

Scottish Borders Consolidated Local Plan

Supplementary Planning Guidance

Denholm Hall Farm, Denholm

Planning Brief

June 2013



Denholm Hall Farm East Development Brief

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Denholm Hall Farm East Development Brief

Introduction

This brief sets out the main objectives and issues to be addressed in the development of two adjacent housing sites:

- Denholm Hall Farm (RD4B); and
- Denholm Hall Farm East (ADENH001)

The sites are located on the north east edge of Denholm Village and the boundaries are shown on the aerial photograph in Figure 1.

The brief provides a framework for the future development of the sites which are allocated for housing in the Consolidated Scottish Borders Local Plan 2011.

The brief identifies where detailed attention to specific issues is required and where developer contributions will be sought. The brief should be read alongside relevant national, strategic and local planning guidance, a selection of which is provided on page 4, and should be a material consideration for any planning application submitted for the site.

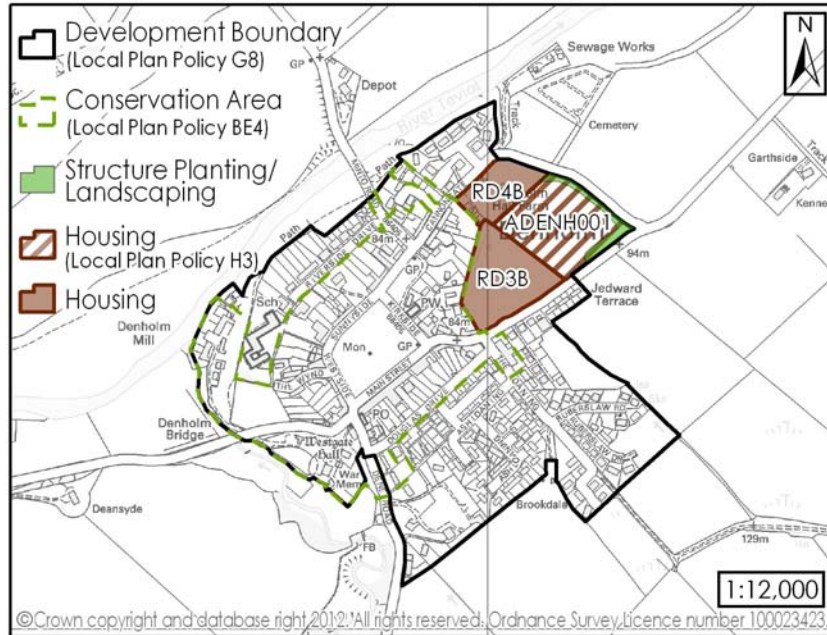
The development brief should be read in conjunction with the developer guidance in Annex A.



Figure 1—Denholm Hall Farm East housing site - aerial view

Denholm Hall Farm East Development Brief

Figure 2—Local Context



Local context

Denholm is situated in the central Borders, mid-way between Hawick and Jedburgh on the A698. It falls within the Central Borders Strategic Development Area, a primary development hub identified in the Consolidated Scottish Borders Structure Plan and Local Plan.

The village, with a population of 608 (2001 Census), sits in the lowland Teviot valley. The River Teviot to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The village has an attractive rural setting and is surrounded by agricultural land.

At the heart of Denholm is a Conservation Area centred on a large green surrounded mainly by two storey sandstone buildings. This gives the original part of the village a distinct historic character.

The most recent expansion of the village has taken place on the eastern side of the village on housing land site RD3B to the north side of Jedburgh Road (A698).

A small number of shops and two pubs/hotels are situated in the village centre. The new Denholm Primary School is situated on the western edge of the village about 500 metres to the west of the site.

Denholm Hall Farm East Development Brief

Policy context

The brief should be read alongside relevant national and local planning guidance, the most relevant of which is presented in this section.

National

The Scottish Government has a number of policy and guidance documents that could be useful to the consideration of this development:

- Scottish Planning Policy (SPP)
- Designing Places: A Policy Statement for Scotland
- Designing Streets: A Policy Statement for Scotland
- PAN 61: Planning & SUDS
- PAN 65: Planning & Open Space
- PAN 67: Quality Housing
- PAN 74: Affordable Housing
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design



Structure Plan

The Consolidated Scottish Borders Structure Plan, provides the strategic planning context. In terms of this plan, Denholm lies within the central strategic development hub.

Local Plan

The Consolidated Local Plan 2011 identifies Denholm Farm Hall Farm (RD4B) and Denholm Hall Farm East (ADENH001) as housing sites to which Policy H3: Land Use Allocations applies. Policy H3 effectively means that housing development on the Denholm Hall Farm sites will be approved in principle and should be carried out in accordance with this brief.

A number of local plan policies apply to this site, including:

- Principle 1- Sustainability
- H1- Affordable Housing
- H3 - Land Use Allocations
- G1-Quality Standards for New Development, and
- G5-Developer Contributions.

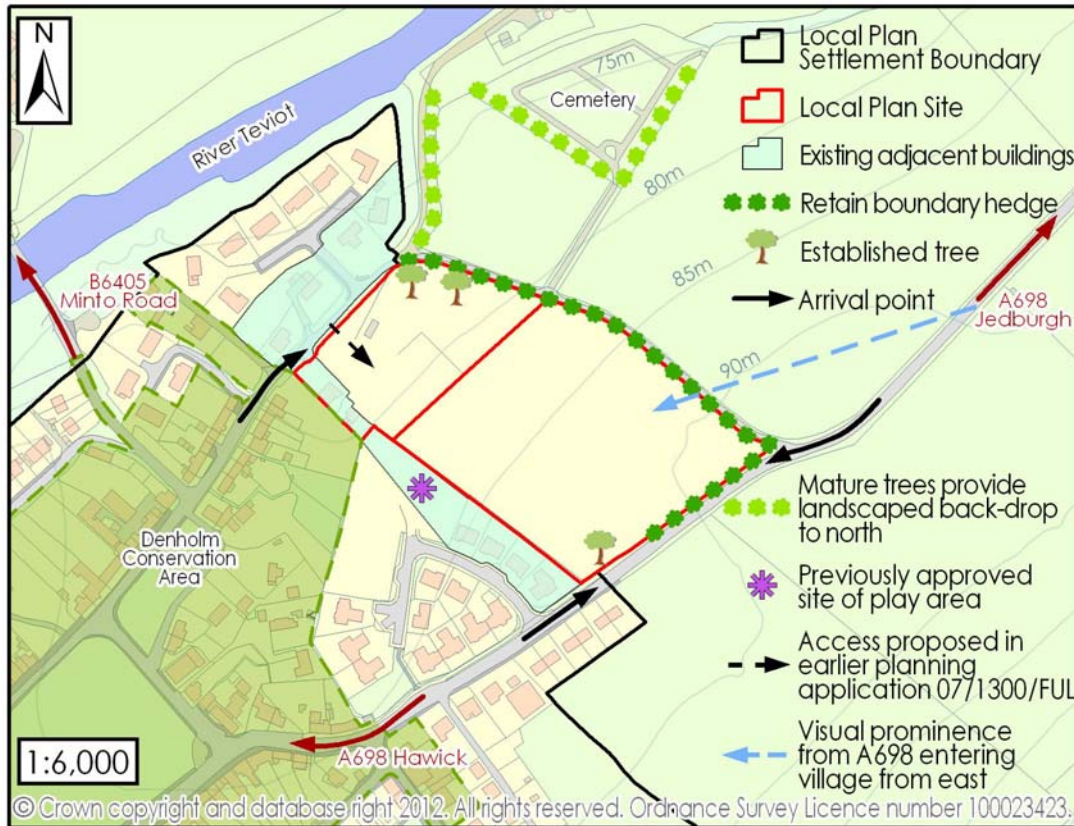
Denholm Conservation Area is located adjacent to the western corner of the site (Policy BE4).

Relevant Supplementary Planning Guidance includes:

- Placemaking and Design
- Affordable Housing
- Privacy and Sunlight Guide
- Renewable Energy
- Landscape and Development
- Trees and Development
- The Use of Timber in Sustainable Construction
- Designing out Crime in the Scottish Borders.

Denholm Hall Farm East Development Brief

Figure 3—Site analysis - key issues



- 1 Visually prominent from the A698 at eastern gateway to the village.
- 2 Safeguard amenity of existing residential properties.
- 3 House designs and layout should reflect the locality. Designs could draw inspiration from the historic part of the village (conservation area) and use design features and materials similar to those on adjacent developments.
- 4 Existing hedge boundaries to be safeguarded and retained unless otherwise agreed. Eastern boundary will be long-term edge for village.
- 5 Existing trees to retained.
- 6 Character and appearance of the Denholm Conservation Area should be respected and taken into consideration as part of any development proposals. This is particularly relevant to the Cannongate frontage and the overall site layout.
- 7 The site benefits from a southerly aspect, which provides opportunities for solar gain.
- 8 Site slopes from south-east to north-west.
- 9 Mature trees alongside track to River Teviot and surrounding the cemetery provide excellent rural edge landscape to north of site.

Denholm Hall Farm East Development Brief

Background

Denholm Hall Farm (RD4B) is a neglected site in a rough and overgrown condition following the demolition of the old Denholm Farm buildings which were destroyed by fire a number of years ago. An application for 19 dwellings, ref. 07/01300/FUL, has been approved on the site, subject to a legal agreement.

The Denholm Hall Farm East (ADENH001) site is currently grassland, in agricultural use for grazing.

Both sites adjoin the partly completed Croft Field housing development to the south west (see aerial photo, right). This site was allocated for housing in the 2008 local plan with the site name Jedward Terrace (RD3B).

Site analysis – description, context and considerations

The site is currently unoccupied, apart from a builder's site compound connected with the ongoing development of the adjacent site to the south west. The extent of this can be seen in the aerial photograph. A temporary access track connected the compound to the A698 Jedburgh Road—the main road through Denholm which marks the south eastern boundary of the site. Cannongate, a minor single track road, surrounds the north western and north eastern boundaries of the site. The road provides a connection to the A698, although it is signposted as a 'no through road' and has been subject to a formal closure.

The western corner adjoins the Denholm Conservation Area and the established older part of the village. Beyond Cannongate to the north is Teviot Bank, a development of detached houses and bungalows built over five years ago. The remainder of the site is surrounded by farmland and open countryside to the east. This



eastern boundary will become the long term edge of the built up area of the village and will need careful landscape treatment. The double hedge line either side of the lane will help to provide landscape strength and permanence.

The site slopes gently downwards from Jedburgh Road to Cannongate. The northern part (RD4B) is generally flatter, but with a steeper fall down to the Cannongate Lane in the northern corner.

A culvert currently runs through the middle of the site. This was installed as part of a Flood Prevention Scheme in the mid 1980s and was designed to mitigate flooding from surface runoff from fields and nearby small watercourses.

Denholm Hall Farm East Development Brief

Site analysis (continued)

The site has a prominent frontage onto the A698 Jedburgh Road. This is the main road from Hawick to Kelso, with a significant, but intermittent flow of through traffic, including HGVs. An hourly bus service between Jedburgh and Hawick operates along this road with the nearest bus stop being 100 metres away from the southern corner of the site.

The site is located at the eastern gateway to Denholm—a key entrance to the village. Development of this site affords the opportunity to create a high quality scheme which would provide an attractive site frontage and approach into the village.

Vehicles arriving from the east along the A698 can approach at high speed, as the 30 mph limit only begins at the eastern end of Jedward Terrace. A bend in the road immediately to the east of the site helps to slow the traffic, but visibility is poor, especially for vehicles exiting the lane linking Cannongate.

The boundaries of the site are a mixture of stone walls (NW), hedgerows (NE & SE) and timber garden fences (SW). A number of mature trees and shrubs are situated in the northern corner of the site, most notably a large ash tree.

Shops and other local facilities are situated around the green in the centre of village, with Denholm Primary School at the western corner, approximately 500 metres from the site.

Development should take account of the design, scale and massing of existing properties within the vicinity of the site. The proposals should also build upon the agreed design principles of the approved layout for Denholm Hall Farm (site RD4B).

Opportunities and constraints

To achieve a successful development the following opportunities and constraints should be considered.

Opportunities

- Reflect the historic character of Denholm in the site design
- Build upon the design and layout approved for site RD4B
- Create a striking new village entrance feature at the eastern corner of the site and high quality frontage, including potential frontage access, to Jedburgh Road
- Robust landscaping to eastern site boundary
- A range of house types could be provided, together with affordable housing to help meet local needs
- Access to shops, primary school and other village services should be maximised by the creation of good pedestrian and cycle links to the village centre
- Design and layout should take advantage of solar gain
- Take advantage of the vistas to the hills and countryside.

Constraints

Conservation Area

The site is located immediately adjacent to the Denholm Conservation Area and the development must have no detrimental impact upon its character and setting.

Access

No vehicular access should be taken from the single track road alongside the north eastern boundary. The 30 mph speed limit will need to be moved eastwards to ensure safe access to the site.

Landscape & biodiversity

The mature trees and boundary hedgerows on the site should be retained for landscape, amenity and ecological benefit, subject to sight lines for access. All existing trees and hedges should be considered as part of a landscape strategy for the site.

Flooding

A culvert currently runs through the middle of the site. A Flood Risk Assessment will require to be undertaken to assess flood risk and develop flood mitigation measures if appropriate.

Denholm Hall Farm East Development Brief

Figure 4—Development vision—for illustrative purposes only



Denholm Hall Farm East Development Brief

Development vision

Scale and Layout

- The development needs to complement the scale of the existing settlement, the landform and setting of the site. The layout could reflect the rectangular planned form of the village with a central open space, and should build upon the approved layout for the northern part of the site.
- The proposed buildings and proposed landscaping should consider overshadowing issues and neighbouring amenity.
- Street layout should encourage low vehicular speeds.
- The location and orientation of buildings should seek to maximise passive solar gain and ensure that houses and gardens avoid permanent shade as far as possible.
- The streetscape should incorporate soft landscaped areas of trees and shrubs to provide visual interest and contrast with built features.
- The housing layout should help to create a safe environment, with dwellings overlooking public spaces such as play areas and pedestrian routes.
- An appropriate SUDS system will be required, which is likely to be located in the lower northern corner of the site, integrated with the landscape design, visually attractive, safe and accessible for maintenance purposes.

Housing Density

- The site has a developable area of approximately 2.9ha and an indicative capacity of 50 houses.
- Scope exists to provide higher density development around any play area /open space in order to create a sense of enclosure and higher level of passive supervision.
- The definitive density would be determined during the planning application process.

House type

- Create a development with a mix of house types and tenure within the site.

Affordable Housing

- The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 25% of the developable area.
- On-site affordable housing units should be developed and integrated in the same style and quality as the market housing in order that it should not be possible to distinguish which properties are affordable housing from their external appearance.

House Design

Materials

- A high quality of design and materials is required, which should harmonise with materials used in the existing town such as stone and rendered walls, with grey slate roofs.
- Road/pavement surfaces should be made of a permeable material to aid water run-off where considered appropriate.

Style

- Appearance should reflect the house styles in Denholm, especially those in the vicinity of the site, with a mix of one and half and two storey dwellings and bungalows.
- Building design and garden boundary treatments fronting onto roads and other public areas shall be of high quality and durability to create and maintain an attractive environment.

Denholm Hall Farm East Development Brief

Roads

Road layout should not be conceived in isolation, but as a main element in the overall design of the development. The Council's standards for development should serve as a guide and an innovative, less car dominant layout, would be supported. The Council promotes an informal system of well connected streets with natural traffic calming built in (varied building lines, squares, shared surfaces, etc).

Figure 4 is indicative only, and the layout should allow for streets with different characters (straight, curved, splaying, lanes and with tree lined footpaths and verges)

Streets and spaces

Access and links

Vehicular connections into the site should be provided:

- From Jedburgh Road approximately 50 metres from the southern corner of the site. The 30mph limit will require to be moved eastwards to ensure highway safety.
- From Cannongate approximately 50 metres from the western corner of the site.
- From Croft Field if this can be reasonably achieved.
- The road layout shall provide vehicular connectivity between Jedburgh Rd, Cannongate and Croft Field, but designed to discourage the generation of through traffic.
- Pedestrian and cycle links are important for sustainable travel, particularly for short journeys to access local services in Denholm. Convenient links should be provided within the site, between the site and Croft Field, and to the cemetery to the north east.
- Parking should be located to the rear of properties or within overseen courtyards to avoid streets being dominated by cars.

Landscape

Existing and improved landscaping

- The existing boundary hedges should be retained and safeguarded as they provide an established natural edge and setting for the development.
- Mature and established trees on the perimeter of the site should be retained and incorporated as part of the landscaping scheme for the site.
- Tree planting should be provided along the north eastern boundary of the site to enhance the existing hedgerow and provide a substantial landscaped edge to the village. Reference should be made to the Council's Landscape Guidance Note 2: Shrub and Small Tree Planting, should which is reproduced on page 15.
- Planting schemes should make use of indigenous tree and shrub species, particularly along the more natural boundaries with open countryside.
- A management plan for planting is required.
- Open space areas should be safe, practical and attractive for play and relaxation.
- A single play area should be provided to serve the site (and the adjoining Croft Field) to obtain a wider range of equipment and to minimise maintenance liabilities.
- Careful attention must be given to the edge treatment of the site, especially the frontage with Jedburgh Road which needs to be of very high visual quality.

Waste

Waste and recycling facilities and collections needs 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.

Denholm Hall Farm East Development Brief

Development contributions

Development contributions are sought where provision, improvement and maintenance of infrastructure, services and facilities are required to facilitate the new development.

Affordable housing

The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 25% of the number of houses proposed. In terms of location, there should be no assumption that the affordable housing element should be located in the less desirable parts of the site. Affordable housing as defined in should be well integrated and designed into the scheme.

School provision

There is a requirement for a developer contribution towards Denholm Primary School. The amount currently being sought is £2,788 per house and £418 per flat. These figures are updated annually (next on 1 April 2013) in line with the Building Cost Information Service indices.

Units satisfying the SPG10 definition of Affordable Housing are currently exempt from this contribution.

Play areas and open space

Contributions towards play areas and green space should be in line with the Green Space Strategy SPG. There is a requirement for on-site open space provision, including a play area for young children, ideally co-ordinated jointly with provision for the adjoining Croft Field development. A contribution towards off-site provision will also be required to fund improvements or additional play and recreation facilities in Denholm or surrounding area. The Parks Manager (see contact list) should be contacted by any developer prior to any application submission to discuss this further.

Access

The developer will be expected to meet the cost of, or contribute towards the cost of, identified off-site highway and access work required as a result of the development and/or the cumulative effect of development on a wider scale.

Development contributions will be required for any alterations to the highway associated with the formation of the site access and ensuring road safety, including for example moving the location of the 30 mph limit eastwards.

Denholm Hall Farm East Development Brief

Submission requirements

This section sets out the requirement for development proposals. Any proposals should reflect this planning brief and also the developer guidance in **Annex A**. The following assessment should be submitted to the Council at an early stage to achieve an effective development management process.

Design statement—Developers must illustrate the principles of their development in a design statement and demonstrate that due consideration has been given to the following issues:

- Spaces between buildings
- Density and use
- Localised topography
- Views (on site, and to and from surrounding countryside)
- Landscaping and natural vegetation pattern
- Boundary treatment
- Streets

and the following key issues for proposed buildings:

- Scale/proportion/materials/colour/articulation
- Relationship to site plot
- Relationship to adjacent buildings/structures
- Sunlight and shading
- Contribution to wider townscape
- Distinctiveness

Traffic assessment (TA)—Developers must demonstrate through a traffic assessment how the development will function in transport terms and promote sustainable travel patterns.

Drainage impact assessment—A drainage assessment needs to be included in any submission and address issues such as the development's impact on the catchment area and the

means of disposal for waste and surface water. All development within a sewered area to connect to the public sewer.

Energy efficiency—Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposals, and the level of CO₂ reduction that will be achieved. Account must be taken of the Climate Change Act 2008.

Eco-homes— A Eco-home statement should demonstrate how advice has been sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the EcoHomes website (www.ecohomes.org).

Landscaping statement— a statement explaining how maintenance of the trees, hedges, landscaping and open space will be ensured in the future.

Refuse collection strategy— an explanation of how refuse vehicles will serve the site, including details of suitable turning areas, swept path analysis and bin locations.

Flood Risk Assessment— a Flood Risk Assessment to assess the flood risk and develop mitigation measures if appropriate.

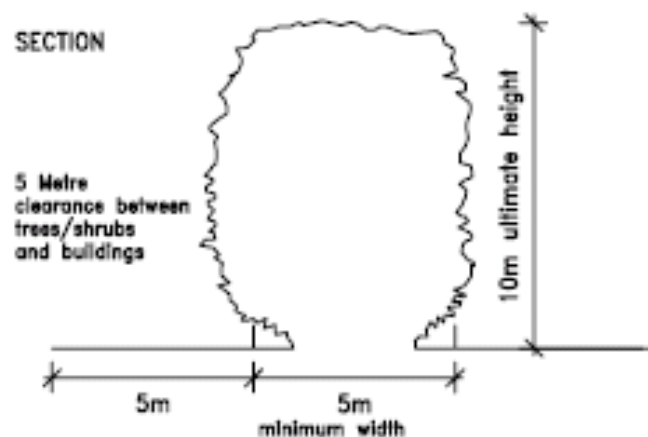
SUDS— Surface water run off to be treated by a Sustainable Urban Drainage System (SUDS). Treatment would be required for all hardstanding areas (including roads). As best practice this level of treatment should be source control such as porous paving for the driveways and filter trenches for the road.

Denholm Hall Farm East Development Brief

Checklist for key submission requirements

Key parts of submission	Included in submission?
Design statement	
Traffic assessment	
Drainage impact assessment	
Energy efficiency statement	
Eco-home statement	
Landscaping statement	
Refuse collection strategy	
Flood Risk Assessment	

SECTION



Protect planting with stock proof fencing, where required.

Clear tree/shrub positions of all grass and weeds minimum 1 metre diameter per plant either by hand or by using glyphosate herbicide according to manufacturers instructions.

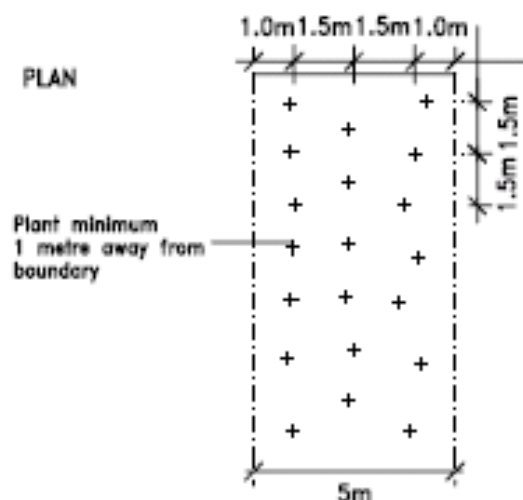
Use cell grown or bare root plants. To protect bare rooted plants from drying out, keep roots covered until immediately before planting and use root dip.

Put or notch plant into prepared ground at 1-1.5 metre centres with shrubs in irregular groups towards the outside edge. Avoid planting in straight rows. This density is equivalent to .44 - 1 plant / sqm or 4400 - 10,000 plants / hectare.

Attach rabbit netting to fence and/or use tree shelters to protect against rabbits where required.

Maintain tree/shrub positions weed and grass free for a minimum period of 2 years post-planting to ensure establishment.

PLAN



Some suitable species:

Shrubs

Amelanchier species
 Crataegus species (hawthorn)
 Buddleia species
 Cornus species (dogwoods)
 Cotoneaster species
 Euonymus europaeus
 Hippophae rhamnoides
 Philadelphus species
 Potentilla species (low growing)
 Ribes species
 Sambucus species (alders)
 Spiraea species
 Symphoricarpos species (snowberries)
 Syringa varieties (lilac)
 Viburnum species

Smaller trees

Alnus species (alders)
 Betula pendula (silver birch)
 Sorbus aucuparia (rowan)
 Sorbus species (whitebeam etc.)
 Laburnum species
 Malus species (apples)
 Prunus species (cherries)

Evergreens

Eleagnus ebbingel
 Escallonia species (privet)
 Ilex aquifolium (holly)
 Ligustrum japonicum
 Prunus laurocerasus (laurel)
 Prunus lusitanica (Portuguese laurel)
 Rhododendron species (in some areas)
 Viburnum species

For further details please contact the landscape architect.

Denholm Hall Farm East Development Brief

Contacts

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Engineering & Infrastructure

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Denholm Hall Farm East Development Brief

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Annex A – Developer Guidance

Introduction

The main aim and principle of the Scottish Borders Consolidated Local Plan is to support and encourage sustainable and high quality development. The Council produce planning briefs that set out the development vision and the main strengths, weaknesses, opportunities and constraints on sites allocated in the Local Plan to achieve this.

The Council has also produced detailed guidance in the form of Supplementary Planning Guidance (SPG) on a number of topics. The Council is continually adding to the list of SPGs that needs to be considered when developing development proposals. The full list of SPGs and draft SPGs is available on the Council's website.

The aim of this supporting document to planning briefs is to set out guidance to developers that apply to all or most allocated housing sites. As all sites are different in character and landform they also have different strengths and potential constraints to address to be able to achieve a sustainable place through the use of **energy efficient design**, creation of **sustainable buildings, landscape enhancements** and creation of streets and spaces. Consideration should be given to 'Designing out Crime' and 'Trees and Development' and 'Landscape and Development'.

This document will direct developers to existing SPGs and the main Consolidated Structure Plan and Consolidated Local Plan policies and other policy documents which need to be considered when working up development proposals. The list of policies is not exhaustive and the document will evolve over time and be amended to include up to date policies and recommendations. Council departments and sections referred to in this document can be contacted on 0300 100 1800 or see detailed contact list in planning briefs.

Energy efficient design

Sustainable design

The Council is committed to improving the sustainability of the built environment of the Borders. The Building Research Establishment's "EcoHomes" has a recognised standard of sustainable design. This covers the following topic areas:

- Energy
- Transport
- Pollution
- Materials
- Water
- Land use and ecology
- Health and wellbeing
- Site / building management.

Developments will be expected to achieve the "Eco-Homes" rating of "Excellent". This standard is assessed using the Building Research Establishment Environmental Assessment Method (BREEAM) and can be applied across the spectrum of housing types. The Eco-Homes excellent standard can be achieved through creative design such as making best use of natural daylight and choosing construction materials that are appropriate to the climate conditions of the development site. This means that even starter homes which are very price sensitive can be built to these standards

(where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).

The Eco-Homes standard includes making full use of energy conservation techniques, including:

- Reduction of primary energy use and reduction of CO² emissions through, for example, the siting, form, orientation and layout of buildings which maximise the benefits of heat recycling, solar energy, passive solar gain and the efficient use of natural light; and the use of planting to optimise the balance between summer shading and winter heat daylight gain.
- Reduction of water consumption through for example use of water butts for garden use, low-water consumption white goods, showers and WC's, grey water recycling for internal use.
- Green specification of materials including those for basic building elements and finishing elements.
- Reduction of construction waste through for example sorting and recycling construction waste on-site.
- Designing for life-cycle adaptability.

Advice should be sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the Eco-Homes website (www.ecohomes.org) or by contacting the BREEAM office.

Construction methods should allow for building deconstruction which enables fittings and materials to be re-used and / or recycled at the end of the building's life.

Renewable energy & energy efficiency

Development proposals should comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to provide on-site renewable energy production where appropriate. These provisions are highlighted in Policy G1 (5) – 'Quality Standards for New Development' of the Local Plan in the 'Renewable Energy' SPG. Developers must comply with these policies and provide evidence of how they have addressed them. Onsite energy generation should be incorporated into the development wherever possible as well as sustainable building construction and design.

The Consolidated Scottish Borders Structure Plan) Policy I21 "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 the 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 the impact of energy consumption or reduce the environmental impact of energy generation when formulating proposals."

The Consolidated Local Plan (CLP) 2011 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 resources.”

The CLP policy G1 (5) identifies the standards which will apply to all development, including that:

“ ... in terms of layout, orientation, construction and energy supply, the developer has demonstrated 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 in accordance with supplementary planning guidance referred to in Appendix D,”

The planning system supports low and zero carbon development through the use of energy efficiency, micro-generation and renewable energy systems. The Council’s approved SPG18: Renewable Energy requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide (CO₂) emissions by 15% beyond the 2007 Building Regulation CO₂ emissions levels. This 15% reduction should be considered a minimum requirement.

The SPG on Renewable Energy states:

- (1) The Council now requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide emissions (CO₂) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels.*
- (2) To achieve this reduction, consideration should first be given to energy efficiency and building design measures.*
- (3) Where the 15% reduction cannot be met through energy efficiency and design measures then on-site low or zero carbon technologies (LZCT) including renewable energy systems should be used.*
- (4) Developments under 500m² are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures.*
- (5) All applications for planning permission will also now require a statement on how energy efficiency measures and low and zero carbon technologies have been incorporated into the development proposal.*

Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN84) provides information and guidance on achieving and demonstrating reduced CO₂ emissions.

To achieve the required reduction in CO₂ emissions the development should first give consideration to energy conservation measures and sustainable design and construction techniques to reduce the energy demand of the development. Once

energy demand has been minimised consideration should then be given to the use of low and zero carbon technologies (LZCT) for on-site heat and / or power generation. LZCT includes community heating schemes and combined heat and power schemes which would serve the development as whole.

Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposal, and the level of CO₂ reduction that will be achieved.

In this respect, developers should bear in mind the timescale for development in relation to Government proposals for progressive increases in CO₂ reductions to meet the 2016 target of net zero carbon emissions for new dwellings. Council aspirations are in line with Government thinking on carbon neutral developments. Meeting these targets is increasingly likely to involve site-wide approaches and communal energy technologies rather than installations on individual dwellings.

Broad guidance on the CO₂ emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO ₂ emissions reduction
Site-wide / communal	Biomass district heating	Up to 70%
	Gas combined heat and power (CHP)	Up to 50%
	Biomass combined heat and power (CHP)	Up to 50%
	Wind turbine(s)	Up to 50%
Individual dwelling	Biomass boiler	Up to 65%
	Solar photovoltaic cells / panels	Up to 35%
	Ground source heat pump	Up to 35%
	Advanced improvements to the building fabric	Up to 30%
	Solar thermal hot water	Up to 25%
	Air source heat pump	Up to 20%
	Intermediate improvements to the building fabric	Up to 20%
	Micro wind turbine	Up to 5%
	Micro combined heat and power	Up to 5%

(Source: Entec report for Scottish Borders Council (April 2008))

This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

Water and wastewater capacity

Local Plan policy Inf5 'Waste Water Treatment Standards' outlines the Council's view of the preferred way of dealing with wastewater. In terms of water and wastewater capacity and network issues early contact with Scottish Water is recommended.

Sustainable urban drainage systems (SUDS)

Provision for SUDS that effectively manage the flow of rain water runoff by treating it within the site and accords with current design principles are required in all developments. Guidance is outlined in Local Plan policy Inf6 'Sustainable Urban Drainage' and in PAN61 'Planning and Sustainable Urban Drainage System'. Scottish Water and SEPA can provide more detailed advice.

Sustainable Buildings

Design and placemaking

The Council has produced a SPG on 'Placemaking and Design'. The document sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

Key considerations that need to be considered to achieve high quality buildings and places are summarised in the figure below:



National guidance is available in a number of documents including 'Designing Places: A Policy Statement for Scotland', PAN67 'Housing Quality' and PAN 77 'Designing Safer Places'.

Designing out crime

The Council has an approved SPG on 'Designing out Crime in the Scottish Borders' that aims to improve awareness amongst the development industry and householders, and includes practical guidance to ensure the following topics are considered to create an attractive and safer environment:

- Planning of sites (including phasing)
- Layout of sites (roads and footpaths)
- Layout of development (casual surveillance)
- Landscaping (location and type of planting and maintenance)
- Lighting
- Design (site and house design)

National guidance is available in PAN 77 'Designing Safer Places'.

Affordable housing

The requirement for affordable housing should be met in line with Consolidated Local Plan Policy H1 'Affordable Housing' and the SPG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in.

Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	25
Central Borders	25
Northern	25
Southern	25

Some sites in the Local Plan will be located close to or in conservation areas or close to listed buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in BE1 'Listed Buildings' and BE4 'Conservation Areas'. Other relevant policy documents are Historic Scotland's Scottish Historic Environment Policy (SHEP).

Consolidated Structure Plan policy N14, N15 and N16 and Consolidated Local Plan policy BE2 'Archaeological Sites and Ancient Monuments' requires detailed investigation where a development proposal impact on Scheduled Ancient Monuments, nationally important sites not yet scheduled, or any other archaeological or historical site. National guidance is available in Scottish Planning Policy (SPP) and SHEP. The Council's Archaeology Officer can provide more detailed advice.

Landscape enhancements

Open space, green space and play areas

Policy G1 'Quality Standards for New Developments' in the Consolidated Local Plan and Consolidated Structure Plan policy C6 'Open Space' covers the provision of open space in new developments. Structure Plan policy C7 'Play Areas' needs to be considered as well as the SPG 'Green Space' when preparing development proposals.

The SPG on Green Space states that the Council may, in line with SPP11, require developers:

- "To provide or fund additional provision where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies.
- To contribute to the enhancement of existing provision when there is a identified qualitative deficiency in provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressure on these spaces and facilities."

The requirement for developments can be very different and the Council will use quantity standards set out in the SPG to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. Details of the standards are included in the SPG and it also encourages pre-application discussions with the Planning Officers.

Advice on national level is available in SPP and PAN65 'Planning and Open Space'.

Ecology, habitats and trees

Consolidated Local Plan policies NE3 'Biodiversity', NE4 'Trees, Woodlands and Hedgerows' and the SPGs on 'Trees and Development', 'Landscape and

Development' and 'Biodiversity' provide guidance on these issues and list what is required for developments.

The main principle for protection of biodiversity is to promote development that is sustainable and protect biodiversity so there is no net loss of biodiversity. The degree of protection of a site depends on its position within the hierarchy of designations to protect species and habitats.

The key considerations in terms of landscape are:

- Landscape implications of planning applications in terms of site context, proposed layout, future use and maintenance
- Minimise impact by retaining existing trees, shrubs, boundary features etc. wherever possible.

In respect of the Ecological Impact Assessment, further guidance is available in the Council's Supplementary Planning Guidance for biodiversity: <http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/6003.html> Section 4.2 (*Ecological Impact Assessment*), Section 4.3.1 (*Demolition or change of use etc*).

In terms of trees and development, developer should :

- Ensure development schemes include measures to safeguard trees and where appropriate to supplement an area's tree cover
- Provide detailed tree and land survey for application sites in close proximity to trees, or on site which trees are growing.

Detailed arrangements for future maintenance of landscaping on a site will be requested as part of any planning application. Early contact with the Council to discuss biodiversity, trees and landscaping issues is recommended.

Landscape designations

A number of allocated sites are located in the proximity of landscape designations, for example Gardens and Designed Landscapes, National Scenic Areas, Areas of Great Landscape Value, Special Area of Conservation and Site of Special Scientific Interest. These designations are protected against adverse impact from development through Consolidated Local Plan policies BE3 'Gardens and Designed Landscapes', NE1 'International Nature Conservation Sites', NE2 'National Nature Conservation Sites', EP1 'National Scenic Areas' and EP2 'Areas of Great Landscape Value' as well as Consolidated Structure Plan policies and national policies. Planning proposals for sites in close proximity should detail the impact on these areas and how to mitigate the adverse impact.

Creation of streets and spaces

Roads and access

Road design should not be conceived in isolation, but as an element in the overall design of the development. The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. More details are available in Local Plan policies Inf2 'Protection of Access Routes', Inf3 'Road Adoption Standards' and the Council's Transportation Standards (Scottish Borders Consolidated Local Plan Appendix D) and the 'Designing Streets' manual. The national documents promote an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport, walking and

cycling. Developers are advised to contact the Council's Roads Planning Service for further advice.

Parking

In a development where car parking spaces are allocated to individual properties the provisional requirement will be two parking spaces per dwelling unit (discounting garages). There will be a 25% requirement for visitor parking to be provided in groups of two spaces or more. For communal car parking the provisional requirements, which include visitor parking, is 1.5-1.75 spaces per dwelling unit. More details are available in Consolidated Local Plan policy Inf4 'Parking Provision and Standards' and the Council's Transportation Standards (Scottish Borders Consolidated Local Plan Appendix D). Developers are advised to contact the Council's Roads Planning Service for further advice.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These might include a combination of:

- Avoiding front garden space being entirely given over to parking
- Using traditional front garden walls and hedges to structure the street appearance
- Designing in shared small scale semi-private courtyard parking
- Placing larger parking courtyards behind perimeter blocks
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces – for example in parking zones, subject to adoption requirements, and domestic driveways.