

Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

Renwick Gardens and
West Renwick Gardens, Morebattle

Mini Planning Brief

December 2012



Renwick Gardens & West Renwick Gardens, Morebattle - Mini Planning Brief

Introduction

This mini planning brief sets out the main objectives and issues to be addressed relating to two greenfield sites in Morebattle. It provides a framework vision for the future development of the site which is allocated for housing within the Consolidated Local Plan 2011.

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 relevant published Supplementary Planning Guidance.

Local context

Morebattle is located 8 miles south of Kelso. The two allocated housing sites are located on the western side of the village adjacent to 'Renwick Gardens', an Eildon Housing development which comprises eight units of one and one and half storey properties.



Figure 1 – Aerial image of Local Context

Policy context

Structure & Local Plan

Morebattle lies within the Central Housing Market Area, as defined in the Scottish Borders Consolidated Structure Plan 2001-2018. The Consolidated Local Plan identifies two housing sites in Morebattle, Renwick Gardens (RMO6B) which has a site area of 0.4ha and an indicative capacity of 9 units and West Renwick Gardens (AMORE001) which has a site area of 1.3ha and an indicative capacity of 20 units.

A number of policies included in the Consolidated Local Plan 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', Landscape and Development' and 'Trees and Development'.

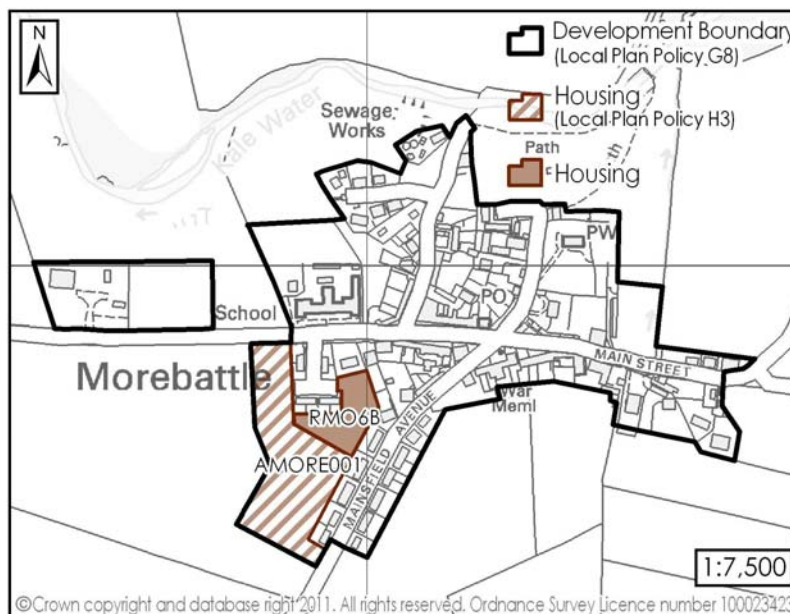


Figure 2 – Housing allocations within Morebattle

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Site Analysis

The two adjoining sites are located to the western edge of Morebattle adjacent to the Primary School.

West Renwick Gardens (AMORE001) - The site, which is accessed via the B6401 is currently used as an arable field. The northern, southern and western boundaries of the site follow the settlement boundary of Morebattle in the Consolidated Local Plan and bound arable farmland. The eastern boundary of the site bound the gardens of existing residential properties. The northern boundary runs along the B6401 where a variety of boundary treatments exist, including trees, fences and hedges.

Renwick Gardens (RMO6B) - The site is currently used as an informal playing field with a small area being used as informal allotments. The site can be accessed via the existing housing development of Renwick Gardens. The eastern boundary of the site consists of hedgerow and stone walling. The northern boundary consists of low wooden fencing where the site bounds neighbouring properties. Where the two sites adjoin the area of land is overgrown and slightly elevated.

As the two housing allocations have similar characteristics, opportunities and constraints and are adjacent to each other, it is proposed this mini brief can cover both sites together. It is envisaged the sites may be developed as one site with a capacity of 29 units.



View from eastern boundary looking into site



Northern site boundary

Figure 3 – Views from within and around AMORE001



Existing housing within the village



Eastern boundary along Mainsfield Avenue



Entrance to the village from the west

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Figure 4 – Views from within the village



Opportunities and constraints

Opportunities

- There are no special features on the site to be safeguarded, making it relatively easy to develop.
- To integrate both housing sites to provide good connectivity within the site and the existing 'Renwick Gardens' housing development.
- The site benefits from good vehicular access opportunities onto the B6401.
- The site is large enough to accommodate a scheme which would be in character with other developed areas in the vicinity.
- The site benefits from attractive views across open countryside.
- The proposed structure planting on the western site boundary provides an opportunity to establish a defined settlement edge
- House design provides the opportunity to take account of south facing aspect.
- To create a focal building at the entrance to the site in the north western corner.
- Provides an opportunity to create a sympathetic development with the possibility of row housing, a common characteristic of Morebattle and other Borders towns and villages.

Constraints

- Existing hedgerow and trees along the northern boundary should be retained and protected where possible. Supplementary Planning Guidance on 'Trees and Development' must be duly considered, including the avoidance of shading onto rear gardens.
- Structure planting should not obscure the visibility splay onto the B6401.
- The residential amenity of existing residential properties within the vicinity would need to be protected.
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation.

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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 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.
- The site is to be **accessed** via the B6401 and a road link through the site linking the B6401 to the minor public road south of Mainsfield Avenue is desirable.
- A Pedestrian link from the site to the village centre and Primary School are required.
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation.
- The land to the extreme east of the properties at the 'Renwick Gardens' development (RMO6B) may be accessed via the existing established access.
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity within the site.
- Structure planting along the southern and western boundaries will be required to provide a setting for the development and to **reinforce** and **define** the edge of the settlement, minimising the visual impact from the west.
- Landscaping should also be provided along the eastern and northern boundaries of the site to protect the residential amenity of neighbouring residents, although it must be ensured new planting has no adverse impact on properties in terms of sun lighting and day lighting.
- Properties should be a mix of one, one and a half and two storeys high while ensuring minimal impact upon the rural aspect of the village. This would be in keeping with the character of other properties within the area.
- A SUDS treatment would be required for all hardstanding areas (including roads). As best practice this level of treatment should be source control such as porous paving for the driveways and filter trenches for the road.
- Waste and recycling facilities and collections need to be considered in the layout and design and should be discussed with the Council's Waste Strategy Manager (see Contacts) prior to the submission of a formal planning application.

Figure 5 – Development Vision – for illustrative purposes



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Development Contributions

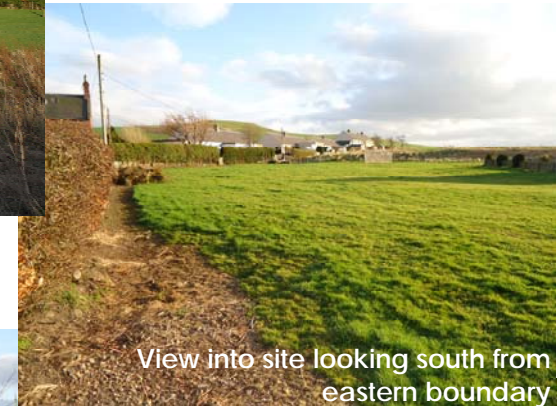
- Affordable Housing - The requirement for affordable housing should be met in line with Local Plan Policy H1. A contribution of 25% would be required from this site.
- Waste Water Treatment - A financial contribution will be required to update works to provide additional capacity.
- Play Area Provision - It is likely that, and reflecting the Greenspace Strategy SPG, there will be a requirement for on-site provision and/or contributions towards the expansion of, where appropriate, existing facilities. This should be confirmed be confirmed with the SB Local Area Manager (Parks) prior to application submission.

Submission Requirements

- 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.
- Design statement.
- Energy statement.
- Landscape plan.
- Management scheme for planting.



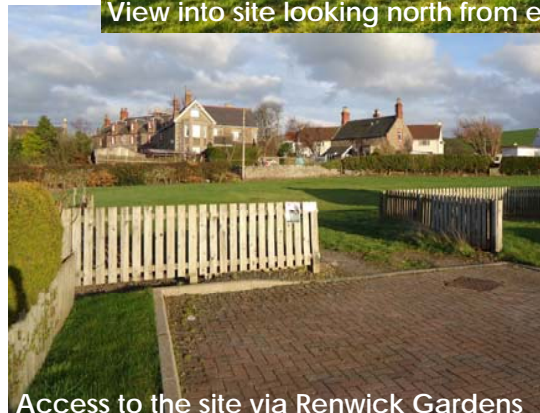
View into site from the south west



View into site looking south from eastern boundary



View into site looking north from eastern boundary



Access to the site via Renwick Gardens



Boundary to adjoining housing site AMORE001

Figure 6 – Views from and within RMO6B

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