

# Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

West of St Dunstons, Lilliesleaf

Mini Planning Brief

April 2011



# West of St Dunstons, Lilliesleaf Mini Planning Brief

## Introduction

This mini planning brief sets out the main opportunities and constraints of this short term housing site in Lilliesleaf. It provides a framework vision for the future development of the site which is allocated for housing in the Finalised Local Plan Amendment.

## Local context

Lilliesleaf is located seven miles south east of Selkirk set within the wooded upland fringe valley of the Ale Water with the Minto Hills to the South. To the north is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

## Policy context

### Structure & Local Plan

Lilliesleaf is located in the Primary Development Hub, as part of the Development Strategy approved in the Consolidated Structure Plan 2001-2018.

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' and 'H3-Land Use Allocations'. Furthermore, key Supplementary Planning Guidance include 'Placemaking and Design', 'Renewable Energy' and Landscape and Development'.



Figure 1 - Aerial image of the site

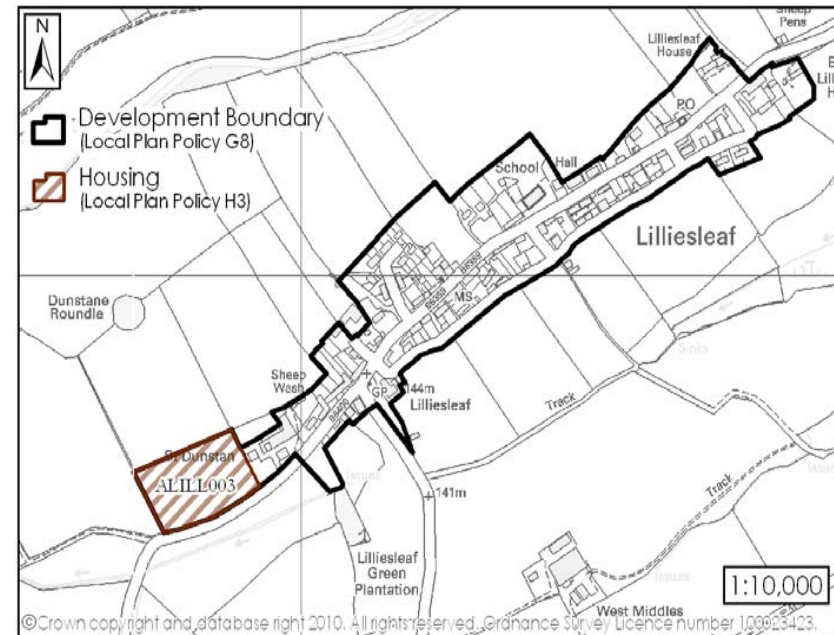


Figure 2 - Local context

## West of St Dunstans, Lilliesleaf Mini Planning Brief

### Site analysis

The site is located within Lilliesleaf, where the settlement layout is predominantly linear and development of this site, on its western edge will continue the existing pattern, forming an extension to the settlement.

The site is located next to St Dunstan Farm, where an existing housing allocation is under development. The site is currently used for grazing and has a general purpose agricultural shed in the north eastern corner. Vehicular access is achievable from the B6400 to the south.

The site is allocated for Housing within the Finalised Local Plan Amendment and has a site area of 1.5ha with an indicative capacity of 15 units. The existing site boundaries consist of post and wire fencing and hedgerows. The Plan sets out a requirement for new Structure Planting/Landscaping along the northern and western boundaries of the site.



Access into the site from the south



View to the north of the site

Figure 4 - Views of the site



Figure 3 - Views from the site to the south



View to the east of the site

## West of St Dunstans, Lilliesleaf Mini Planning Brief

### Opportunities

- The design and layout of the site should optimise the southerly aspect to make best use of the microclimate and reduce energy usage.
- The site benefits from attractive views of the Minto Hills to the south.
- Structure planting along the western boundary of the site is required to define the edge of the settlement and enhance its setting. A management scheme for planting would be required.
- The site benefits from good vehicular access onto the B6400 to south of the site.
- Development offers the opportunity to create a new frontage on to the road providing a sense of arrival into the settlement and creating a definitive sense of place.



Entrance to Lilliesleaf



Site under construction at St Dunstans Farm

Figure 5 - Images of Lilliesleaf

### Constraints

- The existing hedges and trees along the southern boundary of the site should be conserved and enhanced wherever possible.
- Due to the distance of the site from the centre of Lilliesleaf it should not feel disconnected from the rest of the settlement.
- Any development must not have a negative impact on any protected species within the area.
- Improved pedestrian links to the centre of the settlement should be created.
- The rural character and hedging on the western edge of settlement should be retained as part of the development of the site.



Figure 6 - Existing properties within Lilliesleaf



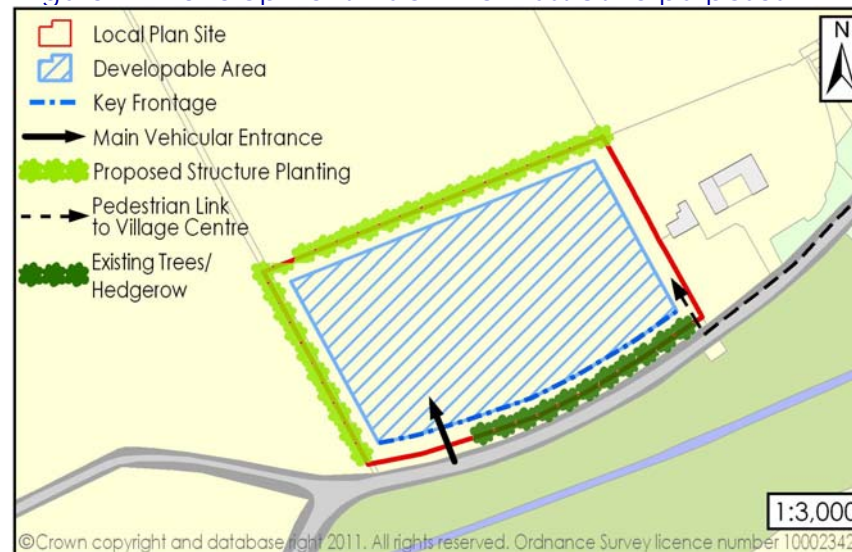
## West of St Dunstons, Lilliesleaf Mini Planning Brief

### Development Vision

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 that a courtyard layout or tiered terraced housing would best suit this site and the following must be considered:

- The site should continue the linear layout of the village and should have a key frontage onto the road. The building frontages should define the key entrance to the site, creating a definite sense of place.
- The design, orientation and layout should create optimum microclimate and maximise the efficient use of energy and resources, including the use of renewable energy.
- Properties should preferably be no higher than one and a half storeys in height to ensure minimal impact on the views and the rural aspect of the entrance to the village.
- A pedestrian access should be provided from the development to the settlement centre.
- A landscape buffer to the north is required incorporating two clumps of larger trees. The west of the site should provide an attractive settlement edge, incorporating a hedge with individual smaller trees. These are opportunities to create native thorn species hedgerows to enhance the local hedgerow habitat network and provide the necessary landscape framework.
- Surface water run-off to be treated by a Sustainable Urban Drainage System (SUDS). The development is to be connected to a public sewer.
- Waste management facilities to be provided on site in consultation with the Council's Waste Management Section.
- The existing street lighting will require to be extended to the site entrance as will the existing 30mph speed limit, at the expense of the developer.
- Existing hedgerows and trees should be retained wherever possible and incorporated into the design of the development.

Figure 7 - Development Vision - for illustrative purposes



### Submission Requirements

The following should be provided alongside the planning application:

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

### Development Contributions

- Affordable Housing - The requirement for affordable housing should be met in line with Local Plan Policy H1 and reference should be given to the SPG on Affordable Housing (Approved January 2011).
- Waverley Railway Contributions - the site falls within the area where contributions towards the Waverley Railway Reinstatement will be required.