

# Scottish Borders Local Plan

Supplementary Planning Guidance

Former Eyemouth High School, Eyemouth

Planning Brief

June 2010



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# Former Eyemouth High School Planning Brief

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## Former Eyemouth High School Planning Brief

### Introduction

This planning brief sets out the main opportunities and constraints relating to this former High School site in Eyemouth. It provides a framework vision for the future development of the site which is allocated in the Finalised Local Plan Amendment as a redevelopment opportunity.

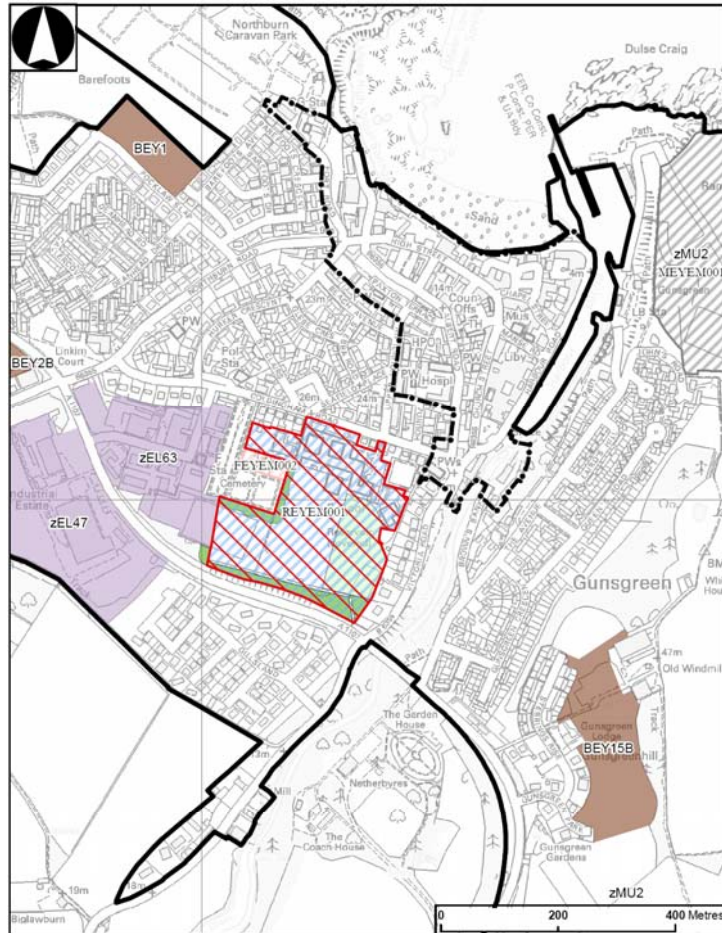
The brief identifies where detailed attention to specific issues is required and where development contributions may be sought. The brief should be read alongside relevant national, strategic and local planning guidance, a selection of which is provided on page 4, and should be a material consideration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

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











# Former Eyemouth High School Planning Brief

Figure 1—Local Context



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**Key**

-  REYEM001 Redevelopment Site (Subject to Brief)  
Site Area: 7 Hectares / Site Capacity: 90 units
-  Housing (Local Plan Policy H3)
-  Employment Land Safeguarding (ED1)
-  Housing (Local Plan Amendment Policy H3)
-  Development Boundary (Local Plan Policy G8)
-  Long Term Mixed Use (Local Plan Amendment Policy H3)
-  Redevelopment (Local Plan Amendment Policy H3)
-  Cemetery (Local Plan Amendment Policy H3)

IST ID: 121520

## Local context

Eymouth lies around 20 miles to the east of Duns and less than 10 miles north of Berwick-upon-Tweed. Eyemouth is identified as one of the principal towns within the Eastern Development Hub in the Scottish Borders Consolidated Structure Plan 2001-2018.

The town, with a population of 3,479 (2001 Census), has considerable scenic attraction with its coastal location and dramatic headlands. With Gunsgreen House as a backdrop the harbour is a picturesque quarter of this traditional fishing town. The harbour is located at the mouth of the River Eye which separates the town from the area of Gunsgreen.

The 3 High Schools Project has delivered a new high school and associated playing fields within Eyemouth. The former High School site is allocated in the Finalised Local Plan Amendment as a redevelopment opportunity. The existing primary school, which adjoins the former High School site, remains in its present location although it requires to be improved.

## Former Eyemouth High School Planning 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)
- PAN 61: Planning & SUDS
- Designing Places: A Policy Statement for Scotland
- PAN 33: Development of Contaminated Land
- PAN 65: Planning & Open Space
- PAN 67: Quality Housing
- PAN 74: Affordable Housing
- Designing Streets: A Policy Statement for Scotland
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design



### Structure Plan

The Scottish Borders Structure Plan was approved in 2002. In terms of this plan, Eyemouth lies within the Berwickshire Housing

Market Area. An alteration to the Structure Plan was approved by Scottish Ministers in June 2009.

### Local Plan

The Scottish Borders Local Plan shows the site within the Development Boundary (Policy G8) of Eyemouth. The Finalised Local Plan Amendment is a material consideration and it identifies the vast majority of the site as a redevelopment opportunity. The extreme south western corner of the site is safeguarded for employment land (Policy ED1). Policy H3 of the Local Plan states that sites proposed for redevelopment may be developed for housing, employment (classes 4, 5 and 6 of the Use Classes Order) or retailing, subject to the sequential test, or a mix of uses that could include community facilities and open space depending on the location of the site, the needs of the community and the deliverability of alternative uses. Redevelopment sites may be developed for single uses. The existing Primary School and its curtilage is also identified as a redevelopment opportunity in the Finalised Local Plan Amendment. It is therefore included within this brief although the buildings and land are expected to remain in their existing uses.

A number of policies included in the adopted Local Plan will be applicable to this site including 'Principle 1-Sustainability', 'G1-Quality Standards for New Development', 'H1-Affordable Housing' 'H3-Land Use Allocations' and G5-Developer Contributions. Eyemouth Conservation Area is located immediately adjacent to the eastern boundary of the site (Policy BE4). Furthermore, key Supplementary Planning Guidance include 'Placemaking and Design', 'Renewable Energy' 'Landscape and Development' and 'Trees and Development'.



# Former Eyemouth High School Planning Brief



Figure 2—Key Considerations

Key Issues:

- 1 Retention and extension of allotments.
- 2 Existing trees to be retained and safeguarded unless otherwise agreed by the Council for access purposes.
- 3 Retention of existing open space provision within curtilage of Primary School.
- 4 Arrival points along Coldingham Road.
- 5 Safeguard ambience of existing cemetery and proposed cemetery to the north.
- 6 Safeguard amenity of existing residential properties.
- 7 The site benefits from a southerly aspect.
- 8 Character and appearance of the Eyemouth Conservation Area requires to be respected and taken into consideration as part of any development proposals.

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**Key**

- |  |                            |
|--|----------------------------|
| REYEM001 Redevelopment Site (Subject to Brief)                   | Road Frontage              |
| Development Boundary (G8)  | Existing Vehicular Access  |
| Town Centre (ED5)  | Existing Pedestrian Access |
| Former Eyemouth High School and existing Eyemouth Primary School | Arrival Point              |
| Existing Allotments  | Listed Building            |
| Existing Landscaping   | Existing Tree              |
| Existing Playing Fields  | South Facing Aspect        |
| Conservation Area  | Key Considerations         |
| 5 Metre Contour  |                            |

## Former Eyemouth High School Planning Brief

### Site analysis – context and consideration

This is the site of the former Eyemouth High School and sits to the south of the town centre at the high point of Eyemouth with views to the surrounding landscape and sea. The site is located within very close proximity to the centre of Eyemouth and is bounded to the east by residential properties, to the west by a cemetery, including proposed extension, and employment area. To the south lies a substantial landscape buffer and beyond, the A1107.

The site, extending to 7 hectares, with a developable area of approximately 4.01ha, rises from Coldingham Road in a series of steps and terraces to a high point south of the cemetery. These changes in level will require to be addressed to provide pedestrian and vehicular access, but also provide the potential for variety and interest in terms of the layout and design.



The site forms an important edge to the townscape which starts at the harbour, rises up the hill and is bordered to the south by the Toll Bridge Road cutting. The development of this site will help consolidate this area of the town and provide residential development with minimal impact on the existing settlement pattern. Development should enhance the prominent frontage onto Coldingham Road whilst integrating the existing built environment with the new.



The development of this site affords the opportunity to develop a high quality development which would provide a focal point for both existing and future residents.



## Former Eyemouth High School Planning Brief

Within the site, the character changes from a relatively enclosed area located to the rear of the five residential units which face Coldingham Road to the open aspect of the southern part of the site. Adjacent to the site, there are a variety of uses including industrial uses, cemetery and existing residential properties. Both on-site and boundary trees should be safeguarded where possible and the open space provision within the curtilage of the Primary School should be retained. The existing land for allotments in the south east corner of the site should be safeguarded and extended to the north and south.



Development should take cognisance of the design, scale and massing of existing properties within the vicinity of the site and should respect and enhance the existing surroundings.

The development will comprise a variety of housing types promoting a diverse local community.



## Former Eyemouth High School Planning Brief

### Opportunities and constraints

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

#### Constraints

##### Conservation Area

The site is located immediately adjacent to the Eyemouth Conservation Area and the proposal should ensure it has no detrimental impact upon its character and setting.

##### Ground conditions

Historic records have indicated that a water tank was located on land adjacent to the eastern boundary of the site and to the rear of the property known as Uglebrae. Its condition and any constraints it may cause should be taken into account when preparing proposals.

##### School

The existing primary school is located within the boundaries of the redevelopment site. As a consequence of the relocation of the secondary school, there will be a requirement to rationalise and refurbish the existing school to allow remaining buildings to be used for primary school use, creating a distinct primary school complex and other community uses. These works would include demolitions.

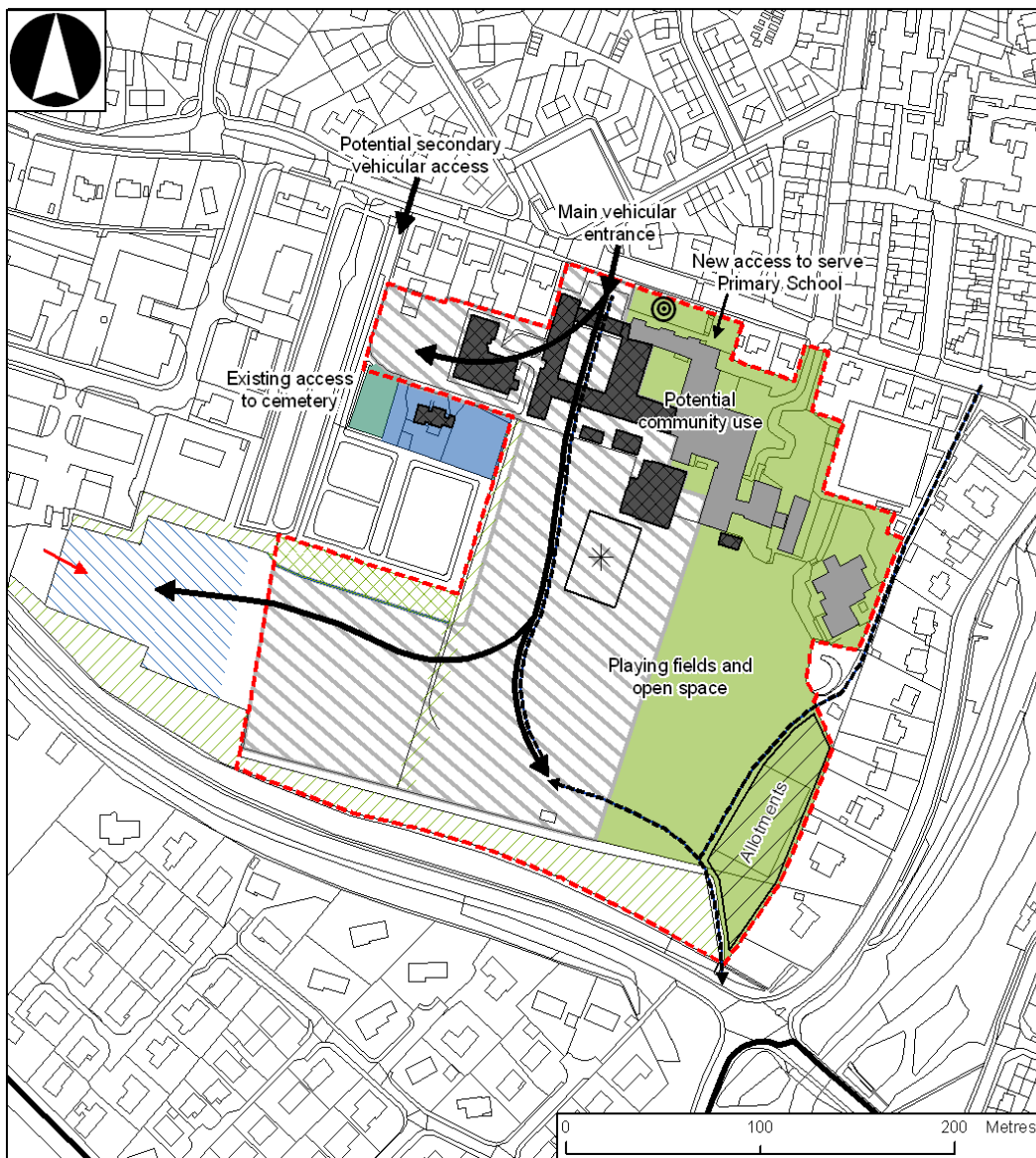
#### Opportunities

The location of the site creates a wide range of opportunities for the site:

- Take advantage of vistas to the town and enhance the landscape setting of the site.
- Take the opportunity to create a sustainable place, taking advantage of the proximity to the town and good transport links to the wider area.
- The existing primary school will potentially benefit from the development resulting in enhanced primary education provision, improved access arrangements for the primary and nursery school and also increased security for the school through opportunities for overlooking and surveillance from neighbouring uses.
- Take the opportunity to provide enhanced public open space by means of forming a multi-function area in the central part of the site. The provision of a new access route and appropriate provision including dedicated access, parking and drop off point for the retained primary school are key constraints. These matters should be discussed with the Council's Parks Manager and Road User Manager (see Contacts) prior to the submission of a formal planning application.

# Former Eyemouth High School Planning Brief

Figure 3—Development vision—for illustrative purposes only



## Development Proposals for Eyemouth High School

### Retained buildings:

1. Retain Kitchen, Dining Hall, Assembly Hall and room for expansion of Primary School.
2. Retain sufficient land for Primary School site.
3. Retain sufficient space for Social Work Children and Families Services.
4. Retain land for cemetery extension.

### Key

- Redevelopment Site
- Existing buildings to be demolished
- Existing buildings to be retained
- Proposed cemetery
- Educational, community, leisure and public service use.
- New Housing
- Proposed extended Allotments area
- Existing landscaping
- Proposed soft landscaping to safeguard ambience of existing cemetery
- Employment Land Safeguarding
- Vehicular Access
- Emergency vehicle / Pedestrian access
- Construction vehicle access only
- Footpath links
- Public realm opportunity
- Multi function open space



## Former Eyemouth High School Planning Brief

### Development vision

A high quality housing development is required that will consolidate this area of the town, with minimal impact on the existing settlement pattern. The site has a prominent frontage onto Coldingham Road, affording an opportunity to enhance this area and integrate the existing built environment with the new. To help achieve this, built forms should be designed to create identifiable places.

The plans should ensure the improved access arrangements to the existing primary school and improvements to the retained parts of the high school, which will continue to serve the primary school.

The main component in achieving the vision is to create a site including excellent **energy efficient design**. **Building design, landscape enhancement, streets and spaces** need to work well together to create a **sustainable place**.

The opportunity exists to develop a high quality frontage onto Coldingham Road, within the immediate vicinity of the proposed main access to the site, providing a focal point for residents. Within the site, the character should change from a relatively enclosed area located to the rear of the five residential units which face Coldingham Road to the open aspect of the south eastern part of the site.

Adjacent to the site, there are a variety of uses including industrial uses, cemetery and existing residential units. Development should respond to this context, and designs should respect and enhance the existing surroundings. The road frontage should contribute to the wider public realm and the privacy of the extended cemetery must be respected. The development should provide a variety of housing types to help provide for a mixed and diverse local community.

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

### Sustainable place

This section presents the key requirements of this development and should be read in conjunction with developer guidance in Annex A.

## Former Eyemouth High School Planning Brief

### Energy efficient design

#### Eco Homes

The Council is committed to improving the sustainability of the built environment in the Borders. The development will be expected to achieve the Building Research Establishment Eco-homes rating of "Excellent". See 'submission requirement' on page 16 for further details.

### Scale and layout

- The development needs to harmonise with the scale of the existing settlement and the landform of the site.
- The proposed houses and proposed landscaping should consider overshadowing issues.
- Street layout should encourage lower vehicular speeds.
- The layout must respect the sensitive uses of the cemetery and school grounds.
- 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 by maximising passive solar gain.
- 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. This is particularly important on the southern edge of the site, adjacent to the well established and substantial tree belt, where a buffer area should be established. The extent of the buffer area, expected to be around 15 metres, should be discussed with the Council prior to the submission of a formal planning application.

- An appropriate SUDS 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.

### Waste

- Waste and recycling facilities and collections needs to be considered in the layout and design of the site and should be discussed with the Council's Waste Strategy Manager (see Contacts) prior to the submission of a formal planning application.

### Buildings

#### Materials

- Materials used should harmonise with materials used in the existing town such as slate, pantile, stone, render and wood.
- Road/pavement surfaces should be made of a permeable material to aid water run-off where considered appropriate.

### House type and tenures

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

### Affordable Housing

- On-site affordable housing units should be developed and integrated in the same style and quality as main stream housing in order that it should not be possible to distinguish which properties are affordable housing from their external appearance.

## Former Eyemouth High School Planning Brief

- The requirement for affordable housing should be met in line with Local Plan policy H1. The SPG on affordable housing advises that a contribution of 20% is required from this site. The Council's policy requires residential development exceeding 4 units to provide affordable housing on-site. An agreement with Berwickshire Housing Association is in place to secure the provision of 23 affordable houses within this site, which ensures that the affordable housing requirement for the whole site has been met. No additional affordable housing units would be required unless the site yields more than 115 units. The precise location of the necessary housing provision will require to be agreed between SBC, BHA and the developer. This will ensure that policy governing integration and quality thresholds are fully achieved in addition to accommodating the delivery programming requirements of the developing stakeholders.

### Housing Density

- The site has a developable area of approximately 3.4ha and can be developed with an indicative capacity of 90 units, including affordable units (excluding further residential development on the employment land allocation).
- Scope exists to provide higher density development around proposed recreational areas/public garden 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 dependent on the final design and size of units.

### Landscape

#### Existing and improved landscaping

- The existing well established landscape buffer to the south of the site must be retained and safeguarded as it provides a mature landscape framework for development.
- The existing tree screening to the south and east of the cemetery would benefit from extension and reinforcement. The full extent of this work would be agreed during the planning application process.
- Planting schemes should recognise the indigenous species types, the coastal location and relative exposure.
- Proposed open areas should be designed to be useful amenity areas rather than dispersed fragments of ground.
- Planting/lighting/retention of existing vegetation/services/detail of levels etc must be considered in an integrative manner within submitted plans for the site.
- Careful attention must be given to the edge treatment of the site including appropriate planting, hedging, fencing and pedestrian access points, particularly where employment uses are adjacent to the site.



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## Streets and spaces

### Access and links

Vehicular connections into the site should be provided at the following locations:

- Vehicular access to the site should be taken from Coldingham Road, accommodating fully the requirements of the existing primary and nursery school, ensuring that adults and children can access the school on foot in a safe manner and that appropriate provision is made for the school, including vehicular access and parking. Visibility splays of 3m by 60m would be required at the junction of the main access road with Coldingham Road, this would entail some boundary treatment work.
- The existing access from Coldingham Road, which serves the cemetery as a potential secondary access could be explored. Measures would be required to improve the entrance and exit radii at the junction with Coldingham Road. This could be achieved by a combination of boundary treatment work along with localised narrowing of the carriageway (of Coldingham Road).
- Access through the industrial estate to the west is ideally suited for use by construction traffic and could be used as a secondary access to serve the site, subject to the agreement of the owner. The design and layout should reflect the "secondary" status of this route.
- The developer will be expected to meet the cost of, or contribute towards the cost of, identified off-site transport 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 upgrading of pedestrian and cycle links to/from the site.

Pedestrian connections should be provided at the following locations:

- From Coldingham Road, along the proposed internal access road to the south east of the site and extending through the retained playing fields, landscaped buffer and connecting with the existing footpath network on Toll Bridge Road (see Figure 3)
- From the eastern boundary (linking with the existing unadopted footpath which runs parallel to the rear gardens of the housing to the east of the site) to link with the proposed footpath to the south east.

### Recreation

- The existing sports pitch to the rear of the Primary School to be retained for the use of the Primary School and community.



Existing sports pitches

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- A multi-purpose area of open space to be provided within the site, of approximately 1200m<sup>2</sup>, located as close as reasonably possible to the Primary School for use of pupils and the community.
- Extension of the existing allotments within the south eastern corner of the site would be a requirement. Alternatively, a financial contribution to facilitate the provision of allotments off-site would be required in liaison with the Council's Parks Manager.
- Contributions towards play areas and green space should be in line with the Green Space Strategy SPG (see Annex). It is expected that the developer would be required to make a financial contribution towards providing equipment on the existing area of open space to the east of the new High School where new pitches will be provided. A multi-purpose area of open space within the site would be required of approximately 1200m<sup>2</sup>. This should be located as close as reasonably possible to the Primary School in order that the space could be utilised by pupils during school hours and by the public out of school hours. There would also be a requirement for the developer to make a financial contribution towards allotments within Eyemouth. This would allow the extension of the existing allotments within the south eastern corner of the site or alternatively the provision of allotments off-site. Further guidance should be sought from the Parks Section (see contacts). An appropriate management scheme must be agreed between the Council and developer. The Council should be consulted at an early stage.

### View points and vistas

- Creation of viewpoints overlooking Eyemouth from the top of the site.
- Creation of vistas through the development to exploit the viewpoints.



### Street furniture

- Street furniture should be used to help create high quality spaces within the development without conflict with street cleansing. Open spaces should be furnished with appropriate vandal resistant furniture. Design and maintenance arrangements to be agreed with SBC.

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### Demolition of existing on-site buildings

- As a consequence of the relocation of Eyemouth High School, there will be a requirement for the developer to rationalise and refurbish the former secondary school to allow the remaining buildings to be used for primary school use, creating a distinct primary school complex accommodating other community uses. The developer would be required to carry out all demolition works as identified in Figure 3. This work must all be carried out and completed to the satisfaction of the Council. The exact rationalisation and refurbishment requirements would need to be agreed with the Council's Education and Lifelong Learning and Technical Services Departments, see contacts on page 18. The developer of the 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 work must be agreed with the Council prior to commencement of any works.

### Education and Lifelong Learning

- Development contributions towards Eyemouth Primary School are not currently sought. However, school occupancy rates are re-assessed on a regular basis and the current perception of occupancy projections, and therefore contribution requirements, may change. There is, however, an identified requirement for contributions towards the provision of the new Eyemouth High School. Currently these are sought at £4,386 per house and £658 per flat. One bedroom residential units and those satisfying SBC Affordable Housing policy definitions are currently exempt from E & LL

contribution liability. These figures are valid until 31 March 2010 when they are updated via the Building Cost Information Service (BCIS) indices. This should be discussed with Education and Lifelong Learning at an early stage.

### Health Care & Sheltered Housing

- It is understood there are capacity issues at the existing Health Centre in Eyemouth. The Council will approach the Health Centre with a view to entering into dialogue with NHS Borders to investigate the possibility of accommodating their long-term needs for a new health centre within the site. The Council would need to be approached by NHS Borders within a three month period in order to ensure that there is no hold up of the sale of this development site. The outcome of these discussions would require to be addressed in any development.
- There are currently problems in providing Sheltered Housing in Eyemouth. The Council's Developer Contributions Policy notes that the Council will seek to improve infrastructure, facilities and services through other funding mechanisms. This could include sheltered housing if considered reasonable. This would require to be investigated during the process of any planning application, in liaison with the Council's Housing Strategy Manager. A financial contribution towards Sheltered Housing may be required.



## Former Eyemouth High School Planning 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 development vision principles in their design statement and demonstrate that due consideration has been given of the following issues for the local area:

- Spaces between buildings
- Density and use
- Localised topography
- Views
- 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
- Contribution to wider townscape
- Distinctiveness

**Transport assessment (TA)**—Developers must through a traffic assessment demonstrate how the development will function in transport terms with emphasis on sustainable travel patterns.

**Ecological Impact Assessment**—This would be required including an extended Phase 1 habitat survey and survey for bats and breeding birds of any buildings to be demolished or restored.

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

**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 CO<sub>2</sub> 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](http://www.ecohomes.org)).

**Landscaping statement**—The statement should include a statement on maintenance of the proposed and existing planting in the future.

**Refuse vehicle access strategy**— The strategy should include details of suitable turning areas for refuse vehicles, swept path analysis and details of bin locations.

## Former Eyemouth High School Planning Brief

**School Travel Plan**-An existing School Travel Plan for the site will require to be updated in liaison with the Technical Services Department of SBC.

Checklist for key submission requirements

Key parts of submission	Included in submission?
Design statement	
Transport assessment	
Safer Routes to School	
Ecological Impact Assessment	
Drainage impact assessment	
Energy efficiency statement	
Eco-home statement	
Landscaping statement	
Refuse vehicle access strategy	

## Former Eyemouth High School Planning Brief

### Contacts

#### SBC Plans & Research

**Charles Johnston** (Principal Officer), Council Headquarters,  
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#### SBC Development Management

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#### SBC Countryside & Heritage

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#### SBC Technical Services (Road User Group)

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#### SBC Technical Services (Environmental Services)

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#### SBC Education & Lifelong Learning

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## Former Eyemouth High School Planning Brief

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## Annex A – Developer Guidance

### Introduction

The main aim and principle of the Scottish Borders 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 Structure Plan and 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 CO<sup>2</sup> 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](http://www.ecohomes.org)) or by contacting the BREEAM office (see contacts in Appendix 2).

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 (2001 – 2018) 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 Adopted Local Plan (ALP) 2008 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 ALP 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 500m<sup>2</sup> or more to reduce carbon dioxide (CO<sub>2</sub>) emissions by 15% beyond the 2007 Building Regulation CO<sub>2</sub> 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 500m<sup>2</sup> or more to reduce carbon dioxide emissions (CO<sub>2</sub>) 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 500m<sup>2</sup> 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.*

Scottish Planning Policy states that the renewable energy target is for 50% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met from renewable sources. These targets are not a cap.

To achieve the required reduction in CO<sub>2</sub> 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 CO<sub>2</sub> 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 CO<sub>2</sub> 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 CO<sup>2</sup> emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO <sub>2</sub> 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' (launched January 2010). 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' ([www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/20618.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/20618.html)) 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 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	20
Central Borders	25
North Etrick and Lauderdale	15
North Roxburgh	20
North Tweeddale	25
South Roxburgh	25
South Tweeddale	25

The Council has moved to four housing market areas, and revised levels have been produced in a Draft Updated Affordable Housing SPG, which is now subject to public consultation.

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.

Structure Plan policy N14, N15 and N16 and 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 SPP23 'Planning and the Historical Environment'. 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 Local Plan and 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 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 a national level is available within the Scottish Planning Policy, paragraphs 149 and 150 relating to 'Open Space and Physical Activity' and PAN65 'Planning and Open Space'.

### Ecology, habitats and trees

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 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 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 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 Local Plan Appendix D) and in the 'Designing Streets: A Policy Statement for Scotland'. 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 Technical Services Department 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 Local Plan policy Inf4 'Parking Provision and Standards' and the Council's Transportation Standards (Scottish Borders Local Plan Appendix D). Developers are advised to contact the Council's Technical Services Department 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.