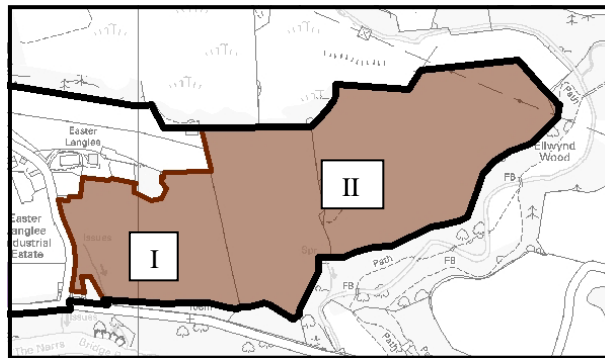


SUPPLEMENTARY PLANNING GUIDANCE PLANNING BRIEF

EASTER LANGLEE GALASHIELS

APPROVED FEBRUARY 2006



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INTRODUCTION:

This **Brief** sets out the main opportunities and constraints relating to the allocated site, and is intended to create an outline framework for its future development within the forthcoming local plan period. The comments within the subheadings below indicate where detailed attention is required to **specific issues** and where **contributions** will be sought from the developer. The comments should be read in full consultation with relevant guidance at both Local Authority and national level. A selection of related policy and guidance is provided within the document. Scottish Borders Council is considering commissioning a further more detailed **Urban Design** analysis for this site.

SITE DESCRIPTION:

This **21.6** ha Greenfield site is located on the north eastern fringe of Galashiels. The site is currently in agricultural use. The site slopes gently North to South with an area of **Ancient Woodland** beyond the southern/eastern boundaries of the site. **Ellwynd Wood** part of the area known as the 'Fairy Glen' lies to the East of the site, containing the **Allan Water** a tributary of the **River Tweed**.

The site is proposed for Housing in the **Scottish Borders Local Plan: Finalised (December 2005)**. The site is allocated for **300** units. The site has no environmental designations.

Development Vision

Site to achieve a **clear sense of place** and **landscape containment** through a **high quality mixed residential development** containing **higher density areas** in key locations particularly at the entrance to the site, **retention of existing landscape features** and **retention and extension of existing woodland as appropriate**. Suitable provision is to be made within the site for **open space** and appropriate **footpath/ cycle** connections to the wider area.

1. Constraints/ opportunities:

- i. Constraints which require to be addressed through appropriate contributions (see Developer Contributions section/ appropriate sections below) include deficiencies in potential **vehicular access points** and the **long term maintenance** of **existing woodland** and **landscaping**. Aspects which may require contributions include **possible deficiencies** in the **wider transport network** and **in terms of the capacity** in the **Waste Water Treatment Works**. There are also **limited education capacities**.
- ii. There are existing constraints relating to existing **Ancient Woodland, Species Rich Grassland, Hill Fort (Scheduled Ancient Monument), landscape features, minor power lines** (across eastern extremity of site). Appropriate contributions may be required.
- iii. Provision for a **community facility** may be required within the site. This may be or adjacent to a higher density area at the western entrance to the site which should also provide the main affordable housing element for **Area I** linked to a village green (see Urban Design section below).
- iv. The site shall also contribute as appropriate to the local and wider provision of **affordable housing, education provision, and railway reinstatement**.

2. Basic Infrastructure:

- i. **Road network** has the potential to cope with the proposed allocation subject to necessary **junction improvement to roundabout at the junction of the C77 and B6374** (Developer Contributions sections below).
- ii. A **transport study** is also to be prepared for the **Galashiels area** by **SBC**. 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 subject to further discussions and agreement between the developer and SBC.
- iii. A single access point is proposed from the C77, facilitating **300 units**. There is no potential for vehicular access to the site from the B6374 to the south due to topography and the existing **Ancient Woodland** (see Landscape/ Ecology).
- iv. A further vehicular access north of Easter Langlee House on the C77 is considered to have some potential as part of a **possible future development site** north of Easter Langlee House. This further access would require separate analysis and is not considered in detail in this Brief.
- v. The site would be served by a **loop road**, passing around the existing knoll in the eastern portion of the site. The site layout should provide **connected** residential streets in addition to small cul de sacs. Opportunities shall be found to break up the linear nature of the loop road through squares/ buildings or other features which may provide **natural traffic calming**. A minimum carriageway width of 6 metres is to be provided for the thoroughfare allowing for bus traffic (7.3 metres may ultimately be required for part/ all of this route). This may be reduced in certain sections allowing for frontage access.
- vi. A **minimum of 1 no bus stop** should be provided within the site and integrated with the development via suitable **pedestrian connections**. Suggested locations are either centrally, or with two stops one at each of the western and eastern edges of the site. To secure establishment of a **regular bus connection** to the town centre a suitable time limited **subsidy** to local bus providers may be

- required (see Developer Contributions section below).
- vii. **Area I** nearest the C77 and subject to a current planning application, must be developed to provide an unobstructed through route to the more easterly **Area II** (see map on front page). This through route must be provided to the eastern boundary of the allocation to remove potential for a ransom strip between the two sites.
 - viii. Internal roads to meet “**Standards for Development Roads**”. 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 and **25%** visitor parking in addition. **Communal parking provision** to be provided at a ratio of **1.5 to 1.75** spaces per dwelling unit, including visitor parking.
 - ix. The site is considered to be a **significant travel generating development** as defined by the Scottish Executive. A **Transport Assessment** is required based on full discussions with Technical Services (Roads).

3. **Density:**

- i. Based on an assessment carried out for the allocated site, **272** units at **21** units/ ha is considered achievable within the **Net Developable Area** (please refer to Density Calculation overleaf). This total is an indicative figure and includes a **higher density** of **30** units/ ha which is recommended for the Affordable Provision. Final numbers of units will be determined at the detailed design stage and will be dependant on the mix and size of proposed houses.

4. **Affordable Housing needs:** (See SPG note: Affordable Housing)

- i. A minimum of **15%** Affordable Housing is required. A minimum of **39** affordable units are required within the site (please refer to Density Calculation overleaf). Should the full allocation of **300** units be achievable within the site the number of required affordable units would rise accordingly. **On site provision recommended** (see Urban Design section above). The Council may also consider offsite provision or a commuted payment as appropriate.

5. **Water Resource Management:**

- i. There may be **capacity issues** within the **water** and **waste water** networks in Galashiels. **Scottish Water** has included **Galashiels** in the **Draft program for investment**. Depending on the program for development at the site appropriate developer contributions may be required.
- ii. The site is located in an elevated position above existing water courses. It is unlikely that a **Flood Risk Assessment** will be required. A **Drainage Impact Assessment** will be required for this site.
- iii. An appropriate **SUDS** system is required to the agreement of **SEPA, Scottish Water** and **SBC**. SUDS must be designed to be **visually attractive, accessible** and **safe** and with suitable provisions for **long term maintenance**. Indicative locations for **SUDS** are shown for the site.

6. Landscape/ Ecology:

- i. Based on an initial visual appraisal indicative **buffer zones** with no ground disturbance are shown, (**20m, 25m, 15m** as specified). **Buffer zones** are based on **BS Standard 5837: 2005, 'Trees in Relation to Construction' and other relevant criteria**, as defined by SBC and have been designed to protect **existing woodland** bisecting and beyond the site boundaries. Modifications to the identified exclusion areas may be agreed through further discussion between the developer and SBC subject to further information relating to the **surveyed location and sizes of existing trees**.
- ii. Further buffers are required to protect an existing **Hill Fort** in the north eastern corner of the site, an existing **knoll** in the central part of the site, surrounding existing mature trees east of **Easter Langlee House** and to protect the proposed **tree belt** along the northern boundary (**20m, 10m, 10/15/20m, 10m** as specified).
- iii. **Landscaping** is required within the buffers where specified (please see SBC Landscape Guidance Notes 1 (Tall Screen Tree Planting), 2 (Scrub and Small Tree Planting) and 3 (Hedge Detail) available on request).
- iv. The site shall protect and may provide contributions towards the long term management of the species rich grassland area, '**Ellwynd Meadow**' to the north east of the site (see Developer Contributions section below).
- v. The site is seen as a **Major** development in ecological terms as defined by the Scottish Executive. An **Ecological Impact Assessment** is required.

7. Urban Design/ Conservation/ Cultural Heritage:

- i. Issues such as **planting/ lighting/ retention of existing vegetation/ services/ detail of levels etc** must be considered in an **integrative manner** within submitted plans for the site. 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** should be submitted with the planning application. This co-joined approach should be carried forward into **detailed plans** which clearly exhibit the following design components:
- ii. A **higher density** form of development including the concept of '**row housing**' or similar facing onto a single aspect village green is sought for the western site entrance, containing the Affordable Housing element for **Area I** (see Affordable Housing section below). A **community facility** (e.g. shop/ village hall/crèche) is seen to be appropriate at a suitable position within the site (see Developer Contributions section below). The remainder of the affordable element is to be provided within **Area II** to be centrally located and linked formally with a central open space.
- iii. Site to achieve a clear '**sense of place**' particularly at the **western site entrance** and **centrally** around an existing knoll which is to be retained.
- iv. A major on site provision of **open space** is recommended due to the peripheral location of the site in relating to existing facilities, and its substantial nature. A '**total open space per household**' of a minimum of **60m² per household** is required as a minimum for the on site provision, as per current national research recommendations (specifically Table 42: National Minimum Open Space Standards for New Development, Minimum Standards for Open Space, SEDD 2005, p100).

- v. **Informal play/ recreation space and equipped play areas** shall be provided within a **central public park**, including a kick about area and integrated with a revitalised and tree planted knoll featuring a suitable play facility (see Developer Contribution section below). The existing stone dyke surrounding the knoll is to be retained with stone from an existing adjacent north– south dyke reused to form the boundary of the open space. The remainder of open space provision to be in the form of open areas and pathways associated with an existing hill fort and grassland beyond the eastern **Net Developable Area** allocation (see Developer Contribution section below).
- vi. Management and interpretation of the hill fort to be secured as part of the commuted payment. An **Archaeological Assessment** is required for the site.
- vii. A key part of the **connectivity** to open space within and beyond the site to be a **dedicated walkway/ cycle route** along the southern boundary of the site secured through a developer contribution (see Developer Contributions section below). The walk/ cycle way should **link** at various points into the development site and to bus stops on the B6374.

8. Developer Contributions required (as per Draft Developer Contributions SPG):

- i. **Railway:** Waverley Railway Line Reinstatement.
- ii. **Roads:** A **roundabout** is required at the junction of the B6374 and the C77 at the SE corner of the Industrial Estate. The length of the C77 between the roundabout and the site entrance would require to be **widened** to 7.3m. Contributions towards wider transport improvements in Galashiels area may be required (dependant on findings from **Galashiels transport study**).
- iii. **Water and drainage:** Galashiels catchment area (possible, dependant on the Scottish Water programme for development).
- iv. **Education:** Currently within Melrose Primary School and Earlston High School catchments. Contributions may be required to address deficiencies in education provision in locality.
- v. **Open space/ play facilities/ woodland:** Provision of suitable **onsite play, open space including central woodland, tree planting and planted buffers** with suitable provisions for **long term management**. In addition both sites shall contribute towards the provision of interpretation boards and appropriate access to the hill fort and associated passive recreation space to the east of the Net Developable Area.
- vi. **Community Facility:** Suitable onsite provision of land may be required.
- vii. **Footpaths/ cyclepaths:** A path to be formed along the southern boundary of the site
- viii. **Public Transport:** The developer shall be required to contribute as appropriate to the establishment of a regular bus service to the site. The level of contribution shall be defined following consultation between the developer/ Local Authority and local bus companies.

9. Density Calculation

Note: Calculations for density within the site are approximate and are based on the Net Developable Area (NDA) (i.e. the areas not excluded by buffers, or other constraint features). **Buffered Areas** may be utilised as garden grounds within the development site. The figures assume a density of **20/ ha** within the site, with a higher density of **30/ha** for the provision of Affordable Housing.

Easter Langlee	No of units for av. density	Indicative affordable units	Land take affordable units (ha)	Recal. Total Units at average density	Recalculated number of units including affordable housing	
Totals		259	39	1,293	233	272
Total Units		272				
Suggested density for NDA		21				

Related material

SBC:

Development Plan: Scottish Borders Local Plan (Finalised) (SBC 2005), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders– The New Way Forward' (SBC 2002), **Supplementary Planning Guidance:** Affordable Housing, Developer Contributions (draft), Biodiversity (draft), **Guidance Notes:** Landscape Guidance Notes, Standards for Development Roads, Minimum Distances: A Good Practice Guide (draft).

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), Other as appropriate.

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SBC Technical Services (Roads):

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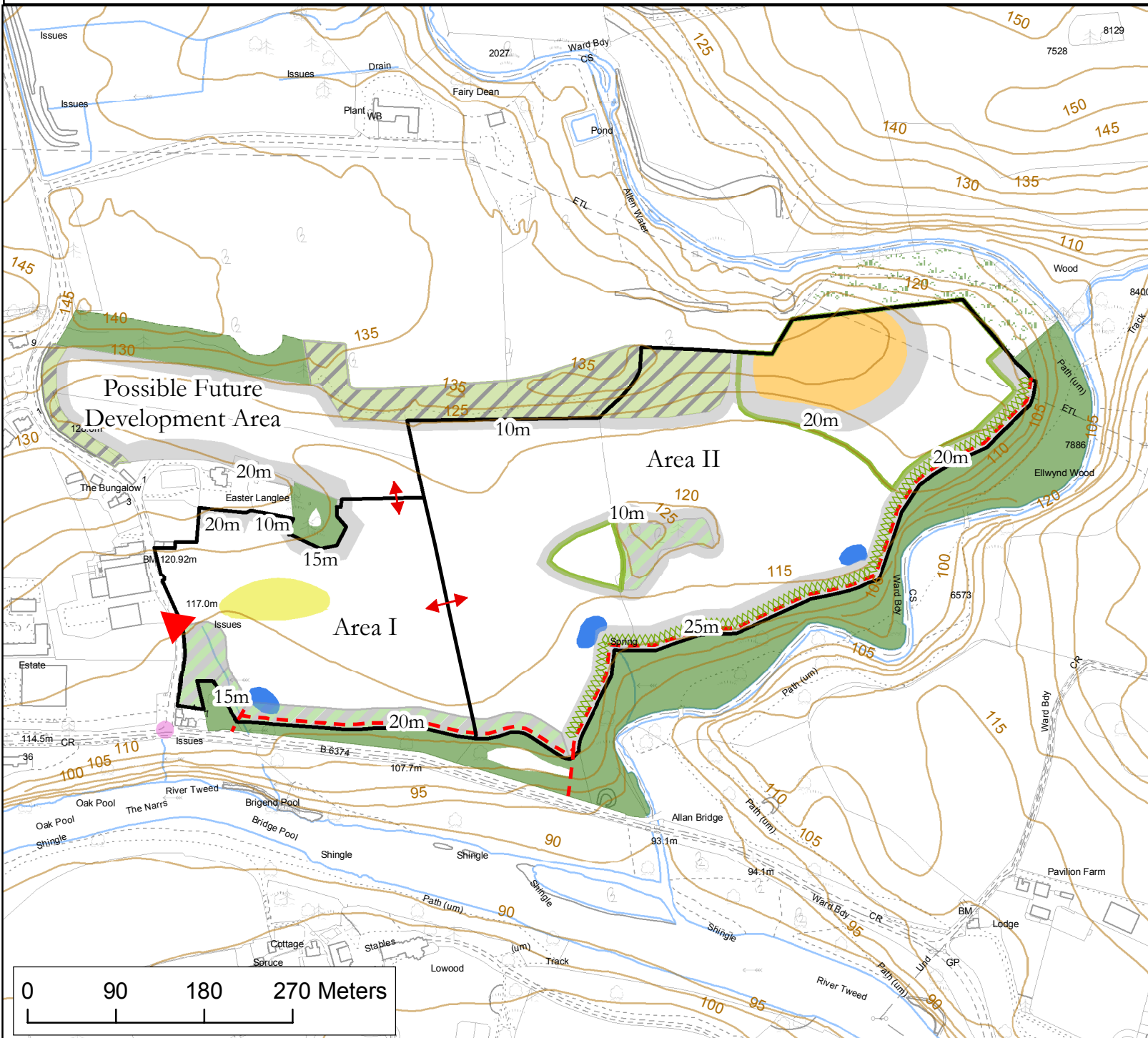
SBC Countryside & Heritage

Andy Millar (Countryside & Heritage Manager), Council HQ, Newtown St Boswells, TD6 0SA, Tel. 01835 824000 E-mail- AMillar@scotborders.gov.uk

SBC Education:

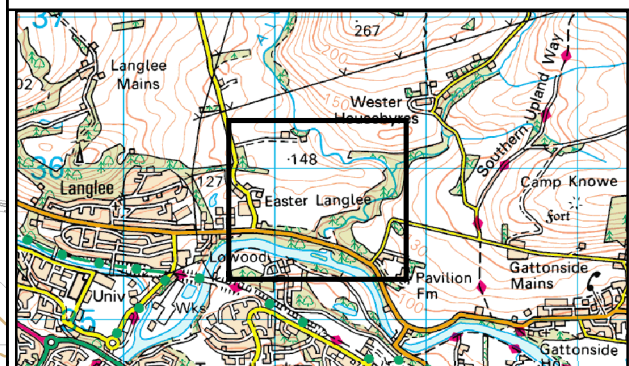
Annette Patterson (Asset Development Manager), Council HQ, Newtown St Boswells, TD6 0SA, Tel. 01835 824000 E-mail– APatterson@scotborders.gov.uk

Other suggested contacts: Scottish Water, SEPA, other as appropriate.



Key

-  Site Boundary
-  Recreational Open Space
-  Buffer Protection Zone (planted)
-  Buffer Protection Zone (no ground disturbance)
-  Road Improvement Area
-  Woodland to be retained
-  Potential Site for SUDS Detention Pond
-  Archeological Site to be retained/enhanced
-  Higher Density Area with Village Green
-  Species Rich Grassland to be retained/enhanced
-  Pedestrian/Cycle link
-  Vehicular Linkage
-  Vehicular Access Point
-  Hedge



This map has been produced using contours and hatchings to illustrate key components of the brief. Whilst every attempt has been made to make the maps legible in black and white, viewing and printing in colour is recommended.

Disclaimer: Scottish Borders Council uses the most up to date spatial information from a range of sources in order to produce the mapping held within this document.

The mapping is for illustrative purposes only.
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