

THE PLANNING BACKGROUND

Archiestown has experienced limited development in recent years. The site at Roys Croft identified in the previous Local Plan has been the focus of new house building activity and two vacant plots remain.

CHARACTER OF THE VILLAGE

The village retains much of its original planned layout, and the character of Archiestown is very much that of a quiet, attractive, rural village with The Square as its focal point. Most of Archiestown is designated as a Conservation Area, but the scale of development experienced has meant that few problems have arisen and the original part of the village remains largely unaltered. On several occasions Archiestown has won the award of Best Kept Village.

OBJECTIVES

- (i) To conserve Archiestown as an attractive rural village.
- (ii) To promote housing developments to meet local demand.

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commuted Payments' in Chapter 7 may also apply.

ENVIRONMENT

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 The Square

Provides an attractive focal point for the village and should be retained as it is.

ENV2 The Playing Field

Should be retained as such.

Conservation Area

The governing local plan policy for development within Conservation Areas is L/ENV15 in Chapter 2. (Listed Buildings are controlled under policy L/ENV14).

The majority of the village is designated a Conservation Area. Even outwith the Conservation Area, new development should be sympathetic to the rural character of Archiestown and respect the scale, materials, building line etc. of existing properties.

HOUSING

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply depending on the size and location of the development.

To meet objective (ii), but still respecting the scale of the village, the following sites offer potential for residential development.

R1 East End

A small site at the east end of High Street with road frontage which could accommodate 3-4 house plots. This is a prime site on the main eastern entrance to this historic village and therefore extra care must be taken with the positioning and design of individual houses, so as to reflect the character, appearance, detailing and finish of the local traditional domestic architecture. Houses must adopt a single building line consistent with the existing houses to the west and the design policy for housing in the countryside and the associated "gable formula" will apply. Wastewater sewers are available.

R2 The Square

The conversion of disused buildings in the Square for houses/flats, or possibly housing for the elderly would bring back to use an important feature, and help upgrade its amenity. Planning consent was granted in August 1997 for the renovation of three cottages and erection of four new houses on this site. Being within the Conservation Area, any alterations will require to be in keeping with the traditional form of the building, and to comply with Conservation policy. Wastewater sewers are available. Private surface water disposal by soakaways should be investigated.

R3 North Lane

This site extends to 0.57 hectares and could accommodate up to 5 houses. The site should be developed in character with the "grid" layout of the village. Building lines should be staggered and a lane incorporated between the houses to link with the lane between 29 and 31 High Street. Although just outwith the Conservation Area, proposals should provide for buildings of a character and scale in keeping with the local traditional architecture for the village. The design policy for housing in the countryside and the associated gable formula will apply. All trees lining North Lane must be retained and additional trees required to be planted on the frontage of plots to the west of the site to complete the tree lined avenue. Boundary enclosure must be by natural stone dykes.

WASTE WATER TREATMENT

The village treatment works has spare capacity for around 30-40 houses, and while the sites designated are likely to provide considerably less than that total, the situation will require to be monitored. Any future development will have to be drained on a separate system.

