

SUPPLEMENTARY PLANNING GUIDANCE

PLANNING BRIEF

Approved 13 November 2006



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GLEN CRESCENT PEEBLES

Introduction

This Brief sets out the main opportunities and constraints relating to the housing 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 required from the developer. The comments should be read in conjunction with relevant guidance at both Local Authority and national level. A selection of related guidance is provided at the end of the document.

Site Description:

The site is located on the southern edge of the town of Peebles and occupies an area of 8.1 Ha (20 acres) of greenfield land currently in agricultural use as improved pasture. The land slopes from the west of the site down to the east such that the west half of the site occupies the higher ground with more open views and the eastern half the lower ground with more contained views. Where views can be gained, they extend out across an upland panoramic from the north, through the east, to the south. The site itself is generally well contained in the surrounding landscape and this integration is assisted by the mature tree cover that bounds the site.

The site is proposed for housing in the Scottish Borders Local Plan: Finalised Plan 2005. The indicative housing capacity for the site is 45 units. In terms of designated areas, there are no landscape designations or Tree Preservation Orders covering the site or immediate surroundings and the Peebles Conservation Area only extends to include the north part of

Bonnington Road, remote from the site. There is however a number of listed buildings situated along Bonnington Road.

Development Vision:

The principal objective of this development brief is to ensure that proposals for the site are designed in response to the special qualities of this unique site and its setting. This greenfield site is suitable for high quality low density residential development. Design references for the new housing must be taken from the traditional housing to the west of the site on Bonnington Road reflecting their proportions and roof pitches. External materials used must also compliment these buildings in terms of texture and colours.

Sensitive edge treatment is required to retain existing mature woodland and suitable planting of new landscape structure to the northern and eastern boundaries is required at an early stage of development to create screening and enclosure. A formal open space is to be created adjoining the boundary to Amsheen with new housing fronting onto the space. The new open space area is to be supplemented by additional equipped play space. Access routes should be fully integrated with the local footpath network.

1. Constraints / Opportunities

- i Constraints which require to be addressed through appropriate contributions (see Developer Contributions section) include deficiencies in terms of off-site road network to provide traffic calming measures in the road network leading to the site and a financial contribution towards traffic management solutions for Peebles. In addition, there is a need to facilitate pedestrian / cycle access to Bonnington Road and Glen Crescent. The site shall also contribute as appropriate to the local and wider provision of affordable housing and education provision.
- ii Access into the allocated site is a single point on the east of the site from Glen Crescent. The developer is responsible for ensuring provision of a pedestrian/cycle link at the western end of the site to Bonnington Road at the point indicated on the design brief. A detailed tree survey of the vehicular access route will be needed to ensure that the integrity of the woodland between the site and Glen Crescent is preserved.
- iii The listed building Amsheen abuts the western boundary of the site. The setting and aspect of this building needs to be respected within the proposed layout.
- iv The site benefits from an existing woodland framework that encloses the site and helps screens it from the surrounding landscape. A woodland tree survey of these areas is required along with the inclusion of buffer zones around the site to ensure the protection of the trees. There will be a requirement to ensure suitable long term maintenance of any new planting and open space provided within the site. There is also the opportunity to secure a long term management plan for the adjoining mature woodland areas. To assist this process the management plan should be developed through dialogue with the Council and local amenity groups such as the Friends of Jubilee Wood, Borders Forest Trust and Central Tweeddale Paths.

2. Basic infrastructure:

- i The road network has the potential to cope with a maximum of 50 units by taking a single access point off the existing Glen Crescent to the east of the site. The route will extend from the turning head on the south west of the crescent and through the existing woodland into the site.
- ii The route through the woodland should be planned to minimise the loss of mature specimens in good condition where practical. A detailed tree survey and implication report for this area is required from the developer to inform the layout of the route.
- iii Internal roads to meet "Standards for Development Roads". The access route through the site should be laid out sensitively in relation to the sloping nature of the landform. The main access route is to feed into a series of smaller connected residential streets in accordance with the principles set out on PAN 76.
- iv 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.
- v The development shall provide pedestrian access onto Bonnington Road and Glen Crescent. There is also potential to secure pedestrian access through connection to the informal network of footpaths in the adjoining amenity woodland. A single preferred route through the woodland to be provided to an agreed standard from the site to Forest View whilst the remainder of the woodland footpaths to retain their informal character. This has implications for the management of this woodland resource and any connection will be subject to discussions with the Council and local amenity groups such as the Friends of Jubilee Wood, Borders Forest Trust and Central Tweeddale Paths.
- vi A Transport Assessment will be required for the site.
- vii The site to be connected to the public foul sewer for waste water treatment.

3 Urban Design / Conservation / Cultural Heritage

- i Issues such as planting/ lighting/ retention of existing vegetation/ services/ detail of levels /SUDS 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.
- ii There are three listed buildings on Bonnington Road that could potentially be affected by the development of the site. Of these Arnsheen (Category B) is the only one to directly abut the site, the other two, Craigmount (Category C) and Reiverslaw (Category B), being located on the opposite side of the road. While the principal orientation of Reiverslaw and Craigmount is towards the site, the decline in the landform toward the site combined with their distance from the boundary and the presence of intervening tree cover will reduce the extent to which future development will be visible or have any impact on their setting. The

closer proximity of Arnshen and the absence of intervening tree cover will mean that the development will be visible from the property. Particular care will be needed to ensure that housing close to the western edge of the site does not impinge on the setting of Arnshen and it may be more appropriate to locate lower houses to this portion of the site and the higher house units to take advantage of the sloping land to the east.

- iii The layout of the proposed development should respect the setting of Arnshen by preserving an area of open space to the east of the property. Although it is the rear of this building that looks out over this open aspect, the preservation of an area of open space is required to retain this open aspect. The provision of this open space on site will have the benefits of further enhancing the setting of the development as well as providing for the recreational requirements of both the existing and future communities.
- iv The low density in relation to the size of the site ensures that there will be adequate provision for public open space on the site. A 'total open space per household' of a minimum of 60m² per household is considered appropriate, as per current national research recommendations (please refer to Minimum Standards for Open Space, SEDD 2005, p100). The open space is to be designed as an integral part of the layout maximising the opportunity to front properties onto communal green areas with good pedestrian connections between them. There is an opportunity within these spaces to include the provision for play equipment. A portion of the site is to be retained in agricultural and/or informal recreational use and details of how this land is to be managed will be required to form part of any application.

4 Landscape and Ecology

- i The views that are gained from the higher parts of the site contribute to the unique character and quality of the site. The upland view extends from the north east right round to the south, with Peebles Hydro Hotel forming something of a focus in the view to the north east. The layout of the development on the site should respect these views by using alignments to keep key views free from public spaces as well as orientating properties to maximise these views from private spaces. The proposed landscape framework should also take into account the importance of views by keeping them open or framing them rather than obstructing them.
- ii The landscape framework needs to be extended across the site with tree planting being used to provide a structure and setting to the proposed development. Tree planting will help to maintain the rural character of the site and can be used to create enclosure and identity to the development. The tree planting should consist of mixed deciduous woodland utilising native species which should be carefully located to keep the views open or framed rather than obstructing them.
- iii Subject to a Tree Survey, a 25m Buffer zones with no ground disturbance are required to protect existing mature trees along the eastern and southern site boundaries. Buffer zones and 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 trees beyond the site boundaries. In exceptional circumstances, modifications to the identified buffer zones for trees may be agreed through further discussion between the developer and the Council subject to further information relating to the surveyed location and sizes of existing trees.

- iv The implementation of a vehicular access route into the site will require the loss of some trees along the eastern boundary. The route should be carefully planned to minimise the loss of good quality specimens.
- v The boundary treatment of the properties and site are of importance both to the character of the development as well as the character of the surrounding context. Boundary treatments should be formed principally using beech hedging and stone walling to enhance the character of the site as well as to tie in with the existing character of the locality.
- vi The areas of surrounding woodland have provided a habitat for a mix of flora and fauna. There is potential to increase the bio-diversity on site through the implementation of the landscape framework and the creation of attenuation pond/s through implementing a SUDS scheme. The framework and planting at the SUDS pond/s should make green links with the woodland boundaries and also look to establish a wider range of habitats to encourage bio- diversity.

5 Water Resource Management

- i An appropriate Sustainable Urban Drainage System (SUDS) is required to the agreement of Scottish Environment Protection Agency, Scottish Water and SBC. The SUDS proposal must be designed to be both accessible and safe with suitable provision for long term maintenance. A "management train" approach to SUDS provision as recommended by the Scottish Environment Protection Agency, to be adopted.
- ii There is concern that the outfall from any SUDS scheme should not discharge to the existing burns in the locality of the site due to their lack of capacity to accommodate additional flow of water without flooding the adjoining amenity woodland. Any SUDS scheme designed for the site should take advantage of the benefits from connection into the existing surface water pipe on Glen Crescent. This factor will influence the location of any attenuation pond if required.

6 Affordable Housing

- i A minimum of 15% Affordable Housing is currently required within this Housing Market Area, however this figure will be revised on publication of the Housing Needs Assessment in December 2006. The requirement for this development will be determined by the figure within that Housing Needs Assessment publication. The affordable housing units are to be provided on site unless written confirmation is received from the local Registered Social Landlords and Scottish Borders Council confirming commitment to a wider strategy for the delivery of affordable housing in Peebles including the availability of land and timescales on which to deliver that housing.

7 Developer Contributions

- i Roads: Off-site works as required by an agreed Transport Assessment and a financial contribution towards traffic management solutions for Peebles.
- ii Education: The site lies within the catchments for Peebles High School and Priorsford Primary School and contributions will be required.
- iii Open space/ play facilities: On site provision and appropriate long-term maintenance of a

- suitable play facility and associated open space/s to be agreed.
- iv Footpaths: Two dedicated pedestrian routes are shown; one required connecting the site to the existing footpath network through adjoining community woodland and other woodland areas and one desired connecting to Bonnington to Road to the north west of the site. The implications for the woodland of the additional footpath connection to be addressed through the necessary woodland management plan.
 - v Financial contribution towards the provision of Affordable Housing.

8 Density

- i The Indicative Housing Capacity contained in the Scottish Borders Local Plan: Finalised Plan 2005 identifies an indicative capacity for the Glen Crescent site at 45 units, The limitation on numbers relates to the limited capacity of the vehicular access and as this is low in relation to the site area of 8.1Ha (20 acres), development on the site will be low in density. The Director of Technical Services has indicated that a revised capacity figure of 50 is possible.
- ii A key characteristic of Bonnington Road is the low density of the residential properties, which in turn has allowed the inclusion of large private spaces and mature tree planting. This has resulted in the landscape elements forming the predominant setting for the buildings and a rural appearance to this suburban edge. The low density set for the site will therefore relate the development to the low density of Bonnington Road more than the higher density layout of Glen Crescent and Forest View.

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, flooding), **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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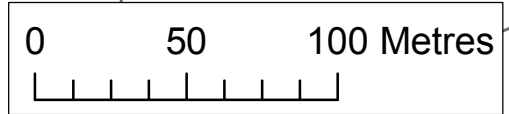
Glen Crescent - Peebles

Conceptual Development Zoning



Key

- Kick About Area
- Play Area
- Development Frontage
- Agricultural Access Link
- Potential Footpath Link
- Proposed Pedestrian Links
- Vehicular Access
- Retained Agricultural Area
- Proposed Housing Area
- Woodland Area
- Landscape Framework
- Green Open Space
- Buffer Zone To Protect Setting Of Listed Building
- Buffer Zone To Existing Woodland From Proposed Residential



Scale: **1:2,500 @ A3**

This map has been produced using colours 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.

The mapping is for illustrative purposes only.