It provides a framework vision for the future development of the sites which are allocated in the Consolidated Local Plan for housing.

## Local context

Ettrick is located 17 miles to the south west of Selkirk. The existing building group known as Hopehouse, is made up of small cottages and detached houses. Existing mature trees and hedgerows provide the buildings with shelter from the prevailing winds.

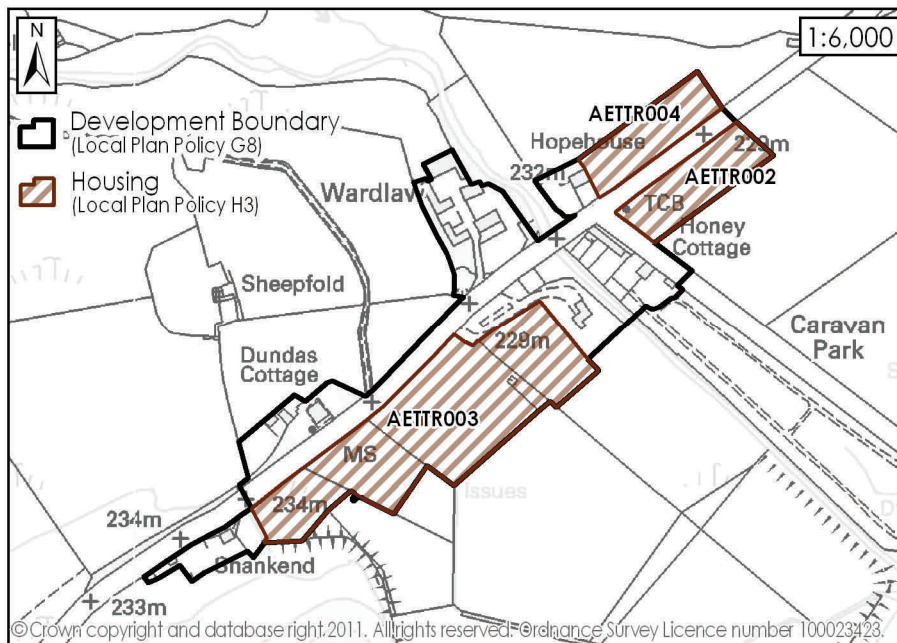


Figure 1 - Aerial image of the sites

## Policy context

### Structure & Local Plan

Ettrick lies within the Southern Housing Market Area, as defined in the Scottish Borders Consolidated Structure Plan 2001—2018.

A number of policies included within the Consolidated Local Plan will be applicable to this site including 'Principle 1- Sustainability', 'G1-Quality Standards for Development', 'H1-Affordable Housing', 'G4-Flooding' 'NE3-Local Biodiversity' 'Inf5-Waste Water Treatment Standards' and 'H3-Land Use Allocations'. Furthermore, key Supplementary Planning Guidance include 'Placemaking and Design', 'Renewable Energy', 'Landscape and Development' and 'Trees and Development'.

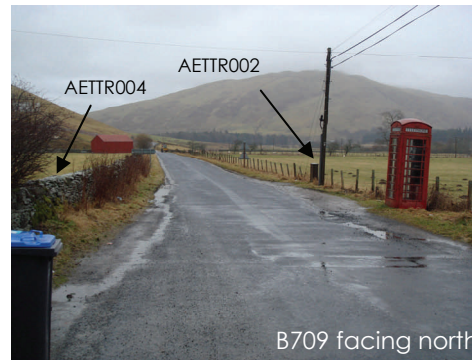


Figure 2—Views into the three sites



## Ettrick (Hopehouse) Mini Planning Brief

### Site Analysis (AETTR002 and AETTR004)

The two sites are located within Ettrick, to the north east of the existing building group. Site AETTR004 is located on the northern side of the B709 and site AETTR002 is located on the southern side of the B709. The sites are currently used as agricultural land. Site AETTR004 has an area of 0.42ha while AETTR002 has an area of 0.46ha. Both sites have an indicative capacity of 5 units. Vehicular access for both sites should be taken from the B709.

There is a dry stone dyke along the southern boundary of site AETTR004 while there is post and wire fencing around site AETTR002. The plan sets out a requirement for new structure planting along the southern and western boundaries of site AETTR002 and new structure planting along the western boundary of site AETTR004.



Figure 3—Aerial image of Local Context (AETTR002 and AETTR004)

### Opportunities

- Structure planting on both sites is required to provide shelter from prevailing winds and to enhance the rural landscape setting of the site. A management scheme for planting will be required. The dry stone dyke should be retained where possible.
- The sites benefit from good vehicular access opportunities onto the B709.
- The development of these two sites offers the opportunity to create a new frontage onto the road providing a sense of arrival into Ettrick from the north and creating a sense of place.
- The sites benefit from attractive views along the Ettrick Valley.
- Provides an opportunity to create a sympathetic development with the possibility of row housing, a common characteristic of Borders towns and villages.
- House design provides the opportunity to take account of south facing aspect.
- Encourage consideration of work accommodation to promote local enterprise and home industries.

### Constraints

- Mitigation would be required for any potential impact upon biodiversity within or adjacent to the site.
- Archaeology evaluation along with associated mitigation measures will be required for development associated with site AETTR004.
- Pluvial flooding should be considered in the design and layout of development.
- There is no public water supply or sewer system provision.



## Etrick (Hopehouse) Mini Planning Brief

### Development Vision (Hopehouse AETTR002 and AETTR004)

The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development and the existing properties within the vicinity.

It is envisaged, for both sites, the following must be considered:

- The **design (scale, massing, form and materials)** should reflect the character and scale of traditional houses within the area and should preferably incorporate an element of row housing. Development should have a linear form with parking to the rear.
- The development along the western boundary of site AETTR002 must respect the **character** of the existing cottages to the south of the site. Careful consideration should be given to developing a **sympathetic design** that fits in with the surrounding buildings.
- In terms of **layout, orientation, construction and energy supply**, appropriate measures must be taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques.
- **Access** to both sites should be taken from the B709. Accesses could be shared and specific details of this and their location would be agreed at the planning application stage. Consideration will have to be given to pedestrian movement in the Hopehouse community.
- Use of appropriate to context styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity within the site.
- Properties should preferably be no higher than one and a half storeys in height to ensure minimal impact upon the rural aspect of the village. This would be in keeping with the character of other properties within the area.



Figure 4—Views into sites AETTR002 and AETTR004

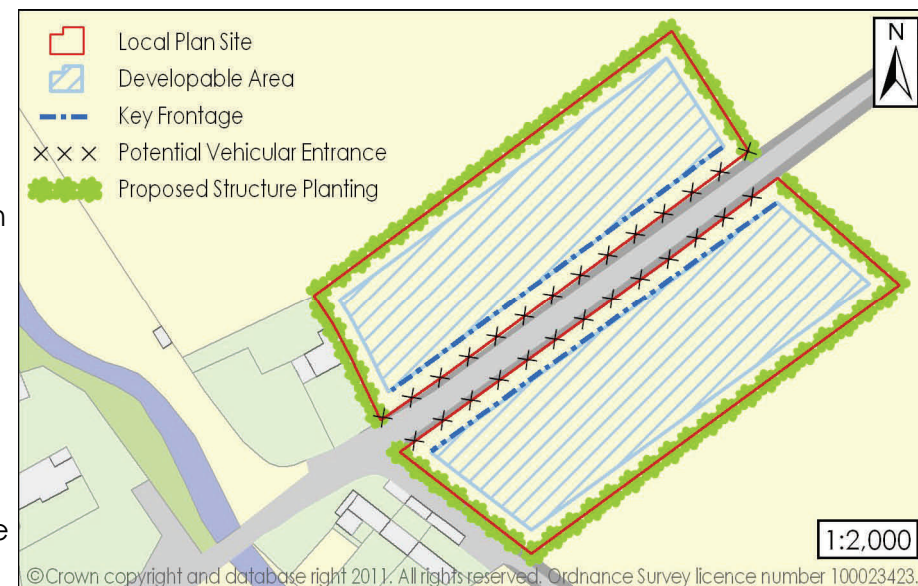


Figure 5—Development Vision, for illustrative purposes only

## Ettrick (Hopehouse) Mini Planning Brief

### Site Analysis (Hopehouse West-AETTR003)

The site is located within Ettrick, to the south west of the existing building group on the southern side of the B709. The site has the capacity for 5 units and an area of 1.9ha. Some of the site has been developed for housing and there are current approvals for part of the remainder of the land. Vehicular access is achievable via the B709.

There is existing planting along the western boundary of the site. The plan sets out a requirement for new structure planting along the southern boundary. There is a dry stone dyke along the northern boundary of the site.



Figure6 — Aerial image of Local Context (Site AETTR003)

### Opportunities

- Structure planting along the southern boundary is required to provide shelter from prevailing winds and to enhance the rural landscape setting of the site. A management scheme for planting will be required. The dry stone dyke should be retained where possible.
- The site benefits from good vehicular access opportunities onto the B709.
- The site benefits from attractive views of the Ettrick Valley.
- Provides an opportunity for a development that reflects the character and scale of other houses within the area.
- House design creates the opportunity to take account of south facing aspect.
- Encourage consideration of work accommodation to promote local enterprise and home industries.

### Constraints

- Mitigation would be required for any potential impact upon biodiversity within or adjacent to the site.
- Consideration must be given to flood risk and where necessary a flood risk assessment carried out. If a Flood Risk Assessment identifies a risk of flooding, development should be avoided in those areas.
- Pluvial flooding should be considered in the design and layout of development.
- There is no public water supply or sewer system provision.



## Etrick (Hopehouse) Mini Planning Brief

### Development Vision (Site AETTR003)

The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development and the existing properties within the vicinity.

The following must be considered:

- The **design (scale, massing, form and materials)** should reflect the character and scale of traditional houses within the area. The design should take advantage wherever possible of the southerly aspect of the site.
- In terms of **layout, orientation, construction and energy supply**, appropriate measures must be taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques.
- Two dwellings have already been completed on the site. Any development on the remainder of the site must ensure that the design and materials are in keeping with the design of existing dwellings within the area.
- **Access** should be taken from the B709. Accesses could be shared and specific details of this and their location would be agreed at the planning application stage. Consideration will have to be given to pedestrian movement in the Hopehouse community.
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity within the site.
- Properties should preferably be no higher than one and a half storeys in height to ensure minimal impact upon the rural aspect of the village and would be in keeping with the character of other properties within the vicinity.



Figure 7—Views into AETTR003



Figure 8—Development Vision, for illustrative purposes only

# Ettrick (Hopehouse) Mini Planning Brief

## Submission Requirements

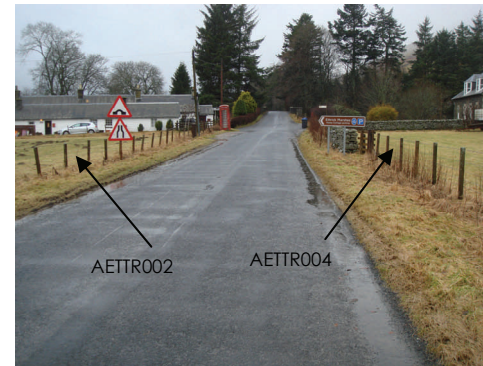
- Design statement
- Energy Statement
- Context study: demonstrate an understanding of context
- Site Photos: highlight key views and how the design will respond to these
- 3D visualisation material: sketches or computer generated visualisations showing the development in context
- Landscape Plan



House developed on site AETTR003

## Development Contributions

- Affordable Housing—The requirement for affordable housing (refer to Local Plan Policy H1) should be discussed with the Council's Development Negotiator. Reference should be made to the Council's Supplementary Planning Guidance on Affordable Housing.
- Education—No financial contribution would be required towards primary or secondary education.

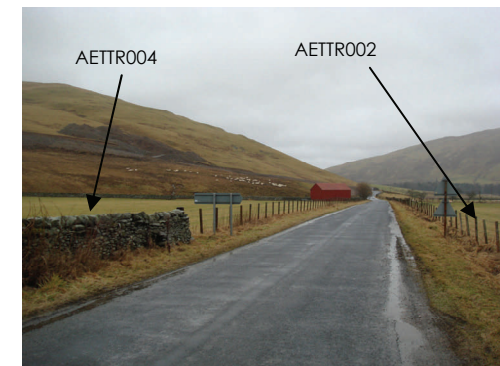


B709 approaching Ettrick

Figure 9—Views taken along B709 within Ettrick



B709 north, AETTR003 to the right



Ettrick Valley to the south along B709



## Ettrick (Hopehouse) Mini Planning Brief

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