

Scottish Borders Finalised Local Plan Amendment

Supplementary Planning Guidance

Main Street, Eccles

Mini Planning Brief

January 2011



Main Street, Eccles Mini Planning Brief

Introduction

This mini planning brief sets out the main opportunities and constraints relating to this overgrown area of ground in Eccles. It provides a framework vision for the future development of the site which is allocated in the Finalised Local Plan Amendment for housing.

Local context

Eccles is located 13 miles to the south of Duns. The site is located on the northern side of the village and is reasonably inconspicuous from the Main Street, to the rear of an existing row of terraced properties.

Policy context

Structure & Local Plan

Eccles lies within the Berwickshire Housing Market Area, as defined in the Scottish Borders Consolidated Structure Plan 2001-2018. The Local Plan identifies this site, with an area of 0.2 ha, for housing (site code AECCL001) with an indicative capacity of 5 units. A number of policies included in the Finalised Local Plan Amendment will be applicable to this site including 'Principle 1-Sustainability', 'G1-Quality Standards for New Development', 'G7-Infill Development', 'H1-Affordable Housing', 'G4-Flooding' and 'H3-Land Use Allocations'. Furthermore, key Supplementary Planning Guidance include 'Placemaking and Design', 'Renewable Energy', Landscape and Development' and 'Trees and Development'.

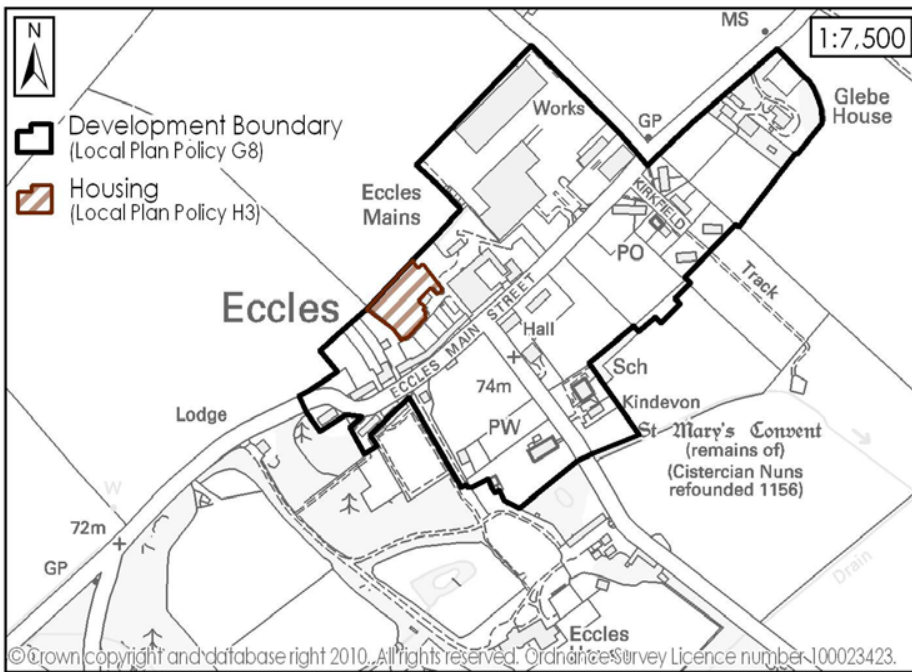


Figure 1-Local Context



Figure 2-Aerial Image of Local Context

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Site Analysis

The site is located to the rear of a distinctive row of properties which have their frontages onto the Main Street of Eccles (nos 10-18). These are a mixture of single, one-and-a-half storey and one-and-three-quarter storey properties finished in natural stone and slate for the most part.

The site, which is accessed via vacant ground to the south east, is currently an area of overgrown and unkempt ground. The western boundary of the site is defined by an existing hedgerow for the most part, with trees beyond, to the south by the aforesaid residential properties, to the north by agricultural land and to the east by a vacant area of land which has planning consent for the erection of five detached dwellinghouses, in a courtyard form.

The northern boundary of the site, which follows the settlement boundary of Eccles in the Local Plan, bounds an arable field. The southern boundaries of the site bound the gardens of the existing properties to the south where a variety of boundary treatments exist, including walls, fences and hedges.



Figure 4—Views from within site.



Figure 3—Main Street, Eccles.

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Opportunities and constraints

Opportunities

- There are no special features on this flat site, making it relatively easy to develop.
- Structure planting along the northern boundary of the site would be required to define the edge of the settlement and appropriate boundary treatment along the southern boundary would be required to safeguard the amenity of existing dwellinghouses. A management scheme for planting would be required.
- There is an existing consented housing development immediately to the east of this site with access from Eccles Main Street, there will be a requirement for a slight modification to the consented layout in order to gain a satisfactory access.
- The site is large enough to accommodate a scheme which would be in character with other houses in the vicinity, with potential for row housing and/or courtyard form.



Figure 5-Site layout and elevations of approved development to the east.



ARCADE Architects Ltd (06/02140/FUL)

Constraints

- Existing hedgerow along the western boundary would need to be safeguarded and retained and existing trees adjacent to this boundary should be protected. Supplementary Planning Guidance on 'Trees and Development' must be duly considered, including the avoidance of shading onto rear gardens.
- The residential amenity of existing residential properties within the vicinity would need to be protected.
- Flood risk from overland water flow would require to be investigated, addressed and mitigated.



Farm buildings at Eccles Mains Farm to east of approved development



Eccles Mains Farmhouse to east of approved development.

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Development Vision

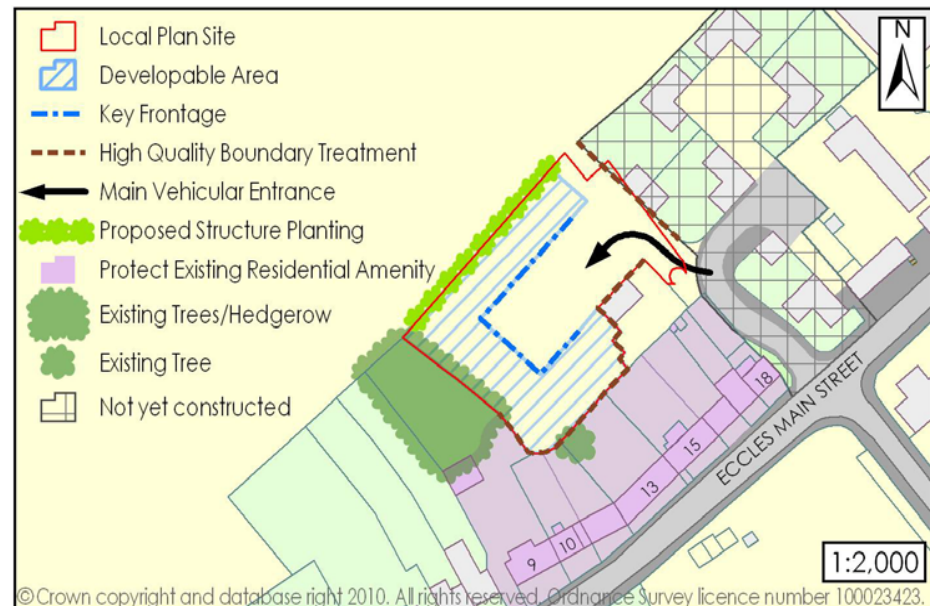
The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is required of the relationship between the new development and the existing properties within the vicinity.

It is envisaged that a courtyard layout and/or row housing would best suit this site, the following must be considered:

- 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.
- The **design (scale, massing, form and materials)** and **density** of the development should take reference from the neighbouring terraced properties and the consented site to the east. An overly engineered access should be avoided and shared surfaces should be considered.
- The dwellinghouses must create a positive, attractive frontage, with overlooking to public spaces where possible. The **building frontage** should define the key entrance and arrival into the site, creating a definitive **sense of place**.
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces, define public and private spaces and contain car parking.
- Design the **parking layout** integral to the spaces e.g. grouped in attractive courtyards with consideration of waste collection facilities.
- Appropriate **structure planting** along the northern boundary in order to provide an attractive settlement edge, incorporating tree and hedge planting, and high quality boundary treatment along the southern boundary to safeguard amenity of existing properties. These are opportunities to create native thorn species hedgerows to enhance the local hedgerow habitat network and provide the necessary structure planting.

- Surface water run-off to be treated by SUDS. The development to be connected to the public sewer.

Figure 6—Development Vision—for illustrative purposes only



Development Contributions

- Affordable Housing—The requirement for affordable housing (refer to Local Plan Policy H1) should be discussed with the Council's Development Negotiator
- Education—A financial contribution towards Berwickshire High School would be required.

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.