

STIRCHES, HAWICK

Supplementary Planning Guidance



the western edge of the site with mature trees



above - general view looking south west
below - view east towards Gala Law



Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing site at Stitches, Hawick. It provides an outline framework for the future development of the site within the period covered by the Scottish Borders Council Local Finalised 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 on the north-west fringe of Hawick and covers an area of 2.13 hectares (5.26 acres) (RHA 25B). It is bounded to the north-east by residential property and to the south-east by residential property and open space. It is bounded to the south-west by residential property and it is bounded to the north-west by Guthrie Drive, beyond which lies agricultural land. The site is identified for housing purposes in the Council's Finalised Local Plan and in that document the indicative capacity is shown as 40 units. A more detailed assessment of capacity is included as part of this paper.

Development Vision

The vision for this site is to create a sustainable, permeable and outward looking residential development which takes advantage of views to the south. The site extends to 2.1 hectares and the capacity is expected to be around 40 dwellings, suggesting a density of approximately 19 dwellings/hectare. The development will protect existing mature trees and use them to produce distinctive places on the site. The new buildings will be expected to follow the marked rectilinear grain of the surrounding area and ensure that connections are made to surrounding footpath systems, especially those relating to the school. The site may provide opportunities for private plot self-build development.

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 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).
- Education - The forecast position for Stirches Primary School is that the school will have severe capacity issues by 2007. The Council will be seeking a contribution from each development in the catchment area or no further development will be approved until a suitable school infrastructure is in place (see Developer Contributions below)
- Waste Water Treatment - Although there is currently capacity in Hawick, emerging development proposals mean that this is likely to become a constraint. Contributions may be required for connections (see Developer Contributions)



high quality residential development

- it should be noted that underground drainage and services already exist on site though the condition of these would have to be checked
- Open space, landscaping and play facilities - these must be provided together with proposals for long term maintenance (see Developer Contributions below)
- Electricity - there is a high voltage underground cable within the southern part of the site
- Gas – there is a National Grid gas main within the southern part of the site.
- Water and Drainage – see separate section below
- Access and Transport – 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 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

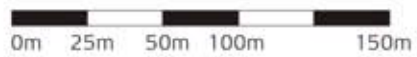
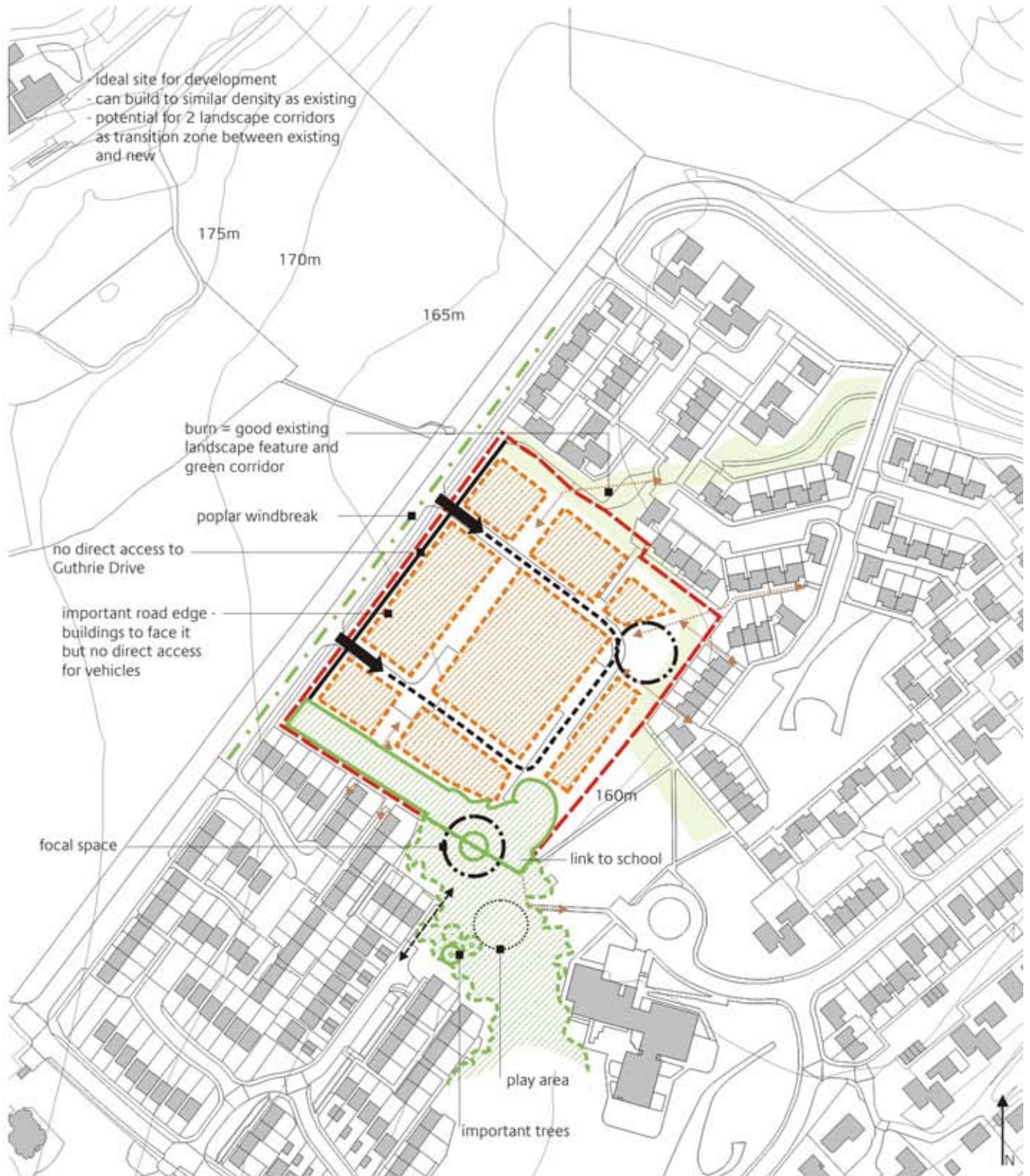
road surfaces etc) built in and equal priority given to all transport modes such as passenger transport walking and cycling.

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.

A Transport Assessment (TA) is required for developments of 50 or more dwelling units and may be sought for developments of between 25 and 49 units. The developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development and/or the cumulative effect of overall development.

The main access point for the development at Stirches would be from the two existing access points from the public road, Guthrie Drive, which forms the north-west boundary of the site. In addition it is recommended that allowance be made for pedestrian links to the existing residential areas / areas of open space to the north-east, south-east and south-west. The access road would service the site from the existing accesses on Guthrie Drive. Given the number of units it is recommended that the carriageway width would be a minimum of 5.5 metres. Note that direct vehicular access from houses on to Guthrie Drive will not be acceptable.

fig 1 - Design Guidance Plan



scale - 1 : 2500

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- main vehicular access
- vehicular access
- pedestrian access
- loop system for roads
- suggested site dev. structure
- proposed tree planting / within site
- proposed tree planting / outwith site
- existing green feature
- focal point
- site boundary

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 or grey render with grey roofs
- consideration should be given to the use of local sustainable materials, particularly stone and timber throughout the development
- 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
- buildings should also present a consistent frontage to Guthrie Drive although direct vehicular access onto this is not acceptable
- buildings should try to adopt the grain of the surrounding area - to run parallel or at right angles to adjacent road
- 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 and to the Right of Way running to the east of the site

Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- some existing landscape features represent opportunities for place-making and care should be taken to integrate important features as indicated above



above: the importance of landscape in new residential development
below: garden boundary exemplar



- it is necessary to protect mature trees and ground modelling, especially in the south corner of the site where there is an opportunity to build around existing features – with an opportunity for place-making
- buildings should take advantage of views to the 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
- link edges of open space to existing around school
- 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
- 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

Boundaries and edges

- the development should avoid making 'compartments' - ie overly

- planting should focus on native species
- the watercourse along the NE boundary should be protected and developed as a habitat and recreational feature
- there are opportunities for habitat reinforcement and creation along the east and west boundaries of the site and opportunities for connecting to a wider green network to the north along the existing watercourse

Parking and the external environment

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. This 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 Resource Management

A water course runs adjacent to the north-east boundary of the site, but the site it does not have a history of flooding. In these circumstances it is felt unlikely that it will be liable to flooding and in this regard a Flood Risk Assessment will not 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).

A Drainage Impact Assessment will be required as part of the planning

application submission. 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.

Density

Following the assessment of the site it is felt that the net developable area should be limited to 1.50 hectares (3.7 acres) and that the density should not exceed 20 units per hectare for standard units and 30 units per hectare for affordable housing. This would give a maximum capacity of 40 residential units.

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 20 houses per hectare and for the affordable housing element 30 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 40 units. 14 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 Contribution

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. With respect to the sites at Stirches 2, Guthrie Road, Hawick the following issues require to be addressed:

- Transport: Possible contribution towards upgrading the existing access road serving the site.
- Education: contributions towards increasing secondary school capacity will be required at the approved Council rate.
- 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.
- Waste water treatment: there is limited capacity in Hawick. Developer contributions may be required.

Further Information

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

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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
Stirches, Hawick	2.13	1.50	20	1.05	21	30	0.45	14	23.00	35