

Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

South Fountainhall Site, Fountainhall

Mini Planning Brief

April 2011



South Fountainhall Mini Planning Brief

Introduction

This mini planning brief sets out the main opportunities and constraints relating to the South Fountainhall site. It provides a framework vision for the future development of the site which is allocated in the Consolidated Local Plan 2011 for housing.

It should be noted that as with all planning briefs, this brief should be read in conjunction with the Consolidated Structure Plan, Local Plan and other published Supplementary Planning Guidance.

Local context

Fountainhall is located 5 miles to the north of Stow. The site is located to the south of the village off Old Stage Road.



Figure 1-Local Context

Strengths, Weaknesses, Opportunities and Threats (SWOT)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Site is a natural extension of the settlement and adjacent to the Pirntaton Burn • Good road access • Site relates well with the settlement • Attractive view particularly to the north-east • Good transport to Galashiels and Edinburgh. 	<ul style="list-style-type: none"> • Adjacent to working farm • Issues with nature conservation • Protected species within area • Potential for archaeology to be present on site.
Opportunities	Threats
<ul style="list-style-type: none"> • Taking advantage of the location adjacent to the burn • Creation of a new frontage onto the road • Enhancement of the site with appropriate landscaping. 	<ul style="list-style-type: none"> • Loss of rural character • Loss of habitat for biodiversity • Poor pedestrian access to school • Potential impacts on the Gala Water, River Tweed SAC • Mix in village character - risk of new development lacking local distinctiveness.



Figure 2-View of Site

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Site Analysis

The site has been allocated within the Consolidated Local Plan 2011 for housing with a site capacity of 6 units. The Local Plan sets out a requirement for new tree planting to the south west of the site. The site is currently used for grazing and sits adjacent to the Fountainhall Farm located to the south of the village of Fountainhall.

Neighbouring properties are traditional and range from single to a storey and a half and are finished in natural stone, harl and slate for the most part.

The site has direct access from the Old Stage Road. A traditional dry stone wall dissects the western part of the site, whilst the south eastern boundary consists of a stone wall, timber fence, agricultural shed and a post and wire fence; the north eastern boundary which runs along the road side is a timber fence. Neighbouring the site along the north western boundary is a residential unit, a cattery and a stable. Access to the cattery and stable are through the northern part of the planning brief site. A beech hedge forms a strong boundary between the site and the neighbouring property to the north.

Figure 3-Views from within site



Figure 4-View out of site

The site slopes gently down in a northwards direction, with the Pirntaton Burn flowing on north-west edge of the site. The site experiences attractive views particularly of the hills to the north east towards Cortleferry.



Figure 5-Neighbouring properties

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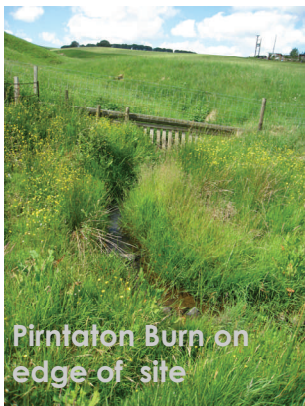
Opportunities and constraints

Opportunities

- Structure planting along the south western boundary of the site would be required to define the edge of the settlement and enhance the setting of the settlement. A management scheme for planting would be required
- The site is large enough to accommodate a scheme which would be in character with the farm and other houses in the vicinity
- Access onto Old Stage Road would be via a new vehicular access link to the east of the site
- Solar gain should be exploited where possible.

Constraints

- The residential amenity of existing residential properties within the vicinity would need to be protected
- Flood risk from the burn to the north west of the site and from overland water flow would require to be addressed and mitigated
- The working farm will need to be considered when designing the layout and landscaping of the site
- The site should not feel disconnected from the rest of the settlement as this can result in an erosion of 'sense of place' but should provide a new opportunity to integrate with it
- The suitability of the road junction onto the A7 should also be assessed.



Pirntaton Burn on edge of site

Figure 6-Pirntaton Burn



Old stage Road facing south east towards the site



Existing properties within settlement stepped into landscape



Village hall & telephone box



Local Primary school



Dry stone wall neighbouring site

Figure 7-Images within the settlement

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Development Vision

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

The vision will be achieved by:

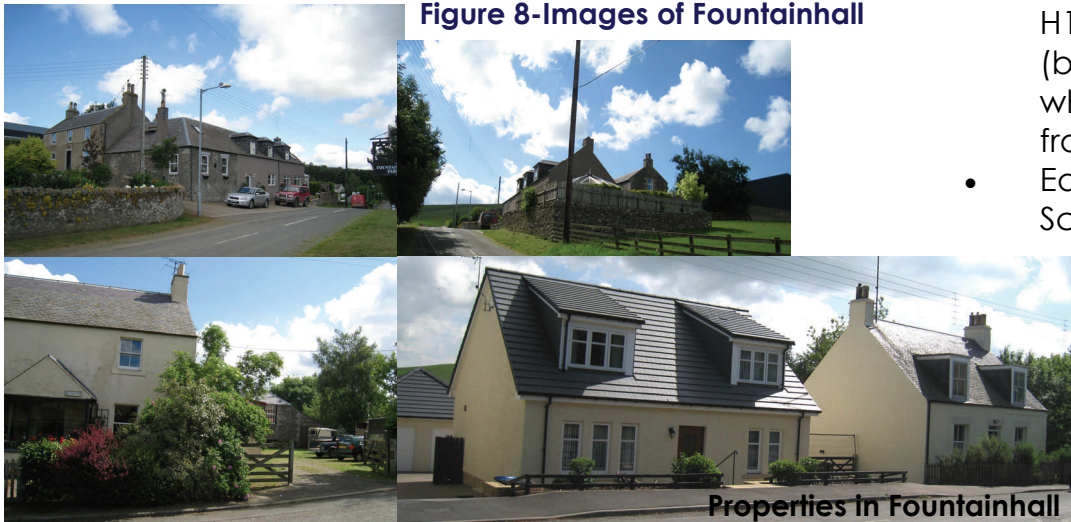
- Using **buildings to shape the space** e.g. a courtyard layout or terraced. The **building frontages** should relate positively to the entrance and arrival into the site creating a definite **sense of space**
- The buildings should create **optimum microclimate** working with orientation and shelter for both indoor and outdoor space
- Row housing would **minimise energy demands** (minimisation of heat loss for example) and opportunities for renewable energy must be considered
- The **density** of the development should take reference from the other properties within the settlement. The design of the properties should relate to the design of existing properties within the vicinity in respect of **scale, massing, and form**
- Properties to range from **single to one and half storey in height** to avoid new housing dominating over the existing village
- New housing should be **stepped up the slope into the landscape** rather than cut in
- References for material ranges between **sandstone, whin stone, harling and slate** however, that should not restrict the use of good innovative design. The promotion of **sustainable construction** systems and techniques will also be encouraged
- Retention of the **existing dry stone boundary** within the south west section of the site
- Use of appropriate styles of **high quality boundary treatment** that respects the surrounding area such as dry stone walls or mixed native hedging, in order to help frame spaces, define public and private spaces and contain car parking for both residents and visitors
- Appropriate **structure planting** along the south western boundary in order to provide an attractive settlement edge using mixed broadleaved - oak, ash Scots pine and beech and establish a shrub layer and hedges
- Design the **parking layout** integral to the spaces e.g. grouped in attractive courtyards or located at the rear of properties with consideration of waste collection facilities
- An overly engineered access should be avoided and shared surfaces should be considered. **Appropriate lighting** should be incorporated into the Development. This would be discussed in detail at the planning application stage
- Provision of **Sustainable Urban Drainage** system (SUDs) within site. The development to be connected to the public sewer
- Optimise opportunities for **biodiversity and habitat creation** such as riparian planting along the Burn, subject to a 10m buffer.

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Development Vision



Figure 8-Images of Fountainhall



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.



Figure 9-Local property

Development Contributions

(This list is not necessarily exhaustive).

- Affordable Housing—The requirement for affordable housing should be met in line with Local Plan Policy H1. Currently a developer contribution of 15% (based on SPG Affordable Housing approved 2007 which is currently under review) would be required from this site
- Education—A financial contribution towards High School within the catchment area would be required.
 - Footway upgrading—contributions towards minor upgrades to the footway to the A7 will be required.
 - Waverley Railway Contributions—the site falls within the area where contributions towards the Waverley Railway Reinstatement will be required.

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