

**PLANNING BRIEF**  
**SUPPLEMENTARY PLANNING GUIDANCE**

**AUCTION MART SITE (Existing)**

**NEWTOWN ST BOSWELLS**



**March 2007**

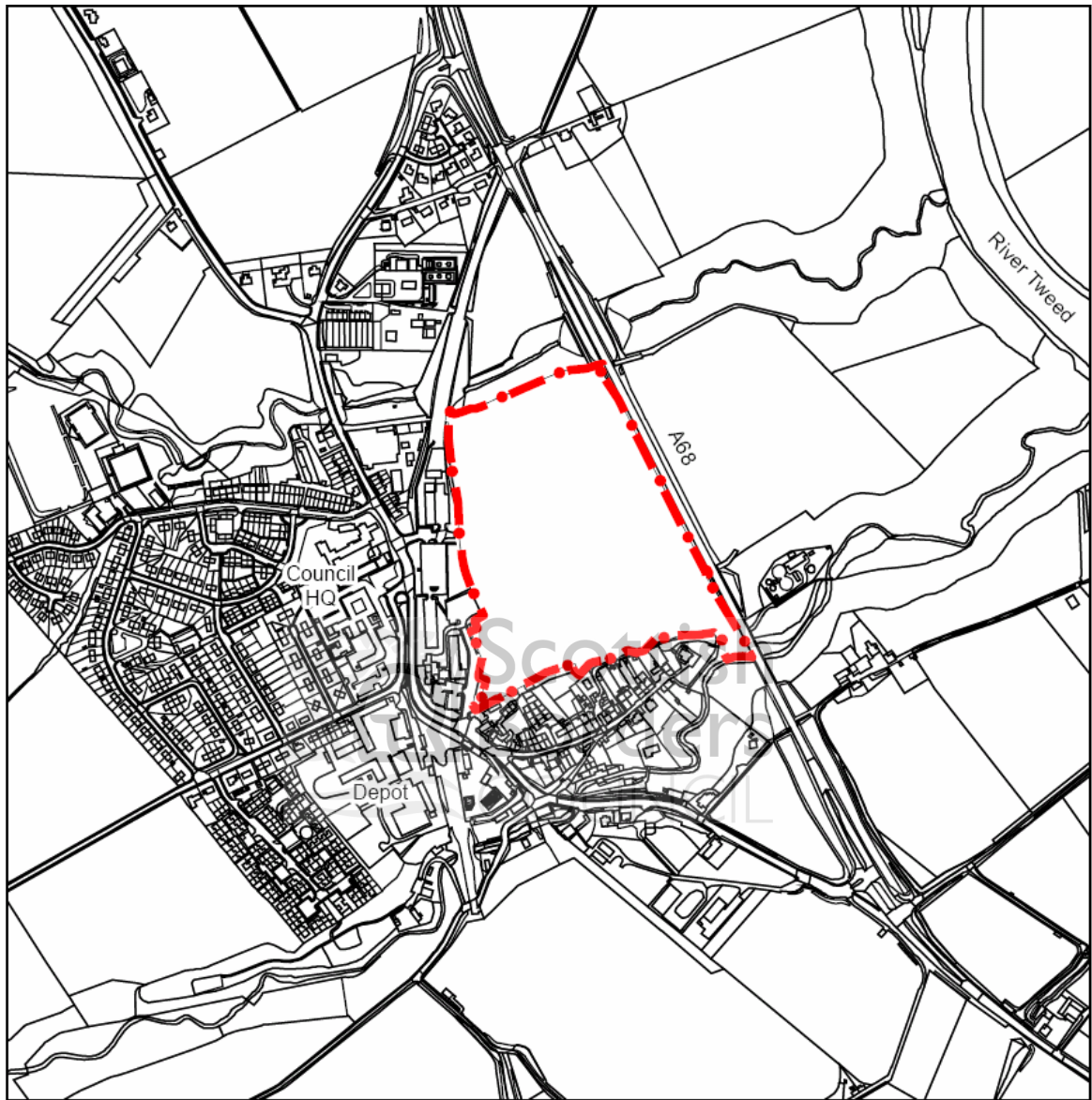
# Index

	Page No.
<b>Indicative Site Boundary</b>	1
<b>1 Introduction</b>	2
<b>2 Site Description and Context</b>	
• Site Description and Land Use Classes	2
• Site Context and Visual Characteristics	4
• Site Planning Considerations	6
• Design Statement	8
<b>3 Urban Design Objectives</b>	
• Objectives	10
• Landscaping	12
• Preferred Concept for the Expansion of the Village Centre	12
• Form	13
• Materials and Detailing	13
<b>4 Open Space System</b>	
• Open Space	14
• Play Space	15
<b>5 Other Environmental Aspects</b>	
• Building Retention	18
• Archaeology	18
• Ecological Impact	18
• Energy	19
<b>6 Housing</b>	
• Product and Mix	20
• Affordable Housing	20
<b>7 Education</b>	20
<b>8 Shopping and Health</b>	20
<b>9 Movement</b>	22
<b>10 Water Resources and Waste Management</b>	23
<b>11 Developer Contributions and Conditions</b>	24
<b>12 Summary of Information to be Submitted with a Planning Application</b>	25
<b>13 Related Material / Contacts</b>	27

## List of Illustrations

		Page No.
	Indicative Site Boundary	1
Plan 1	Visual Characteristics	3
Plan 2	Site Planning Considerations	5
Plan 3a	Concept	7
Plan 3b	Density Map	9
Plan 4	Existing Retail Use	11
	Views of Village Centre	16
Plan 5	Scenic Area Map	17
Plan 6	Area for Coordinated Highway Design	21





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0 50 100 200 Meters

Auction Market, Newtown St. Boswells  
**INDICATIVE SITE BOUNDARY**

Key

 Site Boundary



Note: All plan scales contained within this Brief are annotated 'Meters' due to the GIS software used to replicate them being from the USA in origin. Reference to all 'Meters' in this document are to be read as 'Metres'.



## **1 INTRODUCTION**

- 1.1 This Brief sets out the main opportunities and constraints relating to this site, and is intended to create a framework for its future comprehensive development within the forthcoming Local Plan period (5 years from the anticipated date of Adoption 2007). The Brief identifies where detailed attention to specific issues is required and where developer contributions will be sought.
- 1.2 The Brief should be read alongside relevant national and local planning guidance, a selection of which is provided within this document.

## **2 SITE DESCRIPTION AND CONTEXT**

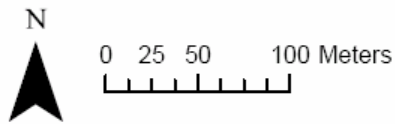
### **Site Description and Land Use Classes**

- 2.1 The site, approximately 9.6 Ha, is currently in agricultural/commercial use and is situated on the eastern fringe of Newtown St Boswells. The site slopes gently North to South with an area to the South East falling away to an underpass below the A68 Trunk road and beyond to the River Tweed.
- 2.2 The site is not formally allocated for development, but is within the village boundary as defined by the Scottish Borders Local Plan: Finalised (December 2005). It is considered appropriate for a mixed use development comprising predominantly residential, plus commercial (Classes 1, 2 and 3) and ancillary community facilities (such as Class 10) and a medical healthcare facility. A limited amount of small business development (Class 4) could also be appropriate. Part of the site lies within the Eildon and Leaderfoot National Scenic Area and an Area of Great Landscape Value. Sites of Special Scientific Interest are situated to the north and south eastern edge of the site (See Plan 5 below).
- 2.3 The sites use classes will be predominantly for housing but other uses that may be clustered and permitted around the perimeter of the proposed village square/green are as follows;
  - **Class 1 – Shops**
  - **Class 2 – Financial, professional or other services**
  - **Class 3 – Food and Drink**
  - **Class 4 – Business**
  - **Class 9 – Houses**
  - **Class 10 – Non-residential institutions**
  - **Sui generis – Medical healthcare facility**



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Auction Market, Newtown St. Boswells  
**PLAN 1 - VISUAL CHARACTERISTICS**

**Key**

- |                     |                             |
|---------------------|-----------------------------|
| Site Boundary       | Listed Building             |
| Existing Woodland   | Public Realm                |
| Panoramic View      | Core Townscape Quality Area |
| Main Road Near Site |                             |

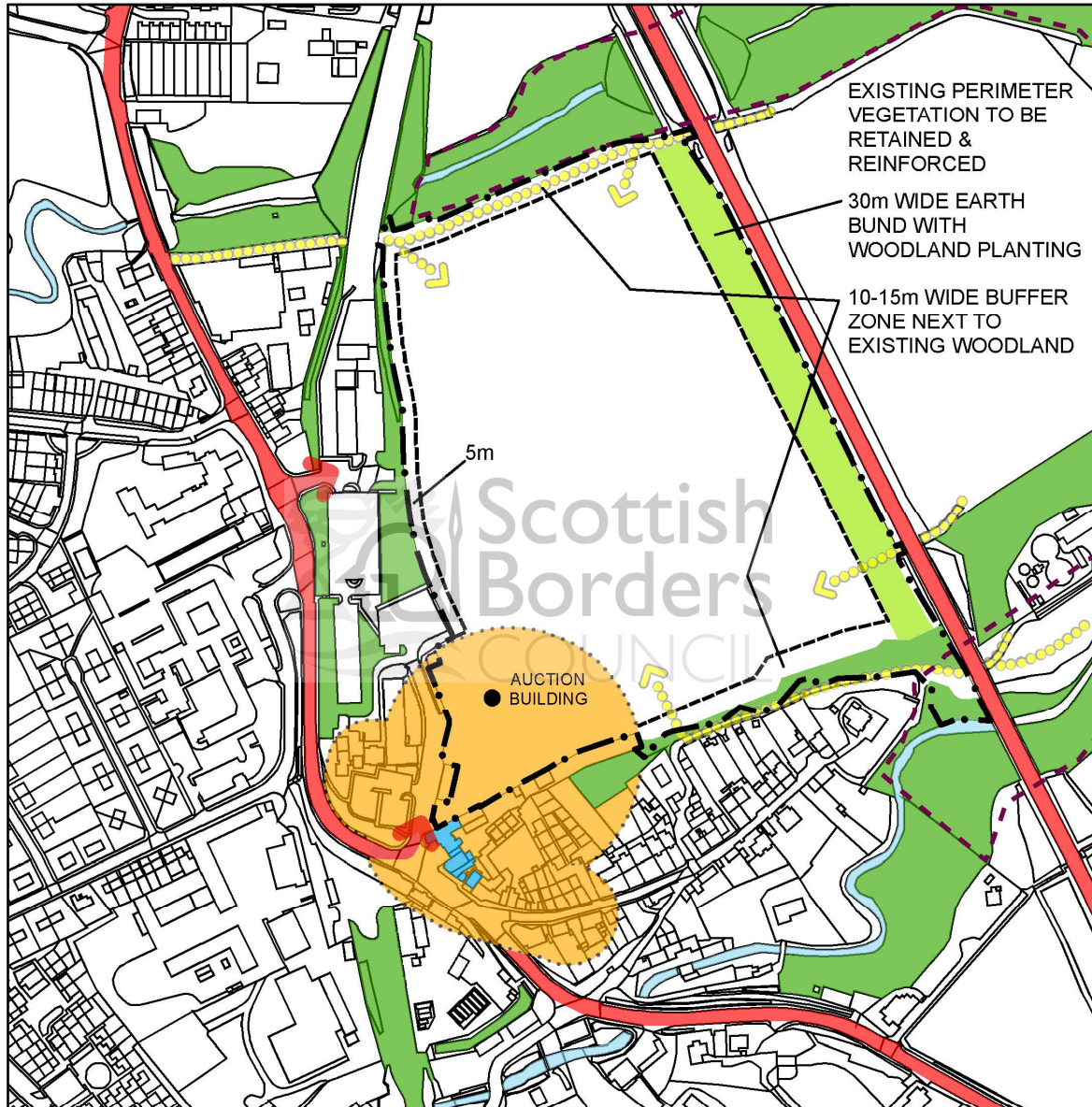
## Site Context and Visual Characteristics

- 2.4 Newtown St Boswells is located on relatively flat land to the west of the River Tweed near the south eastern slopes of the Eildon Hills. Most of the village is concentrated on land between two steep sided, largely wooded burns that run down to the Tweed, often referred to as Deans (or Denes). The Dean of the Sprouston Burn to the north and the Bowden/Newtown Burn to the south are important features to the layout of the village, setting partial limits to northern and southern expansion of the built up area.
- 2.5 The Auction Mart site has clearly defined visual characteristics. The Deans, with their associated woodland, form visual boundaries along the northern and southern boundaries. The eastern roadside (A68) boundary is partially contained by a roadside hedge, road banking and sporadic young tree cover. The western boundary is more irregular but also has visual containment provided by recent woodland planting to the east of the Council car parks on the former railway embankment. The southern end of the site is contained by some industrial units, the Co-op retail store and Health Centre.
- 2.6 Long views out of the site are predominantly to the west and north west, towards the National Scenic Area of the Eildon Hills (see Plan 5 - page 17) and to the east and north east towards Bemersyde and the Wallace Statue. Both these views are of high scenic value and contribute to development quality and a unique sense of place. In return, the site is therefore also highly visible from the Eildon Hills and from the Wallace Statue. The south east corner of the site is most visible from both vantage points. Considerable care needs to be taken so that the form of development within the site (including roof form, material and colour) does not detract from the overall quality of the designated areas.
- 2.7 In addition, there are shorter-range passing views of the site from travel in both directions on the A68, with the existing vegetation providing only partial screening. The A68 is a key thoroughfare to and through the Borders. The sensitive treatment of the eastern edge of the site is, therefore, critical. Layout must avoid property backs facing directly onto the A68.

Sprouston Burn and part of Bowden Burn are Sites of Special Scientific Interest (SSSI – see Plan 5 below) and form part of the Borders Woods Special Area of Conservation (SAC). Both Burns also drain to the River Tweed SAC and SSSI. The Local Planning Authority and Scottish Natural Heritage will thus need to be satisfied that suitable layout, design and controls during and after construction are utilised to prevent contamination of these sites of national significance (see also Section 10 below).

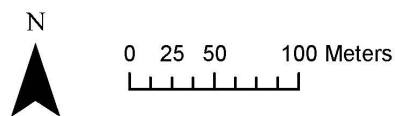
***See Plan 1 opposite***






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**Auction Market, Newtown St. Boswells  
PLAN 2 - SITE PLANNING CONSIDERATIONS**

**Key**

- |   |  |
|---|--|
|  Site Boundary         |  Site Special Scientific Interest |
|  Existing Woodland     |  Village Core                     |
|  Buffer Zone Along A68 |  Listed Building                  |
|  Main Road Near Site   |  Pedestrian Access                |
|  Vehicular Access      |  |

## **Site Planning Considerations**

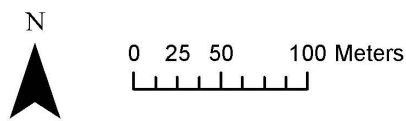
- 2.8 Given the sensitivities identified above, several actions are required to avoid and to mitigate potential impacts from new development.
- 2.9 The existing perimeter vegetation should be retained and strengthened. In addition to any necessary tree protection measures, a northern buffer zone of at least 10-15m, a southern buffer zone of 10-15m reducing to 5m and a western buffer zone of 5m should be reserved next to the existing woodland areas to prevent problems of root disturbance, shading of buildings and garden areas, windblown hazard from falling branches etc. Refer to paras 3.17-3.19 below for further guidance and BS Standard.
- 2.10 The eastern boundary should be strengthened to provide both visual and acoustic screening between the main road and the site developments. An earth bund of 30m width with woodland planting should be formed and contoured to natural profiles, not exceeding 2m in height. This will address the needs of both Scottish Natural Heritage and the Local Planning Authority to soften the impact of new development on the National Scenic Area/area of Great Landscape Value. This planted edge may need to be supplemented with an acoustic fence adjacent to the highway. Noise assessments will determine the design and placement of any acoustic barrier, which will also need to be carefully integrated and screened by roadside planting and provision made for its long-term maintenance. The exact width of this eastern strip may vary, but should ensure visual separation between the A68 and any development/plot boundaries, enable ease of maintenance for the landscape strip, accommodate the earth bund and enable noise attenuation to acceptable levels. As a guide to design the Scottish Executive's Design Guide for Roads and Bridges can be utilised (Volume 10a - Environmental Design, Section 5 – Design Guide for Environmental Barriers and Volume 11 – Environmental Assessment, Section 3 – Environmental Assessment Techniques).
- 2.11 The woodland planted buffer zones should comprise native trees and shrubs, with the latter planted at 1.0m centres. A full landscape scheme should be submitted with any detailed planning application to identify the planting plan showing species mix, density, plant specifications, guarding, stakes, any fencing, and ground preparation/workmanship details. The landscape scheme must demonstrate how it is coordinated with levels, underground services, lighting and development proposals.
- 2.12 No such wooded or planted corridor areas (as shown on Plan 3, page 7) will contribute to the open space requirement which serves either the play or casual recreation/amenity open space requirements.
- 2.13 Due consideration of the impact of rainwater run-off from the proposed bund/planted corridors on both the Sprouston and Bowden Burns will be required to minimise the environmental impact and to mitigate flash flooding and bank erosion. This will form both part of the Drainage Impact Assessment and Ecological Impact Assessment for the Borders Woods SAC and River Tweed SAC (see Sections 5 and 10 below).
- 2.14 All open space and landscape/buffer/planting areas should include arrangements for their aftercare in perpetuity (see CABI reference in Section 13 below).

***See Plan 2 opposite***



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**Auction Market, Newtown St. Boswells  
PLAN 3A - CONCEPT IDEA**

**Key**

Site Boundary

High Density Mixed Use

Village Square

Village Green

Open Space

Planted Corridor

Woodland Corridor



## **Site Planning Considerations (Continued)**

- 2.15 The form and nature of the new development should be of a character, in terms of built mass, structure and materials that fits into the existing fabric of the village. Development heights should therefore range from one floor (plus roof space rooms) to not more than two floors (with possible roof space rooms). Three floor development may be appropriate in the high density zone (see Plan 3a opposite). Large building masses should be subdivided by use of the highway network, squares, open spaces and tree planting. One potential way to achieve this would be to extend open space/planted corridor links from the site perimeter into the site. A single traffic calmed vehicular crossing over each green way is acceptable.
- 2.16 The buildings within the development should be carefully orientated to take advantage of both sunlight and the high quality views to the north west and north east. This may also be achieved, for example, by providing adequate open space on the west side of west-facing buildings to allow views of the Eildon Hills.
- 2.17 The highest density area of development should be in the south west site corner where the extension to the village centre will include mixed uses around a new village green/square. Newtown aspires to a village centre green. However, clearly any open space surrounded by built up areas needs to be suitably designed and surfaced to suit its intended function, whilst being capable of multiple use and providing an attractive village asset at all times.
- 2.18 It will be for the detailed planning application to clearly demonstrate which type of green or (hard surfaced) square is most appropriate. Nevertheless, there remain opportunities to pursue both options, both within and immediately beyond the boundary of this Brief. A Newtown St Boswells village concept plan will explore this further and in greater detail outside the terms of this Brief.

***See Plan 3A opposite***

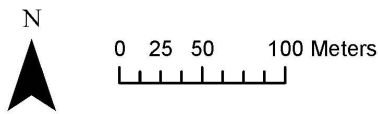
## **Design Statement**

- 2.19 A Design Statement (in accordance with PAN68: 'Design Statements'), containing a written statement and supporting illustrative material including scaled plans, will be required and should demonstrate an integrated approach to architectural, landscape and infrastructure design appropriate to the site context.
- 2.20 The Statement should set out how new planting, lighting, services, routes, the retention of existing vegetation and new and proposed levels are to be fully integrated and should set out the proposed palette of materials to be used across the development. The Statement should also cover:
- The form and layout of the development and its relationship to surrounding buildings and use.
  - The form, scale, external finishes and essential fenestration of any buildings and structures.
  - The nature of all boundary treatments and ancillary works.
  - The relationship between buildings and both private and public open space.
  - Existing and proposal levels.
  - The relationship to the views to and from the Eildon Hills and Wallace Monument.



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**Auction Market, Newtown St. Boswells  
PLAN 3B - CONCEPT IDEA AND  
DENSITY MAP (DWELLINGS/Ha)**

**Key**

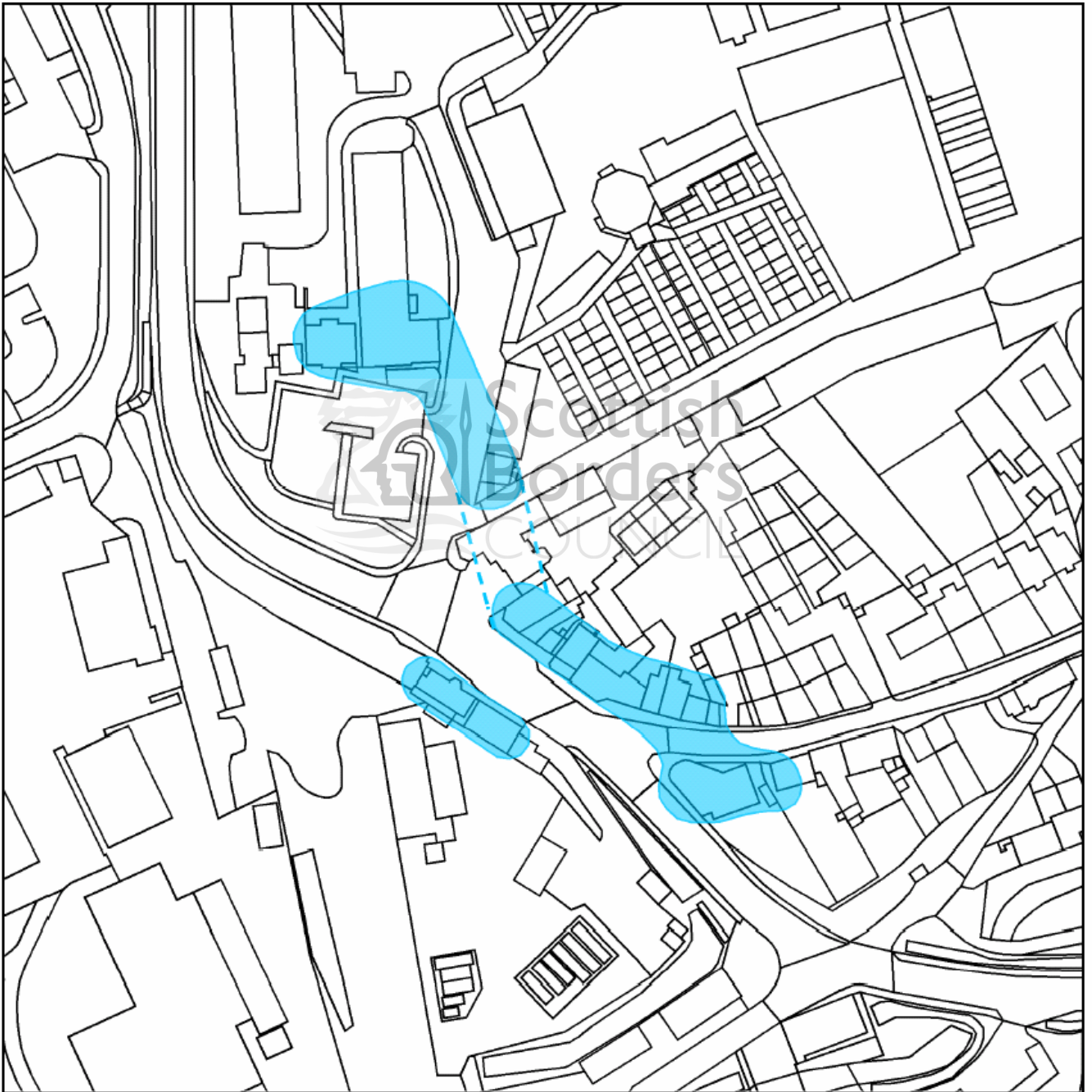
- |   |                |                   |
|---|----------------|-------------------|
| Site Boundary                               | Village Square | Planted Corridor  |
| High Density Mixed Use                      | Village Green  | Woodland Corridor |
| Medium Density Development Averaging 40 dph | Open Space     |                   |
| Lower Density Development Averaging 30 dph  |                |                   |

### **3 URBAN DESIGN OBJECTIVES**

#### **Objectives**

- 3.1 A distinctive and sensitive scheme will be designed with clear, high quality architectural and landscape design that integrates with and enhances the existing settlement. Integral with the development will be the provision of amenity open space, located so as to optimise views of the Eildon Hills, to foster interaction between people and to allow for recreation (see Plan 3B).
- 3.2 A clearly defined design approach which supports the principles of sustainability and enables the village centre to mature and become more cohesive in form.
- 3.3 A village square/green which provides a new focal point for the village and achieves a strong 'Sense of Place' by integrating the development into the existing fabric of the village.
- 3.4 A consistently formed road system within a public realm and landscape theme with a clear, distinctive character for each component of the design.
- 3.5 An appropriate form of urban and sub-urban housing in which the impact of parked cars, both in terms of road layout and parking spaces, is minimised.
- 3.6 A higher density form of urban development towards the village centre with frontages facing onto the village square and greens/open spaces/landscaped areas, which integrates mixed use commercial development, including relocated and expanded medical and retail provision. An overall density range between 30-40 dwellings/hectare would appear appropriate.
- 3.7 A route network that facilitates convenient, direct and attractive links between the site, the village centre and open space networks for pedestrians and cyclists.
- 3.8 Provision of minimum impact, safe and efficient vehicular access, which serves the needs of the community and adheres to the principles of 'PAN 76 – New Residential Street' design standards.
- 3.9 A legible route network that creates special identity between discrete development areas of the site and which highlights connections with the established centre of Newtown St Boswells.
- 3.10 A network of linked amenity and play spaces connected to the existing village centre.
- 3.11 Open space, access and parking areas that are overlooked by habitable rooms providing for natural surveillance and minimising opportunities for anti-social behaviour/crime (see references). Rear gardens should abut rear gardens, with secure side gates to reduce burglaries from rear property entry.
- 3.12 Clear provision for the avoidance of light spillage/pollution and glare arising from the lighting of the development, with building-mounted lanterns wherever possible.
- 3.13 Avoidance of clutter through an integrated approach to street naming on buildings/permanent boundaries, planting and other street furniture. All gas/electricity meters to be outside the properties, in ground-mounted units, reducing opportunities for entry by deception and reducing visual clutter.





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0 5 10 20 Meters

**Auction Market, Newtown St. Boswells  
 PLAN 4 - EXISTING RETAIL USE**

**Key**

 Existing Retail Use

## **Objectives (Continued)**

- 3.14 Avoidance of rear property boundaries that abut the public realm, including highways, open space/landscape areas, and maximisation of casual surveillance from habitable rooms towards open space/play/landscape areas and important transport corridors.
- 3.15 Integration of existing and proposed planting with lighting, surfacing, levels and service details.

## **Landscaping**

- 3.16 The northern, western and southern buffer zones should be planted with new structural planting comprising native trees and shrubs, sensitively designed in the context of adjoining properties and subject to topography and the issues identified in paragraph 2.9 above.
- 3.17 Landscape planting and appropriate boundary treatment is required to protect the eastern perimeter adjacent to the A68. It is proposed that suitable excavations arising from the works could be graded as a stable mound and be planted with new structural planting comprising native trees and shrubs. A buffer zone of approximately 30 metres is recommended, subject to topography and the issues identified in paragraph 2.10 above.
- 3.18 Buffer zones are based on BS Standard 5837:2005, 'Trees in Relation to Construction' and other relevant criteria, as defined by the Local Planning Authority, and have been designed to protect existing woodland which bisects and lies beyond the site boundaries. Modifications to the identified exclusion areas may be agreed through further discussion between the developer and the Local Planning Authority, subject to detailed information relating to the surveyed location, levels and sizes of existing trees.
- 3.19 Landscape works are required within the buffers (see SBC Landscape Guidance Notes 1 (Tall Screen Tree Planting), 2 (Shrub and Small Tree Planting) and 3 (Hedge Detail), available on request from the Landscape Team (Tel: 01835 825060).
- 3.20 The Local Planning Authority will expect to approve arrangements for the long-term management of all planting/landscape areas and will require commuted payments if public sector adoption is proposed (also see CABE reference, Section 13 below).

## **Preferred Concept for the Expansion to the Village Centre**

- 3.21 Ground level activities within the existing village centre are largely strung along in linear form, framed by the northerly edge of Melbourne Place and to both sides of Old Station Court. The new mart site and the area in front of the existing Co-op, provides an opportunity to achieve a more cohesive centre focused around a village square/green (see para 2.17 above).

***See Plan 4 opposite***

## Form

- 3.22 Development should respect the built form of Newtown whilst addressing microclimate planning (sun/shade/wind) to achieve best sunshine gain/shelter in public open spaces and gardens and to afford solar gain to habitable rooms.

## Materials and Detailing

- 3.23 The materials range and forms of detailing associated with Newtown are listed below with comments. The Local Planning Authority will expect any scheme for the development of the site to adhere to this range:

### To buildings and areas surrounding the village square and green

Roof material	<ul style="list-style-type: none"><li>• 2<sup>nd</sup> Scotch slate / Spanish slate / Welsh slate</li></ul>
Wall materials	<ul style="list-style-type: none"><li>• Red sandstone to frontages and prominent elevations, incl. window and band course detailing</li><li>• Earth red/buff colour 'wet dash' to side and rear elevations</li></ul>
Quoins	<ul style="list-style-type: none"><li>• Red sandstone to edges of stone elevations; smooth faced with a 12" depth of in and out band</li></ul>
Timber works	<ul style="list-style-type: none"><li>• Painted finish, avoiding timber stain finish</li></ul>
Chimney relief	<ul style="list-style-type: none"><li>• Internal chimney breast</li></ul>
Roof pitch	<ul style="list-style-type: none"><li>• Formed with gable width of 6-7m minimum</li></ul>
Eaves/Soffit detail	<ul style="list-style-type: none"><li>• Close eaves or projecting with exposed rafters</li><li>• Barge/soffit to avoid 'box soffit' detail</li></ul>
Boundary materials	<ul style="list-style-type: none"><li>• Red sandstone dado walls with;</li><li>• Cast iron railings; colour Black</li></ul>
Streetscape	<ul style="list-style-type: none"><li>• Natural products and materials</li></ul>

### To buildings and areas outwith the village square and green

Roof material	<ul style="list-style-type: none"><li>• Slim profile concrete rooftile; colour Dark Grey</li></ul>
Wall materials	<ul style="list-style-type: none"><li>• Red sandstone detailing to frontages and prominent elevations</li><li>• Earth red/buff colour 'dry dash' to elevations</li></ul>
Quoins	<ul style="list-style-type: none"><li>• Red sandstone to edges of main elevation/s; smooth faced with a 12" depth of in and out band</li></ul>
Timber works	<ul style="list-style-type: none"><li>• Painted finish, avoiding timber stain finish</li></ul>
Chimney relief	<ul style="list-style-type: none"><li>• Internal chimney breast</li></ul>
Roof pitch	<ul style="list-style-type: none"><li>• Formed with gable width of 6-7m minimum</li></ul>
Eaves/Soffit detail	<ul style="list-style-type: none"><li>• Close eaves or projecting with exposed rafters</li><li>• Barge/soffit to avoid 'box soffit' detail</li></ul>
Boundary materials	<ul style="list-style-type: none"><li>• Brick/block dado walls, dry dashed; pc copes with;</li><li>• Metal railings; colour Black</li></ul>
Streetscape	<ul style="list-style-type: none"><li>• Manufactured products and materials</li></ul>



## **4 OPEN SPACE SYSTEM**

### **Open Space**

- 4.1 The Open Space provision for this site should address:
- i. The significant size of the site, relative to the size of the existing village.
  - ii. The peripheral location of the site in relation to existing facilities to its south/west.
  - iii. The relationship with the wooded Deans running west to east, both to the north and south of the site.
  - iv. Land around Old Station Court already suffers from a variety of traffic movements and currently acts as a barrier for safe pedestrian crossing (especially children, elderly, infirm and disabled people).
- 4.2 As recommended by current national standards, a minimum total open space standard of 60m<sup>2</sup> per household for the on-site provision is required (National Minimum Open Space Standards for New Development SPP11; 2005). This is further subdivided into Open Space and Play Space; of which a minimum of 40m<sup>2</sup> per household is required for Open Space and a minimum of 20m<sup>2</sup> per household is required for Play Space. For clarity, planted buffer strips will not contribute to the open space/play requirements (see para 2.12 above).
- 4.3 The potential to have a publicly accessible village square/green as a new focus for the village is sought (see para 2.17 above). This new focus for outdoor community activities must therefore be designed to accommodate multiple uses, including a range of events. The views of the existing community will need to be considered to identify appropriate end uses.
- 4.4 The design must consider the multiple use of spaces, including the accommodation of formal sports and play equipment, paying attention to the proximity and use of adjoining buildings.
- 4.5 A key part of connectivity between the parts of the open space system within, and beyond, the site needs to include a dedicated walkway/cycleway. These must link the development site to the village centre, to bus stops and, in the case of the walkway, must also link to the adjacent Deans, where agreed with the Local Planning Authority, in consultation with Scottish Natural Heritage.
- 4.6 It will be acceptable for road links to cross the open space network and planted corridors but, where this is necessary, careful design must slow traffic to safe speeds and warn all road users of crossing traffic. The use of speed tables is appropriate.
- 4.7 Access to the wooded Deans is encouraged, and plans should show how this will be achieved. The Local Planning Authority will consult with Scottish Natural Heritage on details submitted.

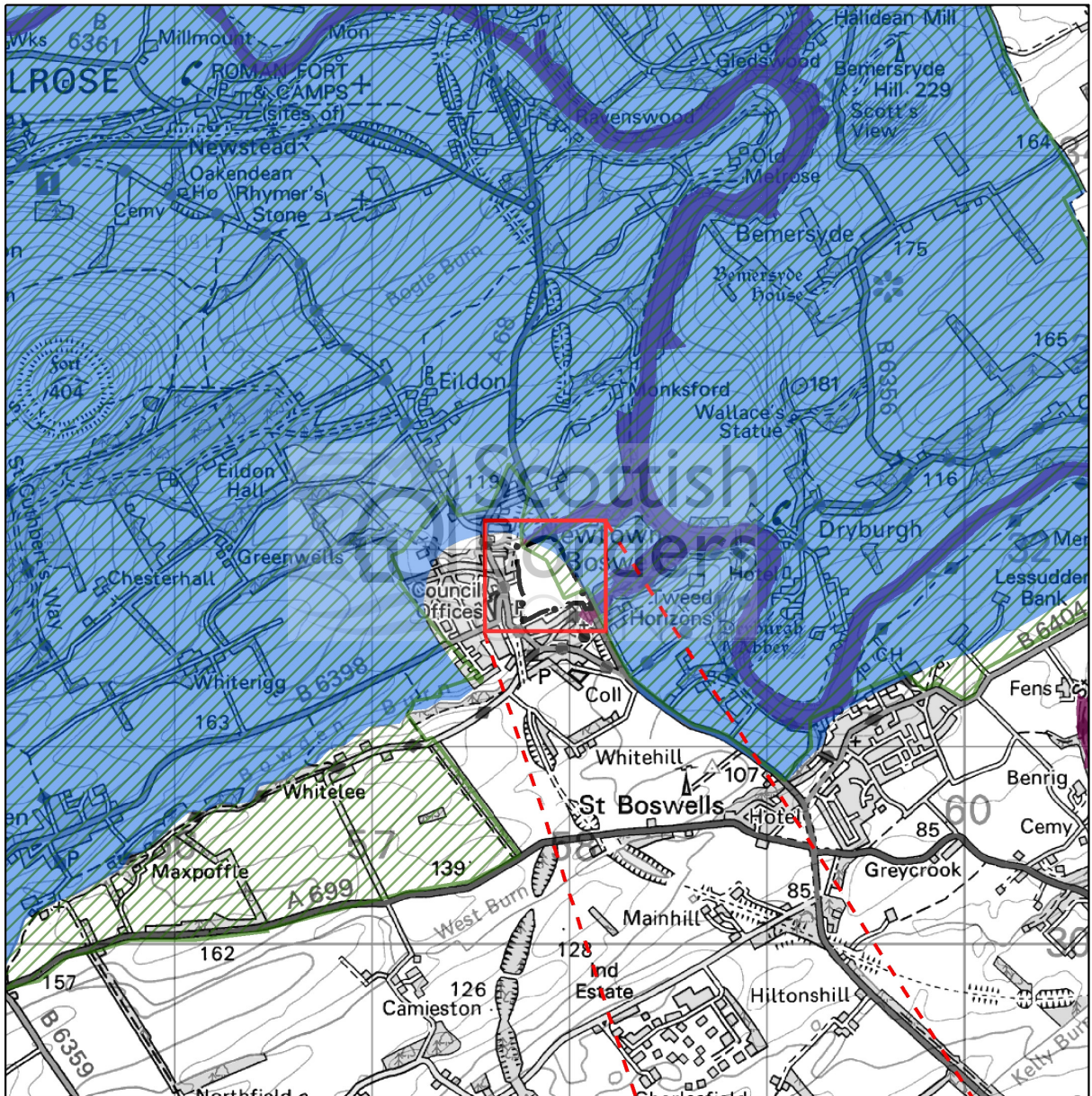
## **Play Space**

- 4.8 Within the future open space network, recreational space, informal play and equipped play areas shall be provided to the minimum standard of 20m<sup>2</sup> per household (also see para 4.2 above). On-site provision to this standard would negate the need for any contributions to off-site play provision for the age groups catered for.
- 4.9 A phased approach to development will lend itself to the creation of at least two distinctly different play spaces, both in terms of size and physical characteristics. Reference should be made to the standards laid out by NPFA guidelines (the 6 acre standard) and the draft guidelines contained within SPP11, specifically in respect of a local equipped area for play (LEAP) together with a small kick-about area. SBC Technical Services (Environmental Services) may seek off-site financial contributions toward formal sports pitches (see contacts Section 13), for which on-site provision would not be possible.



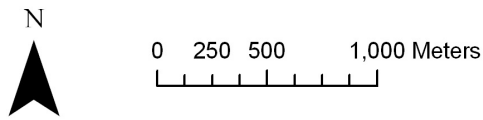
**Newtown St Boswells Village Centre**









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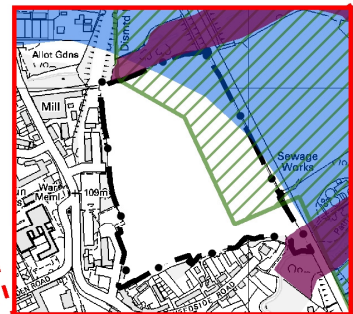
**Auction Market, Newtown St. Boswells  
PLAN 5 - SCENIC AREA MAP**

**Key**

-  Site Boundary
-  Area of Great Landscape Value
-  National Scenic Area \*
-  Site Special Scientific Interest/  
Special Area of Conservation

\* For illustrative purposes only: not to be used for policy decisions. Accurate at 1:50,000.

Site  
Amplified



## 5 OTHER ENVIRONMENTAL ASPECTS

### Building Retention

- 5.1 There are no listed buildings within the environs of the site, although retention of the historically significant, original 'Octagon' auction building is sought. This is to preserve the heritage of the village, provide continuity, a focal point to the development and provide a valuable community facility. Proposals for the sympathetic conservation/integration into new development and re-use of the building in consultation with the local community should be submitted to enable its future use as a focus for the community. Adjacent to the southern area of the site is the Grade C Listed former Station Hotel which has significant visual impact on its surroundings. Any new development must positively complement and enhance the setting of this building.

### Archaeology

- 5.2 The Council has undertaken an archaeological assessment of the proposed site and is satisfied that there is no known archaeology of any significance and, accordingly, no Archaeological Assessment is therefore required.

### Ecological Impact

- 5.3 The site was assessed in the desk-top biodiversity risk assessment study for the Local Plan as a 'major' risk rating (source: Biodiversity Risk Assessment of Local Plan Sites). Areas adjacent to the site are of high biodiversity value. Boundary features, such as hedgerows and mature trees, should be retained. If any sections of hedgerows are removed complementary, compensatory hedgerow planting will be required.
- 5.4 The woodland and water courses to the north and south of the mart site need to be protected by appropriate habitat buffers. Management of waste water and drainage is required to ensure that there will be no significant impacts on the Borders Woodlands SAC/SSSI and the River Tweed SAC/SSSI, through seepage in the long term. To prevent pollution from silt, oil, fuel, debris and building materials during construction, measures will need to be submitted to, and approved by, the Local Planning Authority, in consultation with Scottish Natural Heritage, before development commences.
- 5.5 The size of development proposed requires an Ecological Impact Assessment (EclA) under the Supplementary Planning Guidance for Biodiversity (Contact Andy Tharme, Ecology Officer – see contacts Section 13). This will address boundaries and buildings and must include a bat survey for those buildings intended for demolition, together with a survey of breeding birds to comply with European and national Protected Species legislation. The bat survey and assessment of licence requirements are to be carried out prior to any planning consent being granted. An EclA should also include a survey and impact assessment for reptiles and amphibians (Contact Andy Tharme, Ecology Officer – see contacts Section 13). For clarity, the Preliminary Biodiversity Assessment of Local Plan sites (April 2005, edited July 2006) undertaken for the Local Plan and the desk-top Biodiversity Risk Assessment of New Sites (September 2005) will not meet the detailed requirements of national and European legislation.

### See Plan 5

The developer should identify and implement opportunities for habitat enhancement through the design of SUDS (see Section 10 below) and planting with native vegetation (see 5.3 and Section 3 above).



## Energy

- 5.6 The Scottish Borders Structure Plan (adopted by Scottish Ministers in 2001) Policy 121 “Small Scale Renewable Energy technologies” states:

“Proposals for community and small-scale renewable energy generation (or related techniques) will be encouraged where they have no significant adverse impact on the natural and built environment or amenity of an area.

All developers, whatever the nature of their proposals, will be encouraged to consider the potential to use materials, designs and technologies which either reduce energy consumption or reduce the environmental impact of energy generation when formulating their proposals.”

The Finalised Local Plan (FLP) 2005 Principle 1 (Sustainability) states:

“In determining planning applications and preparing development briefs, the Council will have regard to the following sustainability principles which underpin all the Plan’s policies and which developers will be expected to incorporate into their developments ...”

“... (5) the efficient use of energy and resources, particularly non-renewable sources.”

The FLP Policy G1 (5) states:

“in terms of layout, orientation, construction and energy supply, the development (should) demonstrate that appropriate measures have been 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.”

- 5.7 The FLP Policy D4 states:

1. “Renewable energy developments will be approved provided that:

There are no unacceptable adverse impacts on the natural heritage, including the water, landscape, biodiversity, built environment and archaeological heritage, or that any adverse impacts can be satisfactorily investigated;

2. There are no unacceptable adverse impacts on recreation and tourism, including access routes .....

Developers should demonstrate how they have addressed compliance with these policies.

- 5.8 The development will be expected to comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to make positive provision for on-site renewable energy production, as set out in the forthcoming SPP6 ‘Energy’ and relevant Building Acts. Given the sensitivity of the site to national and local scenic designations, it is recommended that the use of wind turbines is avoided and attention is given to the colour/glare potential of any solar installations (see also para 3.22 above).

## **6 HOUSING**

### **Product and Mix**

- 6.1 The site is to achieve a clear 'Sense of Place' through high quality mixed residential development containing higher density areas in key locations, particularly near the site access at Old Station Court/Melbourne Place (see paras 2.15 and 3.6 above).
- 6.2 Housing must be sensitive to its setting. 'Row housing', together with some semi-detached and detached units, sympathetic to the density of the existing housing stock are appropriate. Some higher density housing/apartments may be appropriate in areas adjacent to the anticipated village square/green (see Plan 3b above). Rural housing, sensitive to its context and of the local vernacular, is acceptable. As a benchmark in layout and urban design, the principles of the Dorset 'Poundbury' development can be referenced whilst respecting opportunities for innovation and use of local design styles and materials. Joint discussions between the developer and the Council's Planning and Road User Group services are strongly encouraged.
- 6.3 A higher density form of development, facing a village square/green, is sought for the south western site entrance and can contain an Affordable Housing element.

### **Affordable Housing**

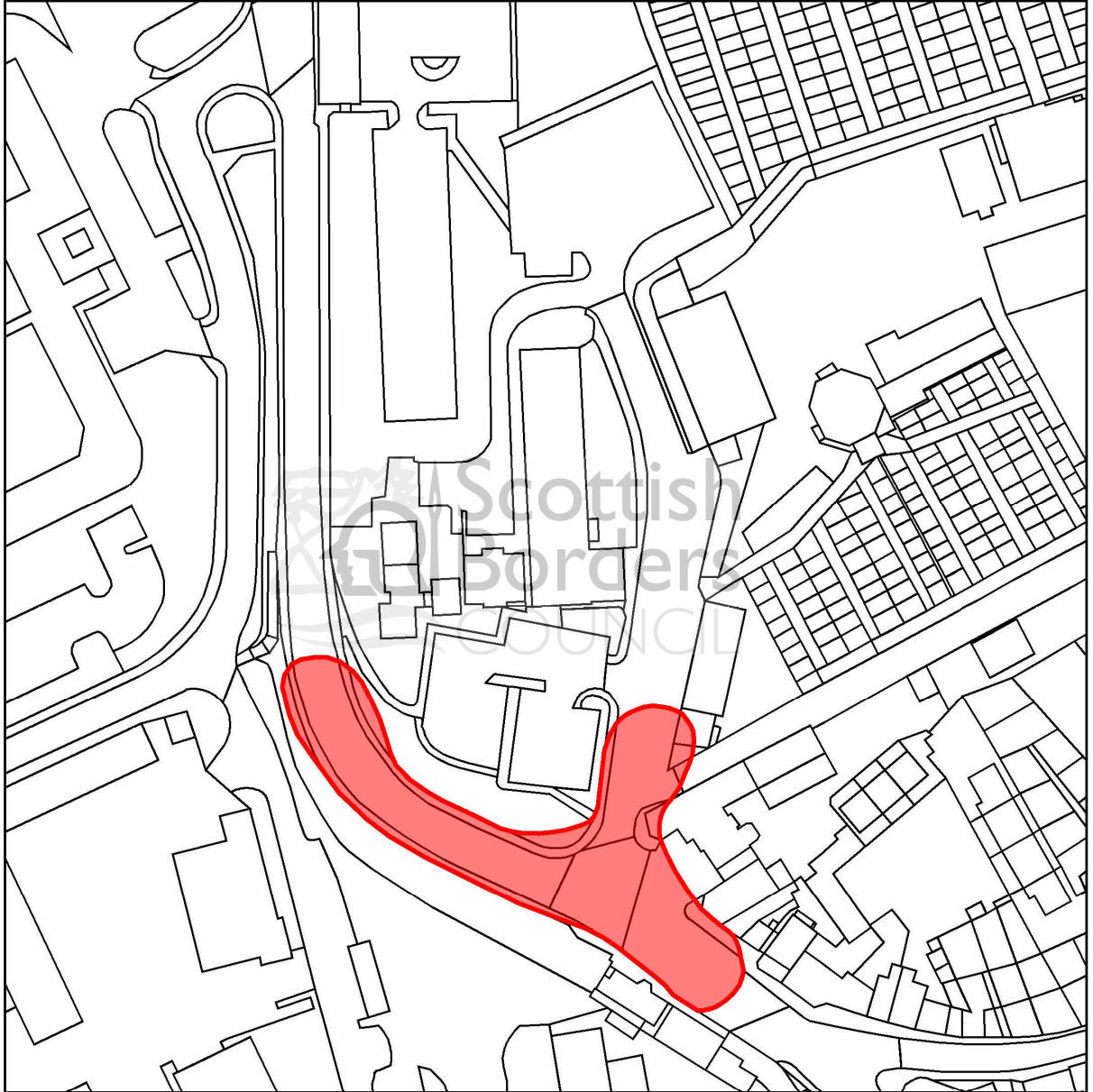
- 6.4 A proportion of Affordable Housing will require to be delivered through the development. On-site provision is recommended. The Council may also consider off-site provision or a commuted payment where appropriate. The Council's definition of 'affordable' is defined in a report to Council (16 September 2004). 30% Affordable Housing is required, as set out in the Strategic Housing Needs Assessment (December 2006). This should be mixed throughout the site, in agreement with the Registered Social Landlord.

## **7 EDUCATION**

- 7.1 Newtown St Boswells is currently served by a local Primary School whilst Earlston High School provides for secondary education. The school catchment area will be reviewed in 2008 and be subject to public consultation at that time. Developer contributions will require to address any deficiencies in education provision caused by the development on the balance of housing that exceeds the existing school capacity. The Council has adopted a pupil product ratio of 0.4 pupils per new home for forecasting expected demand (contact the Development Negotiator, Jon Bowie – contacts Section 13).

## **8 SHOPPING AND HEALTH**

- 8.1 This Brief accommodates proposals to relocate and expand the existing medical facilities and for new retail, all within the development site, adjacent to a village square/green.



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**Key**

 Area for Co-ordinated Highway Design

Auction Market, Newtown St. Boswells  
**PLAN 6 - AREA FOR CO-ORDINATED  
HIGHWAY DESIGN**

## 9 MOVEMENT

- 9.1 The layout of the new centre needs to conveniently accommodate pedestrian, cycle, car parking and servicing vehicles, including convenient and attractive access to bus stops. The planned vehicular route into the site adjacent to Old Station Court needs to be designed to create a safe and attractive highway network that also creates a sense of place in the village centre. This will need to carefully accommodate the needs of elderly, infirm, disabled and young people, and provide for safe pedestrian crossing and to better manage vehicle manoeuvring in this area. Off-site highway works will be a requirement of this scheme. Joint discussions between the developer and the Local Roads and Planning Authority will be required. (See also paras 3.7, 3.8, 3.10, 4.5 above.)

***See Plan 6 opposite***

- 9.2 It is yet to be demonstrated that the existing road network has the potential to cope with the proposed allocation. A Transport Assessment is to be prepared for Newtown St Boswells by the Developer to establish the upgrade requirements (if any) to the existing road network. Findings from this study will be used to determine whether contributions towards additional off-site road improvements, linked to the wider transport network, may be required in accordance with Circular 12/1996. This will be the subject of further discussions and agreement between the Developer and the Local Planning Authority.
- 9.3 Dual access points are required to this site; one through the existing Council car park off Waverley Place and one from the existing mart/Old Station Court junction off Melbourne Place. All as defined within Scottish Borders Council – Transport Standards for Development Roads (April 2003): Geometry & Layout: Item 12.2 ‘Layout’.
- 9.4 The site should be served by a General Access road, passing towards the eastern portion of the site. The site layout should provide access links through connected residential streets. Opportunities shall be found to break up the linear nature of the General Access road through squares/buildings or other features which may provide natural traffic calming. A minimum carriageway width of 5.5 metres is to be provided for the General Access routes thoroughfare which may be reduced in certain sections to allow for frontage access. All other Access Links should be a minimum of 3.7 metres.
- 9.5 Internal roads should meet the ‘Transport Standards for Development Roads (April 2003)’ and obtainable from Technical Services (Road User Group) – see contacts in Section 13. This document will provide a guide upon which discussions can take place with the Road User Group to design to ‘Poundbury’ principles (see para 6.2 above).

- 9.6 The Finalised Local Plan specifies parking to be provided at a ratio of 2 spaces per dwelling unit (discounting garages), for residents parking allocated to individual properties, plus 25% visitor parking. Communal parking must be provided to a ratio of 1.5 to 1.75 spaces per dwelling unit, including visitor parking.
- 9.7 The site is considered to be a significant generator of traffic as defined by the Scottish Executive (source: Transport Assessment and Implementation: A Guide (August 2005)). A Transport Assessment, together with Supplementary Information, are required based on full discussion with the Council's Technical Services Department (Road User Group) – see contacts in Section 13.
- 9.8 There are existing constraints relating to existing landscape features, paths and walkways. Pathway audits have been conducted of the routes within the Deans to the north and south of the site. Developer Contributions will be required to address sensitive path upgrades, signposting, interpretation and after-care of these routes, (contact the Development Negotiator Jon Bowie – see contacts in Section 13).

## **10 WATER RESOURCES AND WASTE MANAGEMENT**

- 10.1 The proximity to the Tweed SAC/SSSI makes it essential to avoid pollution through construction and site operation. SEPA's pollution prevention guidelines (PPG 1, 5 and 6) should be followed.
- 10.2 There may be capacity issues within the water supply and waste water networks in Newtown St Boswells. Consultation will be required with Scottish Water regarding the capacity of foul sewage disposal. Depending on the programme for development, appropriate developer contributions may be required to ensure public foul sewer connection is achieved.
- 10.3 The site is located in an elevated position above existing water courses. No Flood Risk Assessment will be required. A Drainage Impact Assessment will, however, be required for this site.
- 10.4 An appropriate Sustainable Urban Development System (SUDS) is required to the agreement of SEPA, Scottish Water and the Local Planning Authority, which will also consult Scottish Natural Heritage. An attractive, wildlife-friendly and overlooked SUDS feature is an asset to any site. SUDS must therefore be fit for the primary drainage purpose, whilst also being designed to address multiple benefits. SUDS must be designed to be visually attractive, accessible and safe and have suitable provisions for long term maintenance. SUDS design must consider the impact on the River Tweed Special Area of Conservation (SAC) / SSSI and the Borders Woods SAC. A clear location for a SUDS scheme will require to be shown for the site. The 'management train' approach to SUDS should be followed, as recommended by CIRIA SUDS Manual C697. Steep-sided, single purpose engineered structures with fencing above 1.2m will not be acceptable.
- 10.5 Waste management facilities for recycling and collection should form an integral part of the development, both from the perspective of internal plot space for waste segregation and storage, and off-site collection. Early contact with Technical Services should be made (see contacts below).



## **11 DEVELOPER CONTRIBUTIONS AND CONDITIONS**

Constraints which require to be addressed through appropriate contributions and/or conditions include:

- 11.1 Acoustic screening (see para 2.10).
- 11.2 Long-term maintenance of existing landscaping (see paras 3.17 and 3.20).
- 11.3 The redesign/mitigation work on the highway network adjacent to new and existing access points (see para 3.10 and 9.1).
- 11.4 Play space, including play equipment, surfacing, fencing, planting and after care (see para 4.2 and 4.8-4.9).
- 11.5 Open space (including landscape/footpaths and after care/off-site payments if open space standards are not achieved on-site (see paras 3.20 and 4.2).
- 11.6 Contributions, or a condition of requirement, for the creation of a village square/green (see para 2.16-2.17 and 4.3).
- 11.7 Refurbishment/integration and re-use of the 'Octagon' auction mart building (see para 5.1).
- 11.8 Affordable housing (see para 6.4).
- 11.9 Education provision (see para 7.1).
- 11.10 Pathways (including connections and upgrading to the footpath network in both Deans north and south of the site – see paras 4.7 and 9.8).
- 11.11 Arrangements to ensure sufficient capacity in the Waste Water Treatment Works, including public foul sewer connection (see para 10.2).
- 11.12 The Waverley line railway reinstatement (see Developer Contributions contained within the reports Waverley Railway Project Developer Contributions: Oct 2004 & Oct 2006, derived from Section 37 of The Waverley Railway (Scotland) Act: 2006). Contact the Development Negotiator Jon Bowie – see contacts in Section 13.
- 11.13 Contribution to a new on-site healthcare facility (see Para 8.1)

## 12 SUMMARY OF INFORMATION TO BE SUBMITTED WITH A PLANNING APPLICATION

Item	Information	Outline	Detailed
12.1	Design Statement & Plans showing general housing arrangement, types and density	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.2	Street scenes viewed from internal and key external viewpoints and relationship with Listed and existing buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.3	Ecological Impact Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.4	Details of protection for vegetation to be retained	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.5	Overview of structural vegetation to be retained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.6	Pedestrian, cycle and vehicular circulation details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.7	Details of the general location of retail and health provision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.8	Specific details of retail and health provision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.9	Landscape planting/ hard landscaping/ acoustic screening / levels plans (including the proposed village green and square)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.10	Detailed landscape scheme integrating levels, lighting, services, planting	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.11	Landscape planting/ hard landscaping/ services/ levels/ lighting detail plans	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.12	Noise assessment/acoustic screening detail proposals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.13	Open space and play equipment general location	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.14	Details of open space and play equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.15	Affordable Housing details, location, mix and tenure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.16	Affordable Housing provision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.17	Drainage Impact Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.18	Details of SUDS system proposed, including location and design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.19	Proposals for the after-use of the historic 'Octagon' mart building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

12.20	Details for the enhancement of the setting of the Grade C Listed former Station Hotel (incl. scale plans showing relationship to adjoining land use/building)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.21	Transport Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.22	Energy Conservation/Renewable Energy Production	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12.23	Details of materials to be used	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.24	Description of how construction activities will be controlled to prevent impacts on the Borders Woods SAC and River Tweed SAC.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## 13 RELATED MATERIAL

### Scottish Borders Council:

**Development Plan:** Scottish Borders Local Plan (Finalised) (SBC 2005), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders - The New Way Forward' (SBC 2002) - [www.scotborders.gov.uk/life/planningandbuilding](http://www.scotborders.gov.uk/life/planningandbuilding)  
Preliminary Biodiversity Assessment of Sites (SBC 2005, edited July 2006) - [www.scotborders.gov.uk/pdf/17315.pdf](http://www.scotborders.gov.uk/pdf/17315.pdf)

### Supplementary Planning Guidance:

Affordable Housing, Developer Contributions, Biodiversity  
[www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/index.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/index.html)  
Designing Out Crime (forthcoming) (Contact Charles Johnston, Senior Development Control Officer – see contacts below).

### Guidance Notes:

Landscape Guidance Notes 1, 2 and 3 (Contact the Landscape Team - 01835 825060).  
Standards for Development Roads (Contact Ron Elliot, Road User Manager – see contacts below). A charge will be made for this document.  
Minimum Distances: A Good Practice Guide (draft) (Contact Charles Johnston, Senior Development Control Officer – see contacts below).

### Scottish Executive/Other relevant national level policy/guidance:

Current and forthcoming **Planning Advice Notes** and **Scottish Planning Policy** (particularly in relation to design, transport, housing, biodiversity), **Circulars**, **Scottish Executive Research** particularly: **Minimum Standards for Open Space**, (SEDD 2005) **BS Standard 5837: 2005**, 'Trees in Relation to Construction' (Arboricultural Association 2005). CABE Paying for Parks: Eight Models for Funding Green Space ([www.cabe.org.uk](http://www.cabe.org.uk))

### Contacts within Scottish Borders Council:

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**SBC Technical Services (Road User Group):**

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**SBC Technical Services (Environmental Services)**

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**SBC Countryside & Heritage**

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**SBC Education:**

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**Other suggested contacts:**

**Scottish Natural Heritage:**

**Anne Brown** (Area Officer), Anderson's Chambers, Market Street, Galashiels,  
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**Scottish Water:**

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**Scottish Environment Protection Agency:**

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