



**Supplementary Planning
Guidance**

Planning Finalised Brief

**Earlston High School
Earlston**

February 2009

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1 Introduction

This brief sets out the main opportunities and constraints relating to this site, and is intended to create a framework for its future development when the existing high school relocates to new premises. The intended date for relocation is autumn 2009. The brief should be read in full consultation with the relevant guidance at both Local Authority and national level.

2 Background

2.1 3 High Schools Project

The 3 High Schools Project will deliver a new high school and associated playing fields within Earlston. The existing Primary School will remain in its present location but will be improved. As a consequence, the majority of the existing buildings and land associated with the existing high school will become vacant and available for appropriate redevelopment. The capital receipt from the disposal of this site will be used to help finance the 3 High Schools Project.

2.2 Earlston

Earlston, which has a population of around 1790, lies within the north of the Primary Development Hub, as part of the Development Strategy approved in the 2001 Scottish Borders Structure Plan (see Appendix 1 – Strategic Location Plan).

3 National Guidance

The policy of focusing development on brownfield sites is a long established one and is supported by national guidance, specifically Scottish Planning Policy 3 “Planning for Homes (revised 2008) (SPP3). SPP3, paragraph 58 states that when selecting sites, Local Planning Authorities “should consider the re-use of existing land and buildings before development on Greenfield sites”.

4 Local Plan Context

Scottish Borders Local Plan, adopted in September 2008, Policy G8, shows the site within the Development Boundary of Earlston. Development boundaries indicate the extent to which towns and villages should be allowed to expand during the Local Plan period to 2011. In view of this, there is a general policy support for the redevelopment of the high school site.

Within the Scottish Borders Local Plan Vol 2 Settlements, specific reference is made to the possible redevelopment of the site, stating:

“If the secondary school moves to a new site then primary school and residential uses would be appropriate on the existing school site.”

5 Site Location and Description

The site is located to the south of the High Street and lies within the south east of the town (see Appendix 2, Site Location Plan). The disposal site extends to 2.27 hectares (gross).

- The existing primary school is located immediately to the north of the disposal site and beyond the primary school, there are a variety of residential properties. The existing detached building to the west of the main primary school complex will be retained for alternative uses. Also, the existing tennis courts will be retained. To the east and west of the site there are employment areas and to the south open countryside.

The new secondary school and associated playing fields are located within 200 metres to the South East, across the Turfford Burn.

The site is essentially level but with a raised section in the north west corner. To the south the land falls towards the river bank at the boundary.

6 Land Ownership

The site disposal boundary is detailed on the attached Disposal Plan (see Appendix 3). Please note an area, semi-circular in shape and to the East of the disposal boundary, is outwith the Council's ownership but could form part of the development area, subject to the agreement of the current owner. In addition, scope exists to utilise the flood plain for

recreational uses and landscape planting. Again this would be subject to the landowners agreement.

7 Development Vision

The site of the existing Earlston High School occupies a very central yet discreet position within the centre of Earlston. The site lies behind the High Street and is accessed by the East Green with a secondary access through the industrial estate to the west. To the south the site is bounded by the Turfford Burn and enjoys open southerly views to the hillside beyond. The site affords the possibility of creating a major new development for Earlston within the settlement boundary, defined by the Turfford Burn and without detrimental impact on the form and character of the town.

Development will enhance education provision in Earlston, providing an extended and improved primary school. As a consequence of the development, improved access arrangements to the existing primary school will also be secured. The improvements to the retained parts of the high school to serve the improved primary school are discussed in more detail below.

8 Opportunities and Constraints

This site offers a significant redevelopment opportunity within the heart of Earlston for primarily residential development although other compatible uses, including retail to serve local needs, would be acceptable. A significant opportunity exists for a development which both incorporates and enhances the land adjacent to the Turfford Burn, creating a new focal point for recreational activity.

The key constraints which require to be addressed include the realignment of the road network at East Green, improved access arrangements to serve the primary school and provision for the possible future access to the land to the south. Also, proposals must take account of the existing employment uses adjacent to the site and ensure that, through design, there is no conflict with the proposed residential development.

9 Urban Design & Landscape

The site has two very distinct characteristics in that the north and west boundaries are formed by the edge of the existing Earlston settlement,

whereas the southern and eastern boundaries are open to the wider landscape. These conditions should be respected and used as design drivers for the proposed development. In particular, design proposals should be sensitive to the location of the retained primary school and also existing residential neighbours. Potential conflict between existing business/industrial uses adjacent to the site and proposed housing must be factored into any proposals. Potential conflicts must be designed out. Maximum benefit of the southerly open views should be made.

The East Green has the potential to be a formal public green space within the heart of Earlston. The potential of the East Green should be recognised in any development layout. The principles of PAN76 “New Residential Streets” must be incorporated into the proposals. A number of factors are considered in detail below:-

- Issues such as planting / lighting / retention of existing vegetation / services / detail of levels etc must be considered in an integrated manner. A Design Statement is required, containing an assessment of the main issues associated with integrating the site and including envisaged mitigation measures. The statement, in written form with supporting illustrative material, must be submitted with the planning application to develop the site. This co-joined approach should be carried forward into detailed plans which clearly exhibit the following design components:
- A village green should be created forming a focal point for the development. This area should benefit from passive supervision and be well served by pedestrian links. The location of the ‘village green’ could take advantage of the open space provided by the flood plan but not at the expense of passive supervision.
- A high quality of design and materials is required, with appropriate location and orientation of buildings to ensure houses and gardens are removed from permanent shade as far as possible and maximise passive solar gain. This is particularly important given the southern aspect of the site.

- Careful attention to be given to the boundary treatment of the site including appropriate planting, hedging, fencing and pedestrian access points, particularly where educational or employment uses are adjacent to the site. Two landscape buffers between existing business uses and proposed housing must be provided as indicated in diagram (appendix 4). Furthermore a site appraisal, including shading simulations of all trees within the site and on its boundary must be carried out and submitted as part of the planning application to develop the site.
- With regards to the flood plain, consideration must be given to the provision of riparian woodland, consistent with the Scottish Borders Woodland Strategy. This would provide :-
 - Important habitat;
 - An appropriate edge to the settlement and;
 - An opportunity for open space and recreational opportunities such as a circular riverside walk.
- Only native species should be used in any landscape scheme adjacent to the SAC to ensure that any landscaping does not adversely impact on the SAC through introduction of non native (and potentially invasive) species. Trees and shrubs used should be of local provenance source to maximise the wildlife potential and biodiversity value of the SAC and wider site.
- Lighting – Light intrusion to be minimised as far as possible in accordance with best practice.
- Open space – An important aim of PAN65: Planning and Open Space is to balance new provision with improved accessibility to and increasing the quality of existing open space. This is particularly relevant when considering the land adjacent to the Turfford Burn. Scope exists to utilise land which lies within the flood plain in a positive way, to provide recreational and leisure opportunities. This approach could also have potential ecologic benefits.

- Play provision must be in accordance with the principles detailed in PAN77, Designing Safer Places. Standards to be met are 60m² (including 20m² play space) per dwelling. In accordance with the principles in “Designing Out Crime”, all open space provision must be overlooked by habitable rooms.
- In line with the requirements of PAN61 Planning and Sustainable Urban Drainage Systems, an appropriate SUD System will be required as part of the site development. This must be designed as part of the overall site and should be visually attractive, safe and accessible for maintenance purposes.

10 Development Mix & Density

The established housing areas in Earlston benefit from a diversity of size, age and type, allowing a mix of residents to the advantage of the whole community. The density of development should be higher at the more public points close to the High Street, reducing towards the Turfford Burn to the south, although scope does exist to develop at a relatively higher density around the proposed Village Green. This would create a sense of enclosure and higher level of passive supervision.

10.1 Density Calculation

Density of housing within the available development land would likely be around 30 units/ha giving a total figure of 60 units. This total is an indicative figure only. A definitive density figure can only be determined at the detailed planning application stage and will be dependent on the mix and size of proposed residential units.

Indicative Developable Area :	2 Hectare (TBC)
Total number of Units @ average density of 30 units per hectare :	60 units
Indicative Number of Affordable Housing Units :	15
Indicative number of mainstream housing Units:	45

11 Access & Transport

11.1 General Comments

This site offers a significant redevelopment opportunity within the heart of Earlston for primarily residential development although other compatible uses, including retail serving only local needs, would be acceptable. The rationalisation of the access arrangements, including the realignment of the road network at East Green, improved access arrangements to serve the school and provision for the possible future access to the land to the south must be accommodated.

11.2 Transport Assessment

A Transport Assessment (TA), taking account of the Central Borders Traffic Study must be submitted as part of a planning application to develop the site. Off-site transport work required as a consequence of the development, must be provided by the developer.

11.3 Parking and the External Environment

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 adjacent to the site boundary where uses are located which are least compatible with residential development.
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces – for example in parking zones and domestic runways. Details of materials must be agreed with the Council's Technical Services.

11.4 Road Access

Vehicular access to the site will be through a new junction from East Green which will also continue to serve the existing primary school. This arrangement could facilitate the provision of a dedicated play area for the primary school. New access arrangements must accommodate fully the

requirements of the existing primary school, ensuring that children can access the school on foot in a safe manner and that appropriate arrangements are made for traffic associated with the school. Appropriate safeguards must be agreed with the Council and implemented to ensure that during construction the school can operate satisfactorily.

Access through the existing industrial estate to the east, which presently allows access to the school's car park, will be retained initially for construction traffic and, on completion of the development, as an emergency vehicle and pedestrian access only. Appropriate measures, such as collapsible bollards must be provided by the developer.

An indicative internal road layout is shown at Appendix 4 - Key Diagram.

The main access road and internal road must be constructed to allow access to land to the south of the Turfford Burn (see Appendix 4 Key Diagram). Provision must be made to allow, at a future date, the construction of a bridge which is suitable for vehicular and pedestrian use associated with a mainstream residential development. An indicative area, to allow the future construction of a bridge, is highlighted on the proposals plan. A legal agreement is in place regarding this matter (see Appendix 6) and the requirements of this legal agreement must be met by the developer.

Vehicular access from South Croft Park will be retained to service the existing building to the West of the existing primary school and to also provide a pedestrian link from the High Street to the development. There may also be scope to provide an emergency access.

The Council fully embraces the principles contained within PAN76 "New Residential Streets". Therefore, the proposed internal road / pedestrian / cycle network must create an informal network of accessible streets, with integral traffic calming measures. Particular consideration must be given to pedestrians and cyclists including creating direct connections with the existing network and creating new links.

The creation of direct, accessible pedestrian routes is an important factor to incorporate into the design of the development. The following requirements are to be incorporated into the proposals:-

- Pedestrian access to the north west, linking the tennis courts and Croft Place must be provided, as detailed on the key diagram.
- Pedestrian access to the playing fields, particularly from the primary school and proposed new high school, located to the east, must be provided as detailed on the key diagram.
- An informal (non-adopted) pedestrian route should be formed adjacent to the Turfford Burn, creating a pedestrian loop, as detailed on Appendix 4 - Key Diagram. This path should not be raised or encroach on the river bank or riparian habitat and be designed to sustain flooding. Maintenance arrangements for this path must be included within the maintenance arrangements put in place for other public landscaped areas.

12 Designing Out Crime

Proposals to develop the site must fully embrace the principles detailed in Planning Advice Note 77 “Designing Safer Places” and Planning Advice Note 76 “New Residential Streets” (Scottish Executive Development Department). In addition, proposals must be in accordance with the Council’s Supplementary Planning Guidance “Designing out Crime in the Scottish Borders” (approved Sept 2007). All aspects of the design and layout of the development should create a secure environment where opportunities for crime are minimised.

13 Biodiversity

Any proposals must take account of the Council’s approved Supplementary Planning Guidance for Biodiversity. The main thrust of this document is to avoid impacts on biodiversity as far as possible. If there are, as a consequence of the development, impacts on biodiversity appropriate mitigation measures must be implemented or, as a last resort, compensation provided for the loss of biodiversity. As recommended above, the land adjacent to the Turfford Burn has significant potential to be incorporated into the proposals. It is important to conserve and, where possible, enhance the ecological value of the international nature conservation site of the Turfford Burn, which forms part of the River Tweed Special Area of Conservation (SAC). As such, no intervention work should be carried out on the watercourse, for example through the use of hard engineering, bank protection etc as part

of the development to avoid loss of “natural” riverine corridor and knock on cumulative impacts on the SAC. Furthermore, strict controls by Scottish Natural Heritage (SNH) and SEPA will be applied covering a wide range of matters including water discharge, waste and water run off, sedimentation, disturbance to qualifying interest, storage of chemicals, impacts of non native species and changes to the flood plain. Measures must be put in place to ensure the protection of the SAC. A fenced buffer of semi natural riparian habitat established prior to development taking place and adherence to best practice would help to prevent / avoid any contamination of the SAC.

Any crossing to the southern area will have to be sensitively designed and constructed. This must be a clear span bridge structure with footings outside the watercourse channel to avoid disruption to the burn and potential significant effect on the SAC. It is recommended that prospective developers contact SNH prior to making a formal offer for the site. Mitigation and enhancements should include flood plain restoration, riparian woodlands and woodland creation complementary to the Forest Habitat Network including the Whitehill Ancient Woodland to the south of the site.

SEPA has confirmed that there are signs of water voles on the Tufford Burn in Earlston (Scottish Borders Biological Record Centre – records at NT5794 3851, NT5752 3822 and at Mellerstain).

Water voles received protection under the Wildlife and Countryside Act 1981. It is now an offence to damage, destroy or obstruct access to any place that water voles use for shelter or protection. The water vole is also a priority protected species and has its own species action plan.

Reference should be made to Scottish Planning Policy – National Planning Policy Guidelines 14: Natural Heritage supported by planning advice notes (PAN 60: species and habitats and development opportunities to improve environment by design).

Any development should be carried out in such a way that the water voles are accorded protection and that their habitat is not damaged. Furthermore, any opportunity to enhance the habitat should be taken.

Guidance can be found in the Water Vole Conservation Handbook 2nd Edition (a publication endorsed by SEPA) and advice should be sought from SNH.

14 Sustainability

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.

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.

15 Water Resource Management

15.1 Flooding

The site lies in close proximity to the Turfford Burn. Furthermore, from information available a flood plain, located to the East and South of the site, has been identified (see Appendix 4 Key Diagram). Flooding has been an issue in the area previously. Any loss of flood plain through building, bunds land raising etc and potential changes in the flood plain dynamics through loss of floodplain and consequential loss of capacity for water storage during floods, could put pressure on the watercourse and leading to loss of supporting habitat for the primary qualifying feature for the SAC (Atlantic Salmon). SBC and SNH and SEPA must be satisfied that changes to the flood plain will not adversely affect the SAC interest or lead to any corruption of the flood plain function. The flood plain must be managed sustainably and the requirements of SPP7 and PAN69 must be satisfied. In view of this, a Flood Risk Assessment will be required.

15.2 Drainage Assessment

A drainage Impact assessment will be required as part of the planning application.

The Council's Policy in relation to surface water is identified in Policy I14 of the Scottish Borders Structure Plan 2001-2011. This policy states that developers will, where appropriate, be encouraged to incorporate Sustainable Urban Drainage Systems as part of their proposals.

Paragraph 6.29 indicates that the guidelines to be followed are those published in a "Design Manual for Sustainable Urban Drainage Systems – Scotland and Northern Ireland".

More recently, however, Planning Advice Note 69 "Planning and Building Standards Advice on Flooding" as published by the Scottish Executive in August 2004, indicates in paragraph 68 that the Sustainable Urban Drainage Scottish Working Party has developed a national specification for drainage assessments. This national specification can be found at (http://www.sepa.org.uk/pdf/publications/leaflets/suds/drainage_assessment.pdf).

In advance of the publication of the national specification, Scottish Borders Council has been using the drainage assessment guidance published jointly by Aberdeen and Aberdeenshire Councils (http://www.aberdeenshire.gov.uk/planning/devservices/sepa_dia.pdf).

This earlier guidance has, by and large, been incorporated in the national specification referred to in PAN 69. However, there are areas where SBC have been using the slightly more onerous guidance of the Aberdeen and Aberdeenshire drainage assessment. In section 3.2(ii) of the national specification, the Council would require a test to be undertaken for a critical 50 year return period rainfall event. In section 3.2(iii), the sensitivity test should be undertaken for the 200 year return period event.

Specifically regarding development on the flood plain, the Finalised Scottish Borders Local Plan, Policy G4 must be taken into account.

An appropriate SUDs system agreed with SEPA, Scottish Water and SBC is required. Full design details for the proposed SUDs are required at the planning application stage. SUDs must be designed as part of the overall site, and take account of prevention of contamination of SAC with surface run-off, attention of surface water and flood alleviation be visually attractive, accessible and safe and with suitable provisions for long term maintenance. A single purpose engineered solution should be avoided.

16 Developers Contributions

Policy G5 of the Scottish Borders Local Plan requires developers to make full or part contribution (through an appropriate legal agreement) towards specific infrastructure. In addition, the Council has approved Supplementary Planning Guidance “Developer Contributions” (April 2008). Prospective purchasers are strongly recommended to consult with the council’s development negotiator prior to making an offer for the site. With respect to this site, the following applies:

16.1 Affordable Housing

Scottish Borders Council’s “Supplementary Planning Guidance on Affordable Housing” (29 March 2007) details the requirements placed on developers regarding the provision of affordable housing. The thrust of this document is to secure an appropriate level of affordable housing as part of new developments. As part of the development of this site, 25% affordable housing applies.

16.2 Education

Primary School provision is to be retained on this site. The existing primary school is to be retained. As a consequence of the relocation of the secondary school, there will be a requirement to rationalise and refurbish the existing school site for primary school use creating a single, distinct primary school complex. The exact rationalisation and refurbishment requirements are currently under consideration. The developer of this site, prior to the construction of any houses, and within 6 months of the granting of planning permission for development of the disposal site, must commence the consolidation works to the school. A programme of works must be agreed with the Council prior to commencement of any works. Further information of the extent of work is attached as Appendix 7 – Schedule of Works to Primary School.

16.3 Waverley Line

Earlston falls within an area identified for a contribution to the Waverley Railway Project.

16.4 Open Space/play facilities

A play facility to be provided. The likely scale of development will require the provision of a Neighbourhood Equipped Area for Play (NEAP) within the site. Alternatively, there may be scope to upgrade existing provisions located nearby, for example the East Green. A key point to note is that access from the new residential development and also existing houses to the play provision must be safe and direct. Facility to be fully funded with appropriate long-term maintenance regime agreed.

16.5 Landscaped/grassed areas

An appropriate management scheme to be agreed between SBC and developer.

16.6 Waste Water Treatment

It is anticipated that once the already allocated sites have been fully developed, there will be limited capacity at the Waste Treatment Works. In view of this, contributions towards the upgrades to works to provide additional capacity may be required.

16.7 Central Borders Road Network

Utilising the Central Borders Traffic Study, developers will have to assess the impact of development on the road network and contribute to the cost of identified upgrades required on a proportional basis.

17 Ground Conditions

Historic records have indicated that the area of the sports pitches was once the site of a gas works. There is evidence of a substantial depth of fill material, with the possibility of buried contamination. As part of an application to develop the site, a Contamination Assessment must be submitted.

18 Utilities

Indicative information on services is provided (see Appendix 5 – Service Plan TBC). The impact of any services or constraints on the proposed development will require to be determined in detail by prospective developers.

19 Existing Studies

A number of studies relating to this site are available for inspection and these are listed in Section 22 Related Material.

20 General

Developers must satisfy themselves on all matters relating to the site, including the status/warranty of any previous studies and ground conditions and are strongly advised to contact the Council's Development Management Service and all service providers to discuss and agree proposals prior to making an offer for the site. Please also note the attached contact list.

21 The Way Forward

The Council encourages the redevelopment of this site in a co-ordinated and comprehensive manner. It is anticipated that the developer will progress matters by submitting an application for the whole site and at that time, enter into an appropriate legal agreement covering all relevant matters. Developers are strongly recommended to enter into discussions with the Council's Planning Service at an early stage of the design process and prior to the submission of any offer for the site.

Contacts within Scottish Borders Council:

John Hayward (Development Control Manager (West), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

jhayward@scotborders.gov.uk

Tel : 01835 826510

Martin Wanless (Plans & Research Manager), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel : 01835 825063 E-mail : MWanless@scotborders.gov.uk

Andy Tharme (Ecology Officer), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel: 01835 826514 E-mail : ATharme@scotborders.gov.uk

Jon Bowie (Development Negotiator), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel : 01835 824000 E-mail : JBowie@scotborders.gov.uk

Scottish Borders Council (SBC) Development Control :

Carlos Clarke (Senior Development control Officer), Area Office, Newtown Street, Duns, TD11 3DT

cgclarke@scotborders.gov.uk

Tel : 01361 886105

SBC Technical Services (Road User Group):

Ron Elliot (Road User Manager), Council Headquarters, Newtown St Boswells, TD6 0SA

Tel : 01835 825079 E-mail: RElliot@scotborders.gov.uk

Lisa Chiles (Street Lighting Manager), Council Headquarters, Newtown St Boswells, TD6 0SA

Tel : 01835 824000 E-mail LChiles@Scotborders.gov.uk

SBC Technical Services (Environmental Services)

Graham Prentice (Refuse Collection Manager) Council Headquarters –
Scott House (A), Sprouston Road, Newtown St Boswells, TD6 0QD
Tel : 01835 825111 Ext 5612, E-mail GPrentice@scotborders.gov.uk

Julie Rankine (Waste Strategy Manager), Council Headquarters - Scott
House (A), Sprouston Road, Newtown St Boswells, TD6 0QD
Tel : 01835 825111 Ext 6629, E-mail JCRankine@scotborders.gov.uk

SBC Countryside & Heritage

Andy Millar (Countryside & Heritage Manager), Council Headquarters,
Newtown St Boswells, TD6 0SA
Tel : 01835 825062, E-mail AMillar@scotborders.gov.uk

Other Contacts within Scottish Borders Council :**SBC Technical Services (Environmental Services)**

Jason Hedley (Parks Manager), Galashiels Area Office, Paton Street,
Galashiels TD1 3AS
Tel : 01896 661770, E-mail JHedley@scotborders.gov.uk

SBC Education:

A Patterson (Asset Developer Manager), Council Headquarters,
Newtown St Boswells, TD6 0SA
Tel : 01835 824000, E-mail APatterson@scotborders.gov.uk

Capital Projects Officer, Education and Life Long Learning : Tel 01835
824000

Asset Development Assistant, Education and Life Long Learning : Tel :
01835 824 4000

Other Suggested Contacts :**Scottish Natural Heritage**

Anne Brown (Area Officer), Anderson's Chambers, Market Street,
Galashiels, TD1 3AF

Tel : 01896 756652, E-mail : Anne.brown@snh.gov.uk

Scottish Water

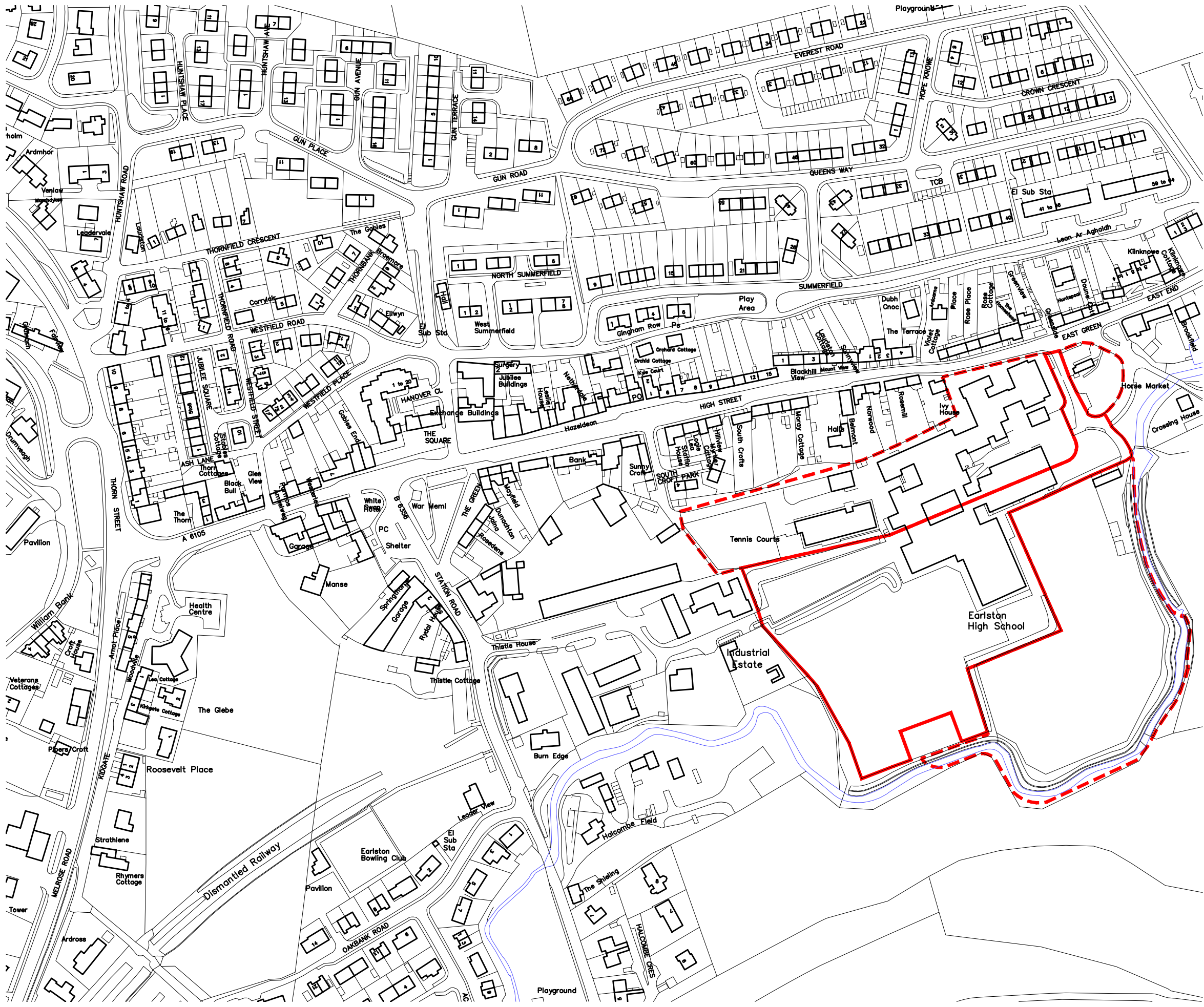
Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG

Scottish Environment Protection Agency

Sonja Millar (Planning Officer), Clearwater House, Heriot Watt Research Park, Avenue North, Riccarton, Edinburgh EH14 4AP. Tel : 0131 273 7234

Appendix 1
Strategic Location plan

Appendix 2
Site Location Plan



REV. | DETAILS | BY | DATE |



TECHNICAL SERVICES

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- PROPERTY & FACILITIES MANAGEMENT**
- ARCHITECTURE**
- CATERING & CLEANING**
- ESTATE MANAGEMENT**
- PROPERTY MANAGEMENT**

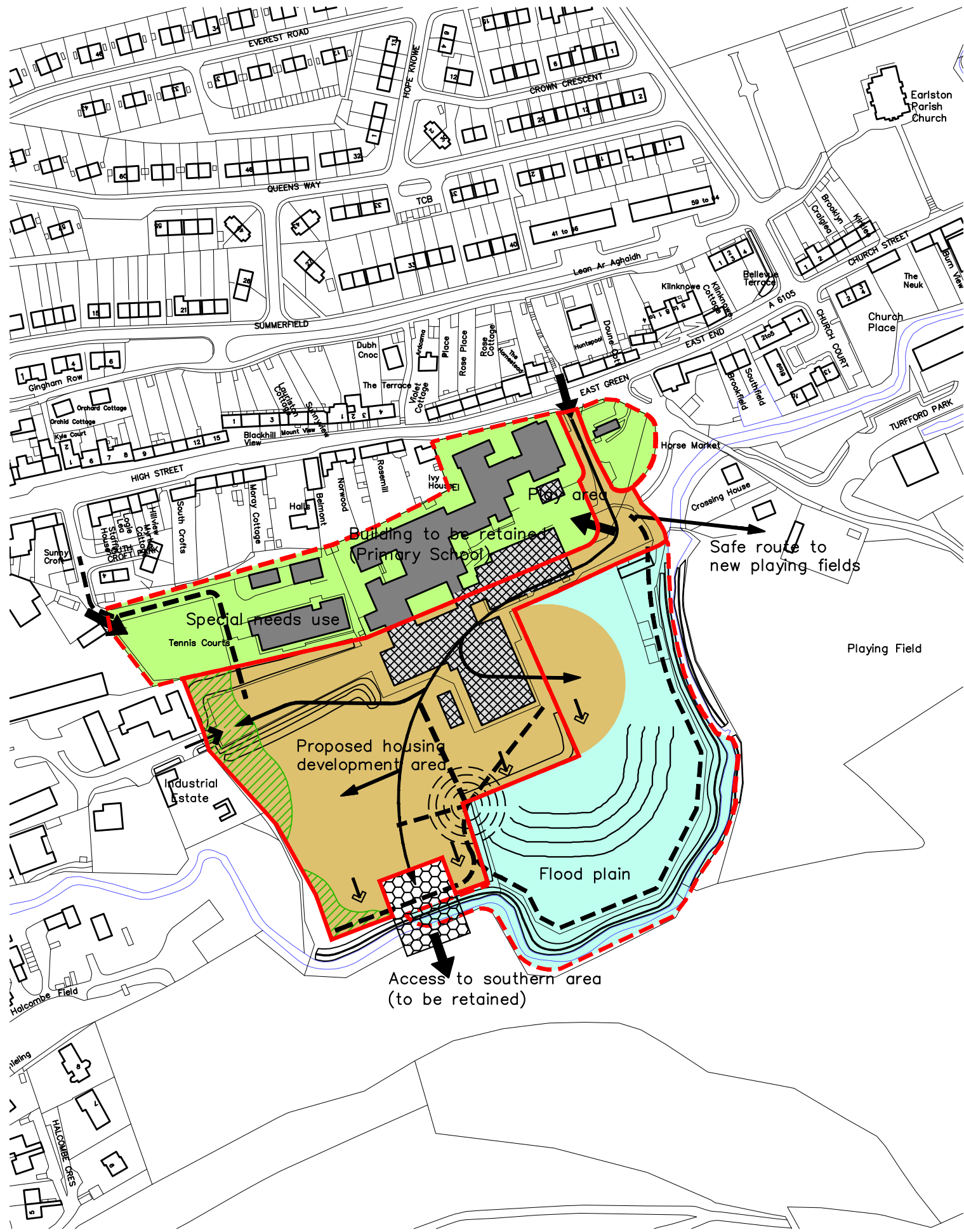
Earliston High School.

Appendix 2 - Site location plan.

SCALES		
DESIGNED BY	DATE	
DRAWN BY	DATE	
PROJECT No.	DRAWING No.	REVISION

Appendix 3 Disposal Plan

Appendix 4 Key Diagram



- Site disposal boundary (22525 m² / 2.252 Ha)
- Site development boundary
- Footpath links
- Vehicular access
- Emergency vehicle/pedestrian access
- Construction vehicle access
- Views to South
- Village green (slope to extend into flood plain subject to agreement)
- Recreational / planting opportunity
- Educational, community, leisure and public service use.
- Existing buildings to be demolished
- Existing building to be retained
- Housing development area. (SBC area 25244 m² / 2.524 Ha) (non SBC ownership 2719.40 M² / 0.271 Ha)
- Area to allow construction of bridge
- Landscaping
- Area of flood plain (15809.59 m² / 1.580 Ha)

REV.	DETAILS	BY	DATE
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TECHNICAL SERVICES

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- PROPERTY & FACILITIES MANAGEMENT**
- ARCHITECTURE**
- CATERING & CLEANING**
- ESTATE MANAGEMENT**
- PROPERTY MANAGEMENT**

Development proposals for Earliston High School.

Appendix 4 - Key diagram.

SCALES 1:2500	
DESIGNED BY	DATE
DRAWN BY	DATE
PROJECT No.	DRAWING No.
	REVISION