

# Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

West Eildon, Eildon  
Draft Mini Planning Brief

June 2011



# West Eildon, Eildon Mini Planning Brief

## Introduction

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

## Local context

Eildon is located 1.7 miles to the south east of Melrose and 0.6 miles to the north east of Newtown St Boswells. The site is located on the north-western edge of the village.

## Policy context

### Structure & Local Plan

Eildon 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 Consolidated Local Plan will be applicable to this site including 'Principle 1-Sustainability', 'EP1- National Scenic Areas', 'G1-Quality Standards for New Development', 'G5- Developer Contributions', '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'.

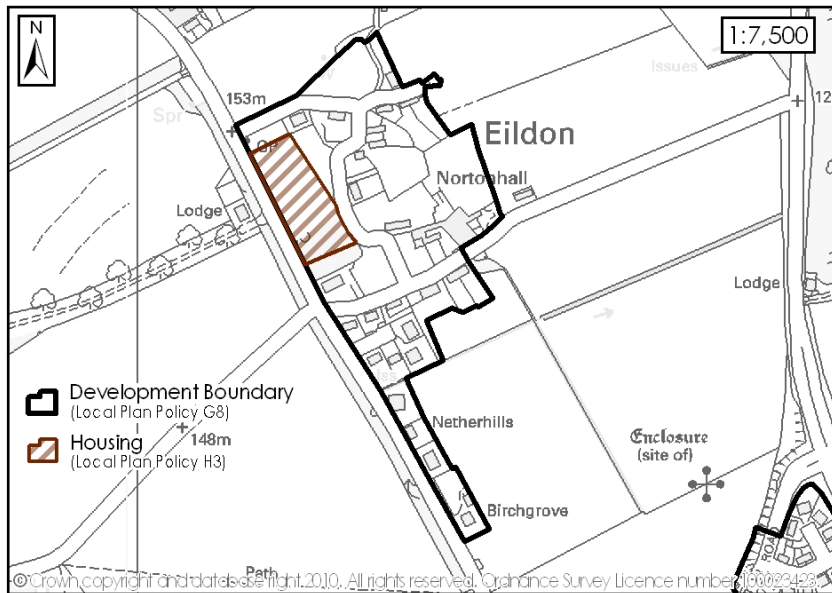


Figure 1-Local Context

Figure 2-Aerial Image of Local Context

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## Site Analysis

The site is located within Eildon, where the character of the village is established by an irregular cluster of houses and cottages. These are a mixture of one, one and a half and two storey properties finished in sandstone, harl and slate for the most part.

The site, which would require new access provision, is currently an enclosed grassy area with young ornamental trees planted within. The eastern and western boundaries of the site are defined by an existing hedgerow with roads beyond, to the south there are existing trees with detached modern housing beyond and to the north there is a grassy area with paved path an existing large shed and a mature coniferous hedge with a road beyond.



Figure 3 Housing in Eildon



Figure 4 Views from within site



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Courtyard form at Eildonbank

Figure 5 Illustration of opportunities and constraints



Row form, Eildon Cottages



Boundary Planting

### Opportunities

- The existing hedges on the boundaries of the site should be retained and enhanced where possible.
- The design and layout of the new buildings should take advantage of the south-easterly aspect of the site to make best use of the microclimate to reduce energy usage
- There are no special features or constraints on this site, making it relatively easy to develop.
- The site is large enough to accommodate a scheme which would be in character with other houses in the village, with potential for row housing and/or a courtyard form.

### Constraints

- The site is located within a National Scenic Area and development should be sympathetic to this and integrate well with the character of the existing settlement.
- Existing woodland planting in the south of the site should be conserved to contain the site and provide amenity space. Mature trees in the south of the site should be retained where possible
- Vehicular access should be taken from the road to the west and a pedestrian link provided to the minor road in the east.
- The residential amenity of existing residential properties within the vicinity would need to be protected. This requires additional planting to screen northern boundary

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## Development Vision

The aspiration is to create a high quality housing development that is responsive to the local context. Careful consideration is required of the relationship between the new development and the existing properties within the village.

It is envisaged that a linear development incorporating linked units where possible would be an acceptable manner to develop the site, although a courtyard style element would also be appropriate. Any development should consider the following:

- In terms of **layout, orientation, construction** and **energy supply**, appropriate measures must be taken to maximise the efficient use of renewable energy and resources and the incorporation of sustainable construction techniques. An example of this could be a housing layout which uses the south-easterly aspect to maximise solar gain.
- The **design (scale, massing, form and materials)** and **density** of the development should take reference from the settlement pattern of the village. Overly engineered accesses should be avoided and shared surfaces should be considered. Housing design should consider using slate and harl with possible combination with sustainable materials such as timber. Scale should be in proportion to the village context, one and a half storey would be preferable.
- The new houses must create a positive and attractive frontage. The **building frontage** should define the key entrance and arrival into the site, creating a definitive **sense of place**.
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity of the site
- Appropriate **structure planting** along the northern boundary in order to provide an attractive settlement edge.
- The footway and street lighting on the old main road (western edge) will have to be extended to site accesses. Passing places will have to be provided on the minor public road leading directly to the A68.
- Currently sewage provision is private, connection to the public system would require discussion with SEPA and Scottish Water.

Production of a development vision should take into consideration the Placemaking and Design SPG, particularly chapter 5.4 'Design action points: Up to 10 houses within a town or village'



Figure 6 Development Vision– for illustrative purposes only

## Development Contributions

Development Contributions are likely to be sought to assist with the provision of:

- Affordable Housing– potentially on site at a rate of 25%
- Education and Lifelong Learning– towards the new high school at Earlston and proposed new primary school at Newtown St Boswells
- Waverley Railway line re-instatement project
- Access contributions depending on the nature and extent of development proposals submitted

## 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.
- Landscape plan.