

# Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

Lyall Terrace II, Burnmouth

Mini Planning Brief

December 2012



# Lyall Terrace II, Burnmouth – Mini Planning Brief

## Introduction

This mini planning brief sets out the main opportunities and constraints relating to this area of overgrown grassland in Burnmouth. It provides a framework vision for the future development of the site which is allocated in the adopted Consolidated Local Plan (2011).

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

## Local Context

Burnmouth is located 3 miles south of Eyemouth, on the Berwickshire coastline. Two allocated housing sites are located to the west of the village between the A1 road and the East Coast Railway line. This brief is concerned with Lyall Terrace II (ABURN003) as identified in Figure 1.



Figure 1 - Local Context

## Policy context

### Structure and Local Plan

Burnmouth lies within the Berwickshire Housing Market Area, as defined in the Scottish Borders Consolidated Structure Plan 2001-2018. The Consolidated Local Plan identifies that Lyall Terrace II has an area of 0.9ha and an indicative capacity of 10 units (see Figure 2).

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', 'H2 Protection of Residential Amenity' and 'H3 Land Use Allocations'. Furthermore key Scottish Borders Council Supplementary Planning Guidance should be addressed including 'Placemaking and Design', 'Renewable Energy', 'Privacy and Sunlight guide' and 'Landscape and Development'

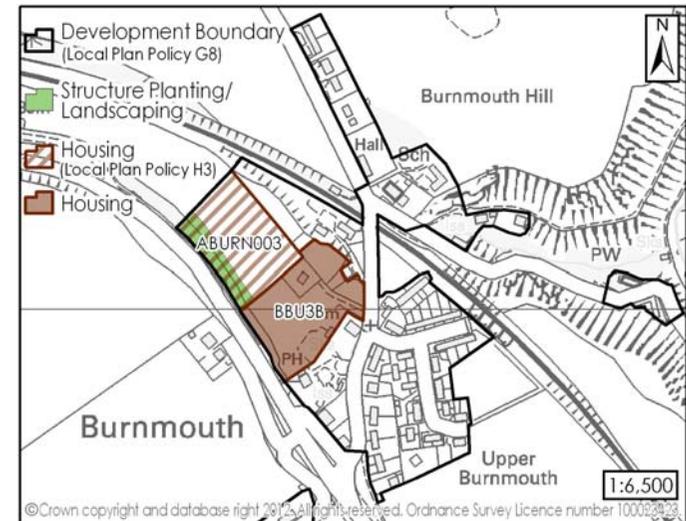


Figure 2 - Policy Context

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### Site Analysis

**Lyall Terrace II** is currently overgrown grassland with an informal path running through it. The site is essentially a continuation of the Lyall Terrace site, allocated in the Adopted Local Plan (2008), which lies immediately to the south-east. The Lyall Terrace site has 4 detached housing units built on it and there is an access road running south-east to north-west; this road would lead from the Lyall Terrace II site to the A1107, through the village and on to the A1.

For Lyall Terrace II the south-west and north-west boundaries follow the settlement boundary of Burnmouth, as designated in the Consolidated Local Plan. They also bound the A1 and a further area of overgrown grassland respectively. The north-eastern boundary follows a fence-line which separates the site from the verge to the East Coast Main Line. The south-eastern boundary is with the Lyall Terrace site, there is a fence which separates the sites.

The site slopes fairly steeply from the south-west to the north-east. The access road runs to a gap in the fence at the centre of the south-eastern boundary



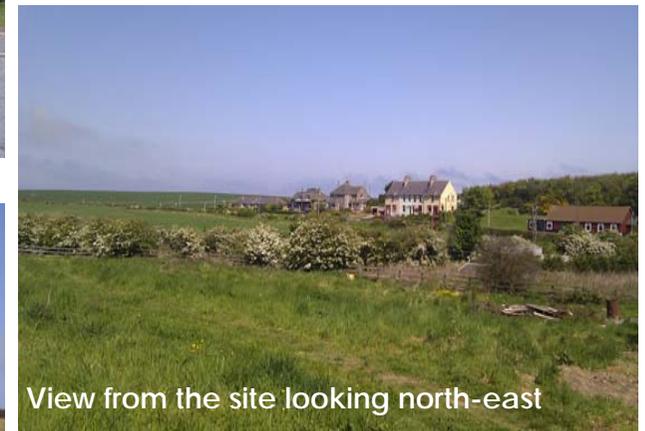
Entrance to Lyall Terrace from A1107



Entrance to the site at south-eastern boundary



View from the site looking north-west



View from the site looking north-east

Views from within and to Lyall Terrace II (ABURN003)

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Photos of building characteristics within the village



### Opportunities and constraints

#### Opportunities

- There are no special features on the site to be safeguarded, making it relatively easy to develop
- the site has good vehicular access to the A1107, through the village and on to the A1
- there is the possibility for a range of housing units to be developed on the site
- development of housing units will be able to take advantage of long views to north, north-east
- property orientation could benefit from a south, south-east orientation
- the site is not prominent from the A1 due to the existing tree belt and slope

#### Constraints

- The residential amenity of existing residential properties within the vicinity would need to be protected
- the site should be permeable to allow the informal circular path through the site to be used by the community
- the site is prominent from the A1107 on the entrance to the village from Eyemouth

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### Development Vision

The aspiration is to develop a high quality housing development that is responsive to the local context and is comparable to the best examples of new build housing in the village.

The following must be considered, as identified in the Development Vision, Figure 3 (p5):

- the site is to be accessed via Lyall Terrace, which in turn links to the A1107, running through Burnmouth, from the A1 to Eyemouth
- a pedestrian link through the site should be provided to allow the informal circular route to continue to be used by the community
- structure planting along the south-western boundary, which screens the A1 from the site, should be retained and enhanced to create distance from the A1
- use of appropriate styles of high quality boundary treatment in order to help frame spaces, improve landscape amenity within the site, and protect residential amenity of existing properties
- the long-views north, north-east should be considered in the orientation of properties
- the position of the sun through the day should be considered in the orientation of properties
- the site slopes from the south-west to the north-east
- 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
- 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
- the site is prominent from the A1107 on the entrance into, Burnmouth, from Eyemouth

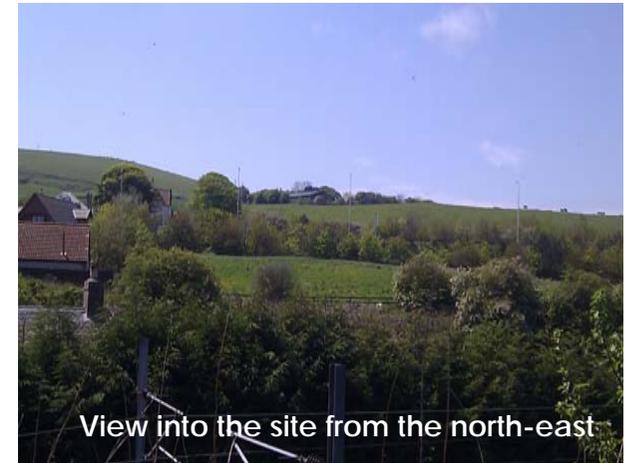


Figure 3 Development Vision

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### Development Contributions

- Affordable Housing - 25% on site provision in compliance with the Affordable Housing Supplementary Planning Guidance
- Education and Life Long Learning - A contribution to the new Eyemouth High School and extension of Eyemouth Primary School will be sought. The current figures required are:
  - ⇒ Eyemouth High School - Unitary charge of £3921 per house and £588 per flat
  - ⇒ Eyemouth Primary School - Extension rate of £2788 per market house and £418 per market flat  
*(please note these figures will be reviewed annually on 1 April)*



### 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
- Drainage Impact Assessment - looking at impact on the catchment area and waste and surface water drainage solutions
- SUDS scheme for treatment of surface water run-off



Relevant views associated with Lyall Terrace II

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