

Scottish Borders Local Plan

Supplementary Planning Guidance on

Gunsgreenhill, Eyemouth - Planning Guidance **February 2009**



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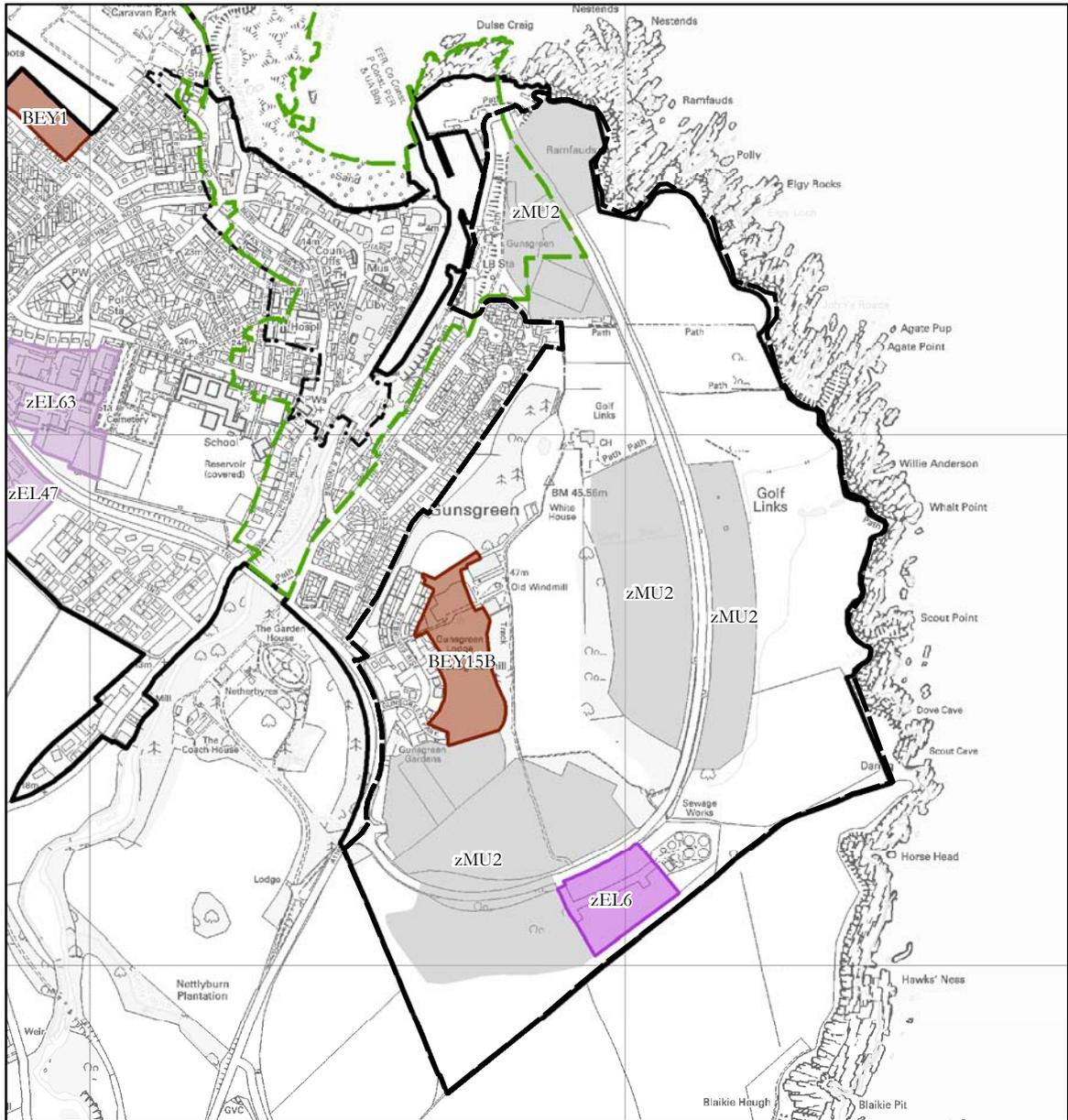
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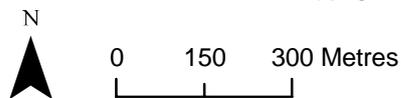
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Key

Study Area

Policy Boundaries

Development Boundary (G8)

Town Centre (ED5)

Conservation Area (BE4)

Employment Land Safeguarding (ED1)

Land Use Proposals (H3 Applies)

Housing

Employment

Mixed Use Development

Fig 1. Adopted Local Plan Extract

1 Introduction

Purpose of Brief

- 1.1 This Brief sets out the main opportunities and constraints particularly relating to the housing sites at Gunsgreenhill. It provides an outline framework for its future sustainable development within the forthcoming Local Plan period (5 years from the date of adoption 2008). The Brief identifies where detailed attention to specific issues is required and where developer contributions will be sought.
- 1.2 The Brief should be read alongside relevant national and local planning guidance, a selection of which is provided within this document.
- 1.3 Gunsgreenhill has been developed in accordance with a master plan, dating from the mid 1990's. It is therefore now appropriate to provide an update of recent developments and changes of use within this Study Area (110.0 Ha).

Planning Background

- 1.4 The Adopted Local Plan for Eyemouth made provision for the expansion of the town onto land at Gunsgreenhill (see Figure 1). Additionally, the proposed housing development at Gunsgreenhill forms part of a master plan for the future growth and development of Eyemouth (see Figures 3, 4 and 5). In this instance the term "future" includes existing development that is likely to remain for some time.
- 1.5 A new distributor road serves Gunsgreenhill, linking the roundabout on the A1107 to the harbour development. Most of the proposed housing developments will be individually accessed from this new road. However, the first phase housing area is accessed from the A1107 road via Gunsgreenhill Park. Footpaths link Gunsgreenhill with the Town Centre, the recreation Area and the coastal footpath.
- 1.6 Within the master plan, sites have been allocated for the golf course, an industrial estate, recreation area and for commercial / tourism uses. The intention is that the residential areas, when completed, will integrate with a high quality golf course and that Gunsgreenhill will provide a wide variety of recreational and employment opportunities for residents and the surrounding population.
- 1.7 The new High School is located to the south of this housing area. An existing footpath through the school site will be relocated along the site boundary, (see Figure 4).

Implementation

- 1.8 To implement the master plan, the Council has therefore assembled and serviced a substantial area of land for development in a comprehensive and integrated manner. The Council provides the roads, utility services and landscape infrastructure to serve and provide a setting for each separate parcel of developable land. These will then be developed by their separate developers.
- 1.9 Major projects which have already been completed within this plan include: the expansion of the harbour, the distributor road, a new 18 hole golf course, new recreation area, the waste water treatment works, public car parking, woodland structure planting and land for business development. Recently, construction of the new High School has commenced adjacent to the distributor road. The new housing and existing developments, together with a new open space (to the east

of the new High School) and a possible commercial / tourism development, form an integrated development proposal. Appendix 1 provides further information on the headland and Gungreen House Areas which have potential for recreation/ tourism.

Development Objectives

1.10 It is the aim of the Council and its development partners that Gungreenhill should be developed as a natural extension of the existing community with a strong sense of local identity and character, where people will wish to live. To achieve the proposed form and character of development, four objectives have been established, based on the principles of sustainability:

- To exploit the wider leisure opportunities contributing to the quality of life including; the adjacent golf course, access to the surrounding coast and countryside and nearby recreation facilities.
- To allow for the provision of a mix of residential, recreational and employment activities at Gungreenhill.
- To organise each site into a series of housing groups within a setting of woodland and open space, each with a distinctive character.
- To encourage a wide range and mixed tenure of high quality, sustainably designed dwellings.

Housing Developments

1.11 Three areas to the east and west sides of Gungreenhill are proposed for residential development amounting in total to 15.48 hectares with the capacity for up to approximately 180 houses. This will provide a supply of housing land for growth of the town. Photographs of these areas are shown in Fig 13. The golf course, new woodlands and wider recreation area are all integral to the housing development.

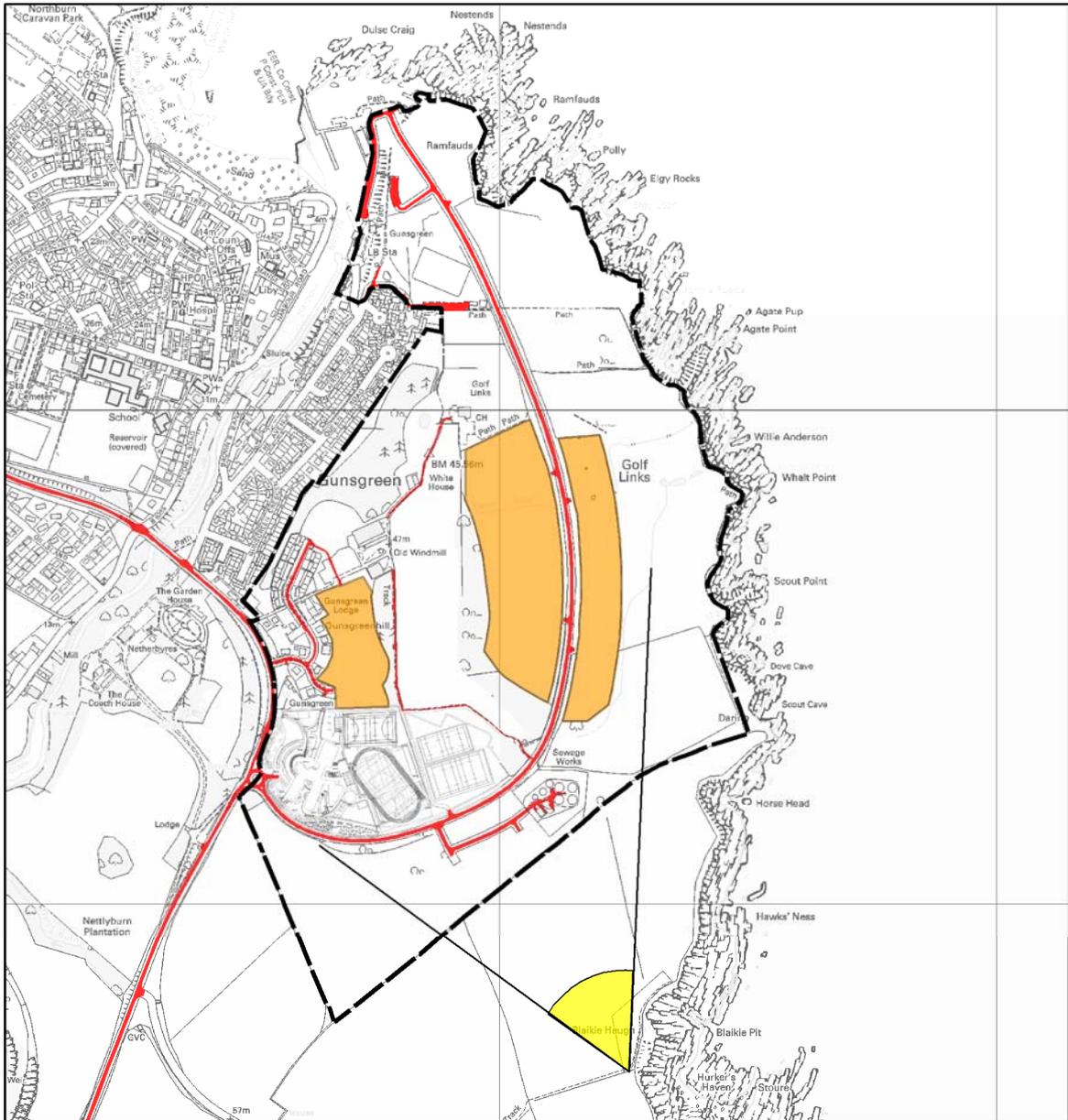
1.12 The focus of this Brief is to provide planning briefs for these sites.

Sustainable Design

1.13 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.

1.14 The EcoHomes standard is assessed using the Building Research Establishment Environmental Assessment Method (BREEAM). Development at Gungreenhill will be expected to achieve, as a minimum, the Building Research Establishment EcoHomes rating of "Excellent".



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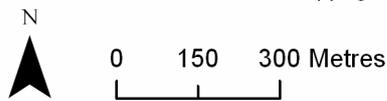


Fig 2. Existing Context Area

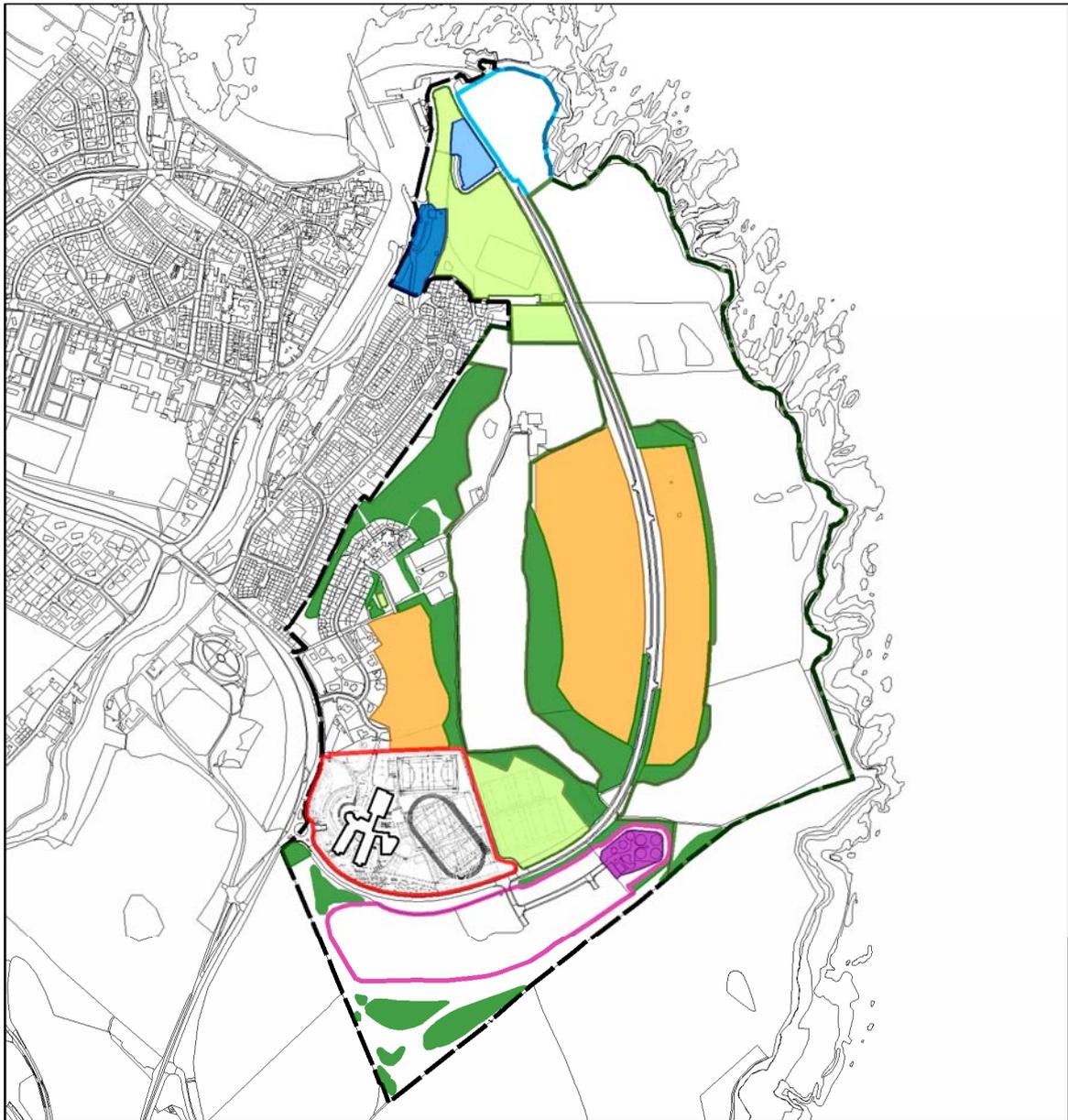
- Key**
-  Study Area
 -  Housing Site
 -  Key View
 -  Main Road

- 1.15 “EcoHomes” is a standard that can be applied across the spectrum of housing types. The EcoHomes 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 climatic conditions of the development site. This means that even starter homes which are very price sensitive can be built to EcoHomes standards (where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).
- 1.16 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.

2 Context Area

Relationship with Eyemouth Town

- 2.1 Gunsgreenhill is located to the south and east of Eyemouth Town Centre. Road access to the area is via the A1107, which connects to the A1, (see Figure 2 Existing Context Area).
- 2.2 The town maintains an integrity, which is strengthened by its significant focus on the sheltered bay and the sea, together with the containment provided by the higher ridges which partially surround the settlement. The main focus for the older town is the harbour and accessible coastline.
- 2.3 The historic character of the town centre is provided by the distinctive and tight network of streets. Narrow streets and terraced housing form a tightly knit cluster around the main shopping area. The variety of traditional house types in the town include clustered, row and semi-detached houses which provide diversity of character as well as helping to minimise energy consumption.
- 2.4 The harbour is located at the mouth of the Eye Water, which separates the town from the Gunsgreen area. South and east of the Eye Water, the settlement extends across the north-west facing slopes along the edge of the harbour area. This part of the settlement is hidden from distant views from the south and west. There are, however, panoramic views, including those over the whole town, from high coastal viewpoints, inland ridges and elevated roads.
- 2.5 During the recent five year period the town has mostly expanded in a westerly direction. With the housing proposals in this brief there will be significant easterly expansion.



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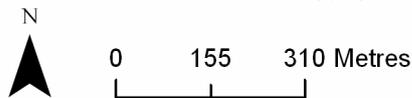


Fig 3. Future Use

Key

- | | | |
|---|---|---|
|  Study Area |  Golf Course |  Sewage Works |
|  Housing Site |  Woodland |  Gunsgreen House |
|  High School |  Marine |  Car Park |
|  Playing Fields/
Open Space |  Business | |

3 Area Description

Existing and Proposed Development

- 3.1 Key decisions on the development of Gunsgreenhill regarding land use, roads and parking, were taken over ten years ago. In essence, the disposition of the golf course, playing fields and woodland belts has been designed so as to provide a landscape setting for Gunsgreen House, the housing areas, the High School, the golf clubhouse and business use/waste water treatment works.

Use

- 3.2 Recently a number of changes have been considered and decisions have been taken with regard to:
- funding the next stage of Gunsgreen House restoration;
 - the High School under construction at the south of the area.
- 3.3 These changes and potential changes are shown on Figure 3: Future Use.

Movement

- 3.4 The distributor road connecting the A1107 through to the harbour has been designed to serve traffic with a 40 mph speed limit. Traffic calming must therefore be achieved within the individual developments. Along the distributor road itself, intensive traffic calming measures will need to be implemented, especially in the vicinity of the High School and between new housing Sites B and C (see Figure 4). Access to housing Site A has previously been allowed for via Gunsgreen Park and Stebbings Rise. At the northern end of the distributor road access and parking requirements are currently being reviewed with regard to the needs of divers.
- 3.5 Footpaths link Gunsgreenhill and the town centre, the recreation area and the coastal footpath. An existing footpath through the school site will be relocated along the school site boundary. The existing, extensive footpath network is being improved over time, see Appendix 2.
- 3.6 The existing and potential road and footpath/cycling path systems and car parking are shown on Figure 4: Future Movement.

Urban Form and Landscape

- 3.7 The extensive areas of open space and woodland provide a visually strong setting for further planned housing development. Gunsgreenhill has two distinct characters:
- The West facing slopes have inland views into the Eyewater Valley and the Netherbyres.
 - The East facing slopes are more exposed, with coastal views.
- 3.8 The existing woodlands and planting areas, especially on the higher ground, have a significant visual impact throughout much of the area. The North End of the site (see Figure 11) has few physical features, except for Gunsgreen House and parts of its steading, which have been retained together with stone dykes and the group of mature trees surrounding Gunsgreen House.
- 3.9 The urban and landscape form, in relation to topography are shown on Figure 5: Future Form.



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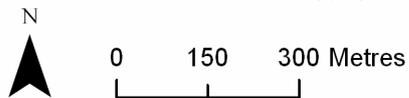
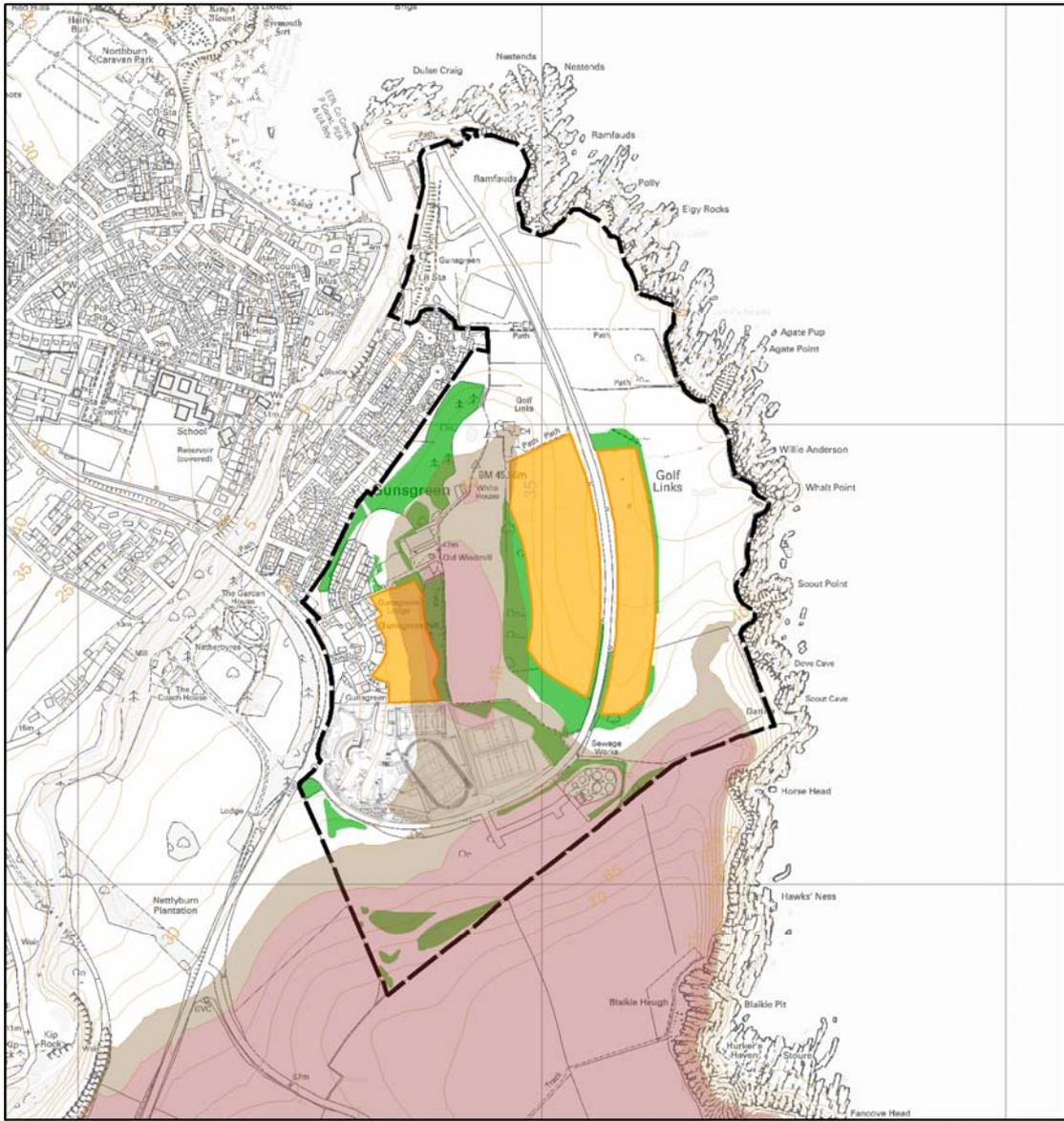


Fig 4. Future Movement

- Key**
-  Study Area
 -  Housing Site
 -  Main Road
 -  Path (existing and Proposed)
 -  Access



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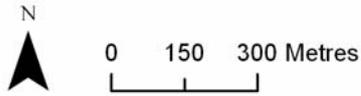
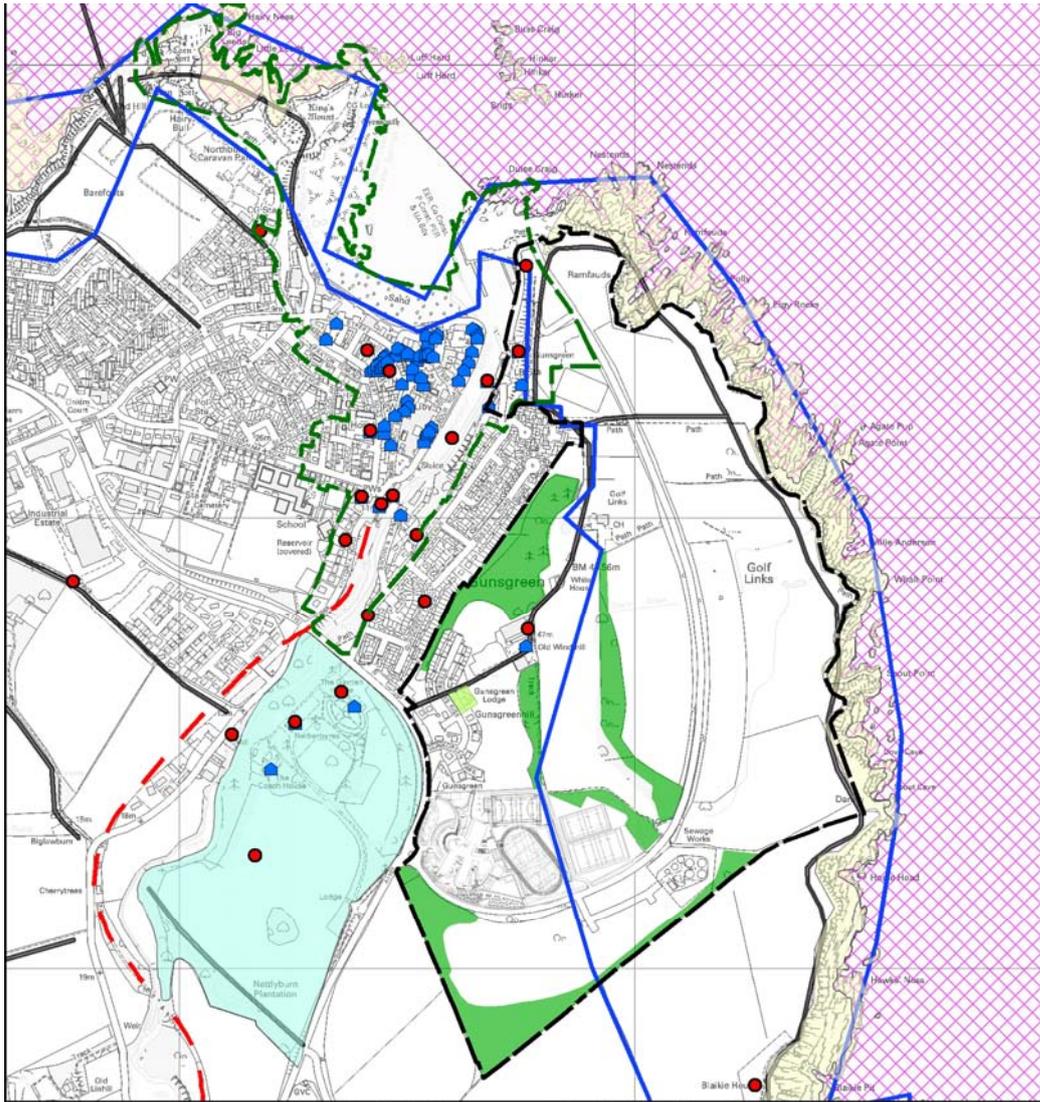


Fig 5. Future Form

- Key**
-  Study Area
 -  Land Over 40m
 -  Land Over 45m
 -  Housing Site
 -  Woodland



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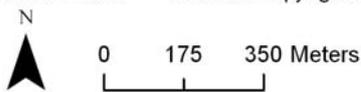


Fig 6. Environmental Constraints

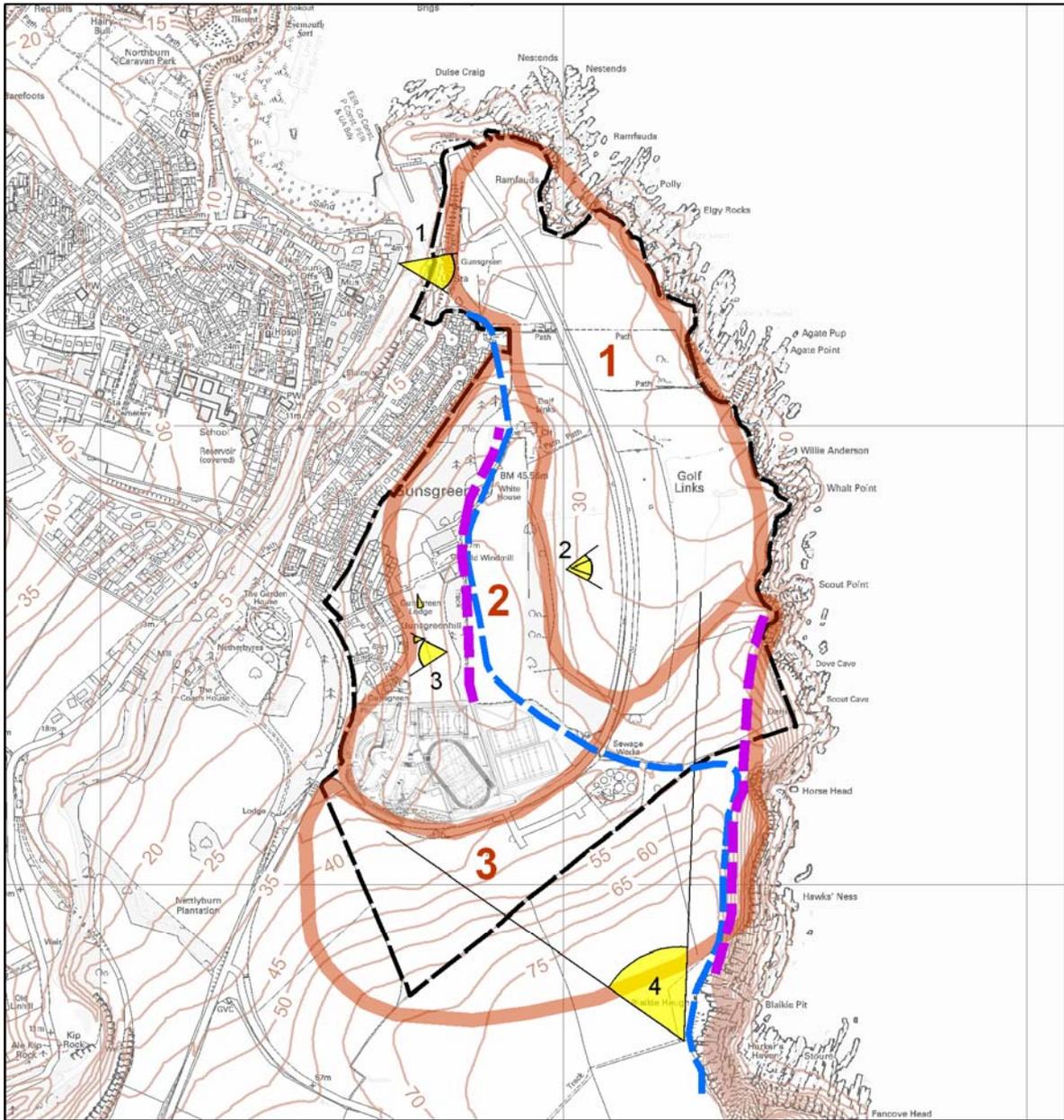
Key

- | | | |
|------------------------|---|---|
| Study Area | Special Area of Conservation (NE1) | Tree Preservation Order |
| Listed Building | Site of Special Scientific Interest (NE2) | Right of Way |
| Site & Monument Record | Area of Great Landscape Value (EP2) | Community Woodland |
| | Garden and Designed Landscape (BE3) | Conservation Area (Finalised Local Plan 2005) |

4 Design Approach

Landscape Analysis

- 4.1 Historically the greater Gunsgreenhill area has been in mixed arable and pastoral agricultural use, with the former farm steading located on the ridgeline. The Environmental Constraints of the area are shown on Figure 6.
- 4.2 The landform of Gunsgreenhill dominates the setting and southern entrance to Eyemouth and is visible from the approach roads and the surrounding landscape. The existing landscape of the greater Gunsgreenhill area prior to the recent planting was open, exposed and largely unwooded. The existing character reflects the underlying geology, landform and history of land use.
- 4.3 There are three distinct sub-areas, which are identified in Figure 7: Landscape Analysis:
 1. Flat and open coastal headlands;
 2. Convex dome and steep slopes of Gunsgreenhill;
 3. Undulating post glacial landforms south of Gunsgreenhill.
- 4.4 Although this Brief is largely focussed on sub-area 2, it is important to understand the wider landscape context to this. The convex dome forms the key north-south skyline ridge and horizon feature which dominates the core of the area. This key linear feature topographically divides the core area into two parts, forming the setting for the main housing sites. These sites face east and west, providing views looking out respectively toward the Eyewater Valley and the coast/sea. Thus two distinct characters provide the setting for the sites. The east facing one is more exposed to salt laden winds from the sea.
- 4.5 Maritime exposure is a significant design constraint. This means that building orientation must be carefully considered to optimise site microclimates. Planting should also be used to provide shelter and screening for new development. Building materials must be able to withstand sea winds and species selection for planting must also take account of the drying effects of salt laden winds. Eyemouth is also an area of relatively low rainfall. Frosts are less frequent and intense than further inland.
- 4.6 An understanding of the existing landform is especially important when considering the alignment of buildings in relation to the direction of slope (see PAN 44: page 41 and Designs G and J).
- 4.7 The more prominent and visually sensitive a site is, the greater the importance of ensuring a close fit between landform and buildings and for landforms to be reinforced by a structure of woodland planting. This approach has been taken in order to define development sites, reinforce the character and setting for the various developments and provide shelter.



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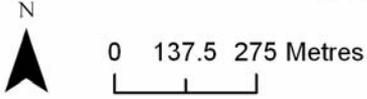


Fig 7. Landscape Analysis

Key

-  Study Area
-  Character Sub Areas
-  Exposure to Sea
-  Ridge Line

-  View Point:
- 1. To Gunsgreen House
- 2. To coast/sea
- 3. To Eyewater
- 4. From Blaikie Heuch

Landscape and Development Design Guidelines

- 4.8 For general guidance refer to the 'Landscape and Development' Supplementary Planning Guidance (See Appendix 5).
- 4.9 Any new earthworks must avoid 'un-natural' shapes such as bunds and should be designed with smooth lines and gentle variable gradients to match surrounding landform.
- 4.10 It is important to appreciate the strategic design basis upon which planting has been implemented up to now, primarily in the vicinity of the Gunsgreenhill itself. The first 7.3ha of community woodland were planted in 1994 to define development sites and the layout of the golf course. This planting was carried out using a mixture of species selected for coastal exposure including Corsican Pine, Sycamore, Ash, Gean and Rowan and is now well established.
- 4.11 There is an Eyemouth Community Woodlands Management Plan 2007 – 2032, which is currently being formalised between the Council, as landowner, and Borders Forest Trust and the Eyecatcher Group as management agents. This twenty five year agreement aims to give more direct participation to the local community in the management of the newly planted areas and to also improve public access. The plan will be implemented through Borders Forest Trust, the Eyecatcher Group and members of the local community. It is envisaged that further areas of wider woodland planting may be added to the Community Woodland as opportunities arise.
- 4.12 Planting design should include new areas of woodland structure planting to sub divide building groups, reinforced by hedges and shrub planting. Between at least 10 – 20m width should be allowed for woodland structure and at least 3m width for hedges and shrub areas. Coastal vegetation species which are suitable for the coastal environment are noted in Appendix 4.
- 4.13 There are six principles that have been adopted and largely implemented at Gunsgreen in determining both the creation of an appropriate landscape structure and the location of development:
1. The open and exposed headlands generally should not be developed. Where development is being considered, it should either be set into the landform with buildings and associated structures designed as an extension of the landscape, or as a stand-alone structure within the landscape.
 2. The area around Gunsgreen House, the Georgian villa, is particularly sensitive from a design point of view. The impact on its area of influence needs to be assessed carefully when any proposals are being considered within its vicinity.
 3. For the proposed residential sites, on slopes, development should be sited along the contours, below the skyline and visual horizon. Woodland planting needs to reinforce weak skylines and to create a setting for development.
 4. Development should form a firm edge where the built form meets the rural landscape. This can be achieved by the control of built form and by woodland planting to create containment and shelter.

5. To control the scale and massing of development on a visually prominent site, the form and grouping of built components should be related to the scale and structure of the landform. Where necessary, this can be reinforced or supplemented by new landscape features in the form of woodland planting and open space.
 6. The distributor road corridor divides and separates development areas and will significantly influence the appearance and quality of the development. The road needs to be integrated with both the adjacent landscape and built form. The landscape treatment of the road corridor needs to relate to the adjacent landscape character.
 7. Advanced planting of woodlands, can provide shelter and a setting for development ahead of construction. It can also provide an opportunity for the woodlands to establish some maturity at an early stage in the development process, providing a resource for future recreational use.
- 4.14 The existing and proposed woodland planting is illustrated in Figure 5: Form. This basic planting framework needs to be extended and supplemented within the development sites to provide a comprehensive setting.

Housing Design Standards

- 4.15 Development at the Gunsgreenhill site will be required to achieve EcoHomes “Excellent” standard as defined by the Building Research Establishment (BRE). Guidance on EcoHomes can be found at: www.breeam.org/page.jsp?id=21.

This will include addressing the following issues:

- Energy (eg: CO2 emissions, white goods, low energy lighting);
 - Transport (eg: public transport, cycles, local amenities, home working);
 - Pollution (eg: insulation materials, surface runoff, flood risk);
 - Materials (eg: responsible sourcing, recycling);
 - Water (eg: water use inside and for gardening etc);
 - Land use and ecology (eg: ecological enhancement and protection);
 - Health and well-being (eg: daylight, sound insulation, private space);
 - Management (eg: home user guide, contractors and construction impacts).
- 4.16 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 EcoHomes website (www.ecohomes.org) or by contacting the BREEAM office, (see Contacts Appendix 5).
- 4.17 The general design standards, introduced below, are expanded for each site, as specific design guidelines (see Section 8), which must be achieved through an integrated approach to architectural, landscape and infrastructure design.
- 4.18 On each of the sites an appropriate residential environment will be established with a clear, high quality architectural approach that integrates with, and complements, the existing settlement.
- 4.19 An opportunity exists to provide a built form and landscape concept for each site. Site A is adjacent to recently built housing and to the new high school. Whereas Sites B and C are only visible from the existing golf club house. Houses must front on to the public realm ie access roads and open space.

- 4.20 Housing of appropriate character, which is also climatically right for this coastal location, needs to be used. For example, to fit in with the planted hillside setting relatively low building heights of 1-1½- stories are required. Additionally, the maximum size of public spaces contained by building forms needs to optimise solar gain and create a variety of spaces within a scheme, which are known to provide shelter. Design responses to exposed sites could include an irregular street pattern.
- 4.21 Planting must be used to optimise the balance between summer shading and winter exposure to sunlight. Other appropriate forms of planting include lightly planted woodland blocks through which views can be glimpsed and street trees.
- 4.22 The low angle of the sun in mid-winter also needs to be taken into account when considering exposure to sunlight, especially with regard to the position of living rooms, windows on upper floors and private garden space.
- 4.23 An appropriate urban design concept must fulfil the central aim of making places. The concept adopted for each individual housing site must meet the demands of this strategically important site, while producing distinctive schemes that are sensitive to their surroundings. The following objectives should be achieved as part of the design process for this development:
- Set out an appropriate pattern of housing suited to its context;
 - Create an attractive and stimulating public realm;
 - Plan for pedestrian and cycle movement linked to the network;
 - Create a sequence of public spaces;
 - Provide efficient and safe vehicular access;
 - Reduce the visual impact of cars within the developments.
- 4.24 The site plans for each housing site are illustrated in Figures 8, 9, 10 and 11. A design statement, containing a written justification of the scheme, with illustrative material, will need to be part of the planning application.

5 Energy Efficiency and Micro-Climatic Design

Renewable Energy

- 5.1 The Scottish Borders Structure Plan (approved by Scottish Ministers in 2002) 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.”

- 5.2 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.”

- 5.3 The ALP policy G1 (5) states:

“...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,”

- 5.4 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.

- 5.5 SPG18 states:

(a) The Council requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide emissions (CO₂) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels.

(b) To achieve this 15% reduction, consideration should first be given to energy efficiency and building design measures.

(c) 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.

(d) Developments under 500m² are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures.

(e) 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.

- 5.6 Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN84) provides information and guidance on achieving and demonstrating reduced CO₂ emissions.
- 5.7 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.
- 5.8 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.
- 5.9 In this respect, developers should bear in mind the timescale for development in relation to Government proposals for progressive increases in CO₂ reductions to meet the 2016 target of net zero carbon emissions for new dwellings. Council aspirations for the Gunsreen development are in line with Government thinking on carbon neutral developments. Meeting this target is likely to involve site-wide approaches and communal energy technologies rather than installations on an individual dwelling basis.
- 5.10 Broad guidance on the CO₂ emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

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

(Source Entec report (April 2008) *Gunsreen Eyemouth: sustainable energy brief*) 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 their proposals."

EcoHomes Standard

- 5.10 Development will be expected to achieve the Building Research Establishment Eco-homes rating of “Excellent”.

This includes making full use of energy conservation techniques, including:

- Reduction of primary energy use and reduction of CO² emissions through, for example, the siting, form, orientation and layout of buildings which maximise the benefits of heat recycling, solar energy, passive solar gain and the efficient use of natural light; and the use of planting to optimise the balance between summer shading and winter heat loss through exposure.
- 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.

- 5.11 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 EcoHomes website (www.ecohomes.org) or by contacting the BREEAM office, (see contacts Appendix 6).

- 5.12 Especially on the exposed sites of this proposal, mitigation measures, such as the creation of shelter belts and appropriately designed buildings, could reduce heat loss from the building envelope. The orientation of buildings with regard to optimising solar gain, wind reduction and local character needs to be carefully considered within an understandable design process.

- 5.13 Individual houses and clusters should be orientated to optimise the benefits of passive solar gain.

- 5.14 With regard to guidelines for reducing wind effects within housing design, the most predominant directions / speeds of wind are south-west, west and south, see Appendix 3. Housing and road layout should be designed to minimise the effect of wind channelling through any new development. Additional planting is likely to be required to enhance shelter and micro climate.

6 Open Space System

Open Space

- 6.1 The whole Study Area should apply in the consideration of the open space system. Whilst standards are important in respect of the provision, it is clear from PAN 65: Planning and Open Space, in particular, that new provision must be balanced by improving accessibility to and increasing the quality of existing open space.
- 6.2 In the case of the Study Area, there are major components of an open space system already in place.
- a. The headland area comprising grassed areas for passive recreation and two formal sports pitches, (see Figure 11: Future North End Plan).
 - b. A major area of community woodlands, now managed by the Borders Forest Trust.
 - c. A system of off roads footpaths through the site and also providing linkages to the Coastal Path Network, (see Figure 12: Future Footpath Network).
 - d. A new area, to the west of the lane next to the school which is to be developed for formal pitches independent of school provision.
 - e. The area within the new school site for school use with some community provision.
 - f. An existing play area at Stebbings Rise, immediately adjacent to Site A.
 - g. A golf course which although not part of the open space provision, contributes to the feeling of openness.
- 6.3 There are three housing areas, with currently a total estimated provision of units in the range of 150 -180 units. The current total national standards are 60m² per dwelling including 20m² being for play space. This amounts to a total provision of 0.9Ha – 1.1Ha and within that play space of between 0.3Ha – 0.36Ha.
- 6.4 In terms of the total provision, the current total of open space is 16.9Ha and if one excluded the community woodlands figure, this reduces to 9.1Ha. There is plenty of open space with good accessibility. The issues that arise are largely to do with quality as opposed to quantity.
- a. The upgrading of the existing play area (0.2ha) to the north of Site A.
 - b. The provision and adoption of a new play area in Site B which serves Site C.
 - c. The upgrading of the pitches and open space within the headland area.
 - d. The upgrading of the pitches and open space including adoption in the area east of the new school site.
 - e. Improved accessibility to and condition of the adjoining parts of the coastal Path
- 6.5 Only in the case of the new play area within Site B, does the developer require to make land available (0.2Ha) for play space. Also on Site B tree blocks will be provided (see Figure 9: Housing Areas B+C and Para 8.12).

Play Space

- 6.6 Within the future open space network, recreational space, informal play and equipped play areas shall be provided to the minimum standard of 20m² per household (also see para 6.2 and para 6.4 a and b).

- 6.7 A phased approach to development will lend itself to the creation of two distinctly different play spaces, both in terms of size and physical characteristics. Reference should be made to the standards laid out by NPFA guidelines (the 6 acre standard) and the draft guidelines contained within SPP11, specifically in respect of a NEAP (Neighbourhood Equipped Area for Play), together with a small kick-about area. Technical Services (Environmental Services) will seek off-site financial contributions toward formal sports pitches (see contacts Appendix 5), for which on-site provision would not be possible.
- 6.8 Play provision for each site will be as follows:
- Site A: The existing play space to the north of this site needs to be upgraded to a NEAP (0.2 Ha), [£20,000 developer contribution required]
 - Sites B and C: Require a shared NEAP (0.2 Ha) located within Site B, with a safe means of crossing the distributor road, such as a speed table. [£75,000 Developer Contribution as a capital sum plus £40,000 supplement for adoption by the council – Total £115,000]
- 6.9 Toddlers and young children's play areas will be provided in a sheltered, safe and convenient location, enclosed by planting. The play areas will comply with BS 5697 (1986) with seating and litter bins and be designed to exclude dogs. Play area provision is to be in compliance with the Council's Planning Policy. The location for play areas must be considered at an early stage in the development layout.
- 6.10 Play areas will require to be constructed to a standard for adoption by the Council. Developers will require to make all arrangements for approval of designs and equipment and for adoption, (see John Bowie, Development Negotiator initially and Jason Hedley, Parks Manager – Contacts Appendix 5)

Costs

6.11 In summary the costs associated with open space and access provision are as follows.

Site	Capital cost (000)	Cost for Adoption (000)	Totals (000)
Existing play area to be upgraded from LEAP to NEAP standard	20	17.5 *	37.5
New Play area in site B (0.2 Ha) to NEAP standard	75	45	120
Upgrading of headland football pitches	10	-	10
Upgrading of open space east of school	30	15	45
Upgrading sections of the adjacent Eyemouth Coastal Path Network	15	-	15
Build new path in Community Woodland	8	4	12
Contributions towards footpath GC Road – A1107	30	-	-
Totals	188	81.5	239.5

* costs of upgrading play area to be borne by developer

This table does not take into account the formation of amenity space deriving from the detailed design of layouts and which may be subject to specification and costs to be maintained by the Council and or an external party.

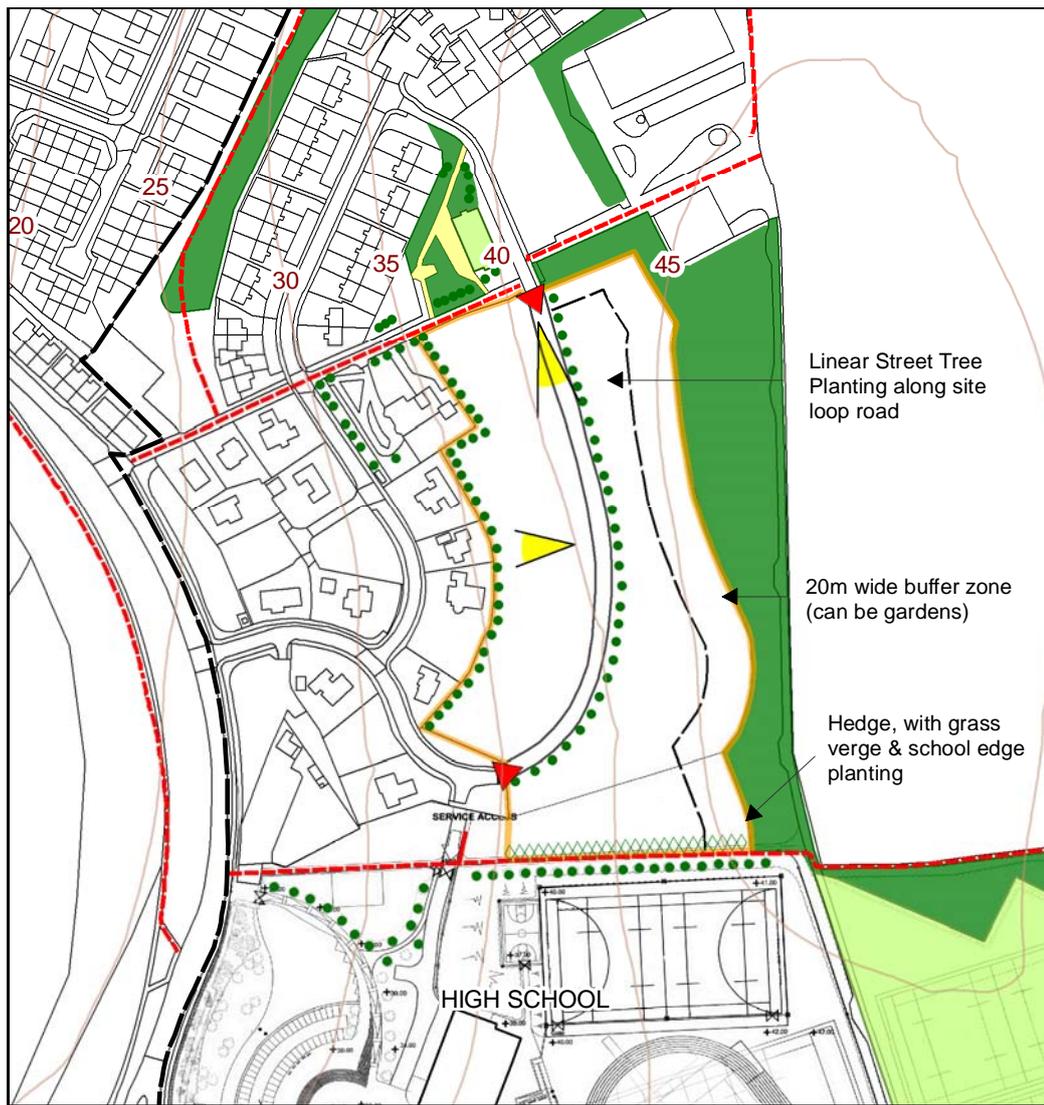
7 Other Environmental Aspects

Archaeology

- 7.1 The Council has undertaken an archaeological assessment of the proposed site and is satisfied that there is no known archaeology of any significance and, accordingly, no Archaeological Assessment is therefore required.

Ecological Impact

- 7.2 The size of development meets the criteria requiring an Ecological Impact Assessment (EclA) under the Supplementary Planning Guidance for biodiversity <http://www.scotborders.gov.uk/life/environment/naturalheritage/18498.html>.
- 7.3 A Phase 1 habitat survey and protected species survey for breeding birds and an assessment is required in line with the guidance above.
- 7.4 Any mature trees should be surveyed for bats. As a European Protected Species the bat survey and determination of licensing requirements are to be carried out prior to any planning consent being granted.
- 7.5 Boundary features such as hedgerows and mature trees should be retained. The Community Woodland should be protected by a planted buffer zone. If hedgerows are to be removed, proposals for compensatory hedgerow planting will need to be agreed with the Council as landlord and Local Planning Authority (LPA). Extended species-rich hedgerows would enhance the site. Hedgerows and trees should only be removed outside the bird breeding season. Establishment of species rich grassland areas of appropriate species mixes would complement the coastal grasslands. Agreement with the Council on these details will be required prior to commencement of any development.
- 7.6 Other aspects regarding the boundary features, such as width, protection, fencing materials, plant species and maintenance, will need to be addressed. This should be done in detail at planning application stage.
- 7.7 Proposals will be welcomed that demonstrate how appropriate planting should make linkages with the Forest Habitat Network, particularly the woodlands along the Eye Water.



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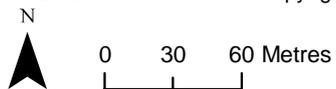


Fig 8. Housing Site A

Key			
	Study Area		Path
	Housing Site		Access
	Woodland		View Point
	Hedge		Contours
	Tree		

8 Housing

Product and Mix

- 8.1 The development needs to achieve a clear “Sense of Place”, through high quality residential development with a range of housing types and sizes. There is capacity for up to 177 housing units, in total, on all three sites. The appropriate form of housing is dictated by the settings of the sites and the local micro-climate. Closely grouped forms similar to the local vernacular are suitable. Generally on Sites A and B these would be “row housing”, together with some semi-detached forms which provide a high degree of shelter within the contained outdoor spaces. Opportunities for innovation need to be balanced with the use of local design styles and materials. Joint discussions between the developer and the Council’s Planning and Technical Services Departments are strongly encouraged.

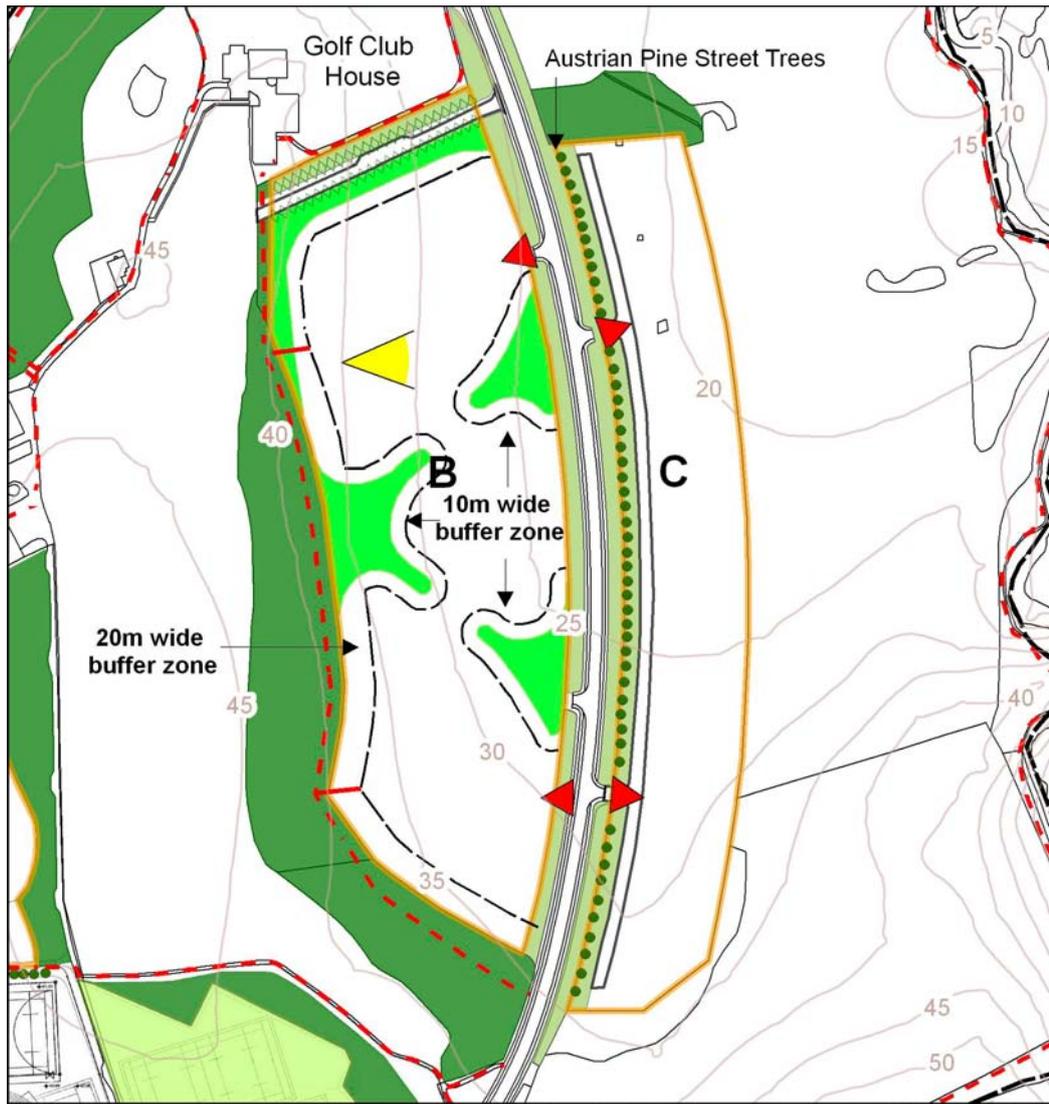
Affordable Housing

- 8.2 The total 20% on site Affordable Housing Provision required for all three sites will be provided on Sites A and B. A definition of “affordable” can be found in the Supplementary Planning Guidance Number 10: Affordable Housing - <http://www.scotborders.gov.uk/pdf/12993.pdf>.

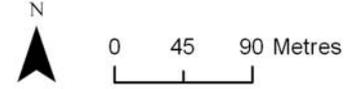
Housing Areas

Housing Area A

- 8.3 The site area is 2.90 ha and is shown on Figure 8. This Phase 1 development area, Area A, is on the west side of Gunsgreenhill. It has the capacity for up to 45 houses depending on the mix of unit sizes. Basic woodland planting has already been completed along the eastern edge and the site has been serviced for residential development to the site boundary (contact Alister McDonald, Principal Officer, Implementation for details – contact list in Appendix 5).
- 8.4 This site has a distinct slope from east to west, together with a slight slope from north to south. Woodland planting extends along the eastern edge. Adjacent to the north-west corner of the site, there is a detached house, “Gunsgreen Lodge”. Along the length of the western edge there are detached houses. Beside the southern edge of the site, behind a line of trees, there is the games court of the new High School.
- 8.5 The site should be designed with strong positive spaces formed by buildings, walls and planting. Trees lining the east side of the access road are needed on this sloping site, to act as a shelter belt and to provide tree cover to be viewed from a distance. There will be a 2m wide tree planted zone along the western edge of the site.
- 8.6 Gateway spaces should be formed at both entrances to the site. At the southern end of the site, at the bottom of the slope, the layout should provide an interesting termination by closing the vista with a cluster of building forms. Long cross-sections, showing how the design of both housing and landscape will be handled across the site, will be required as part of the planning application.



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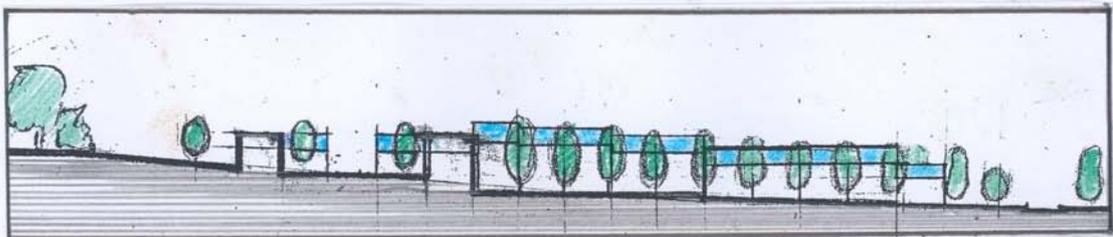


Key					
	Study Area		Path		View Point
	Housing Site		Access		Contours
	Existing Woodland		Hedge		
	New Woodland		Tree		
	Grass Verge		Buffer Zone		

Fig 9. Housing Sites B + C



Fig 10. Housing Site B: South End Sketch



West - East Cross - Section

- 8.7 West and south-west facing housing is likely to be the appropriate emphasis of the layout. The extent of the slope will require a cut and fill approach to site development. Toward the higher, eastern end of the site the buildings must be lower in height, 1½-2 storeys high maximum. At the lower / western side of the site 2 storeys will be appropriate.
- 8.8 It is likely that a loop road, which could be of an irregular layout, will be the preferred road configuration, connecting the existing cul-de-sac of Stebbings Rise at the north end of the site, with the end of Gunsgreen Park in the south. As this site is adjacent to the High School, the footpaths will need to link into the “safe routes to school” network.

Housing Area B

- 8.9 The site area is 7.88 ha and is shown on Figure 9. It has capacity for up to 120 houses depending on the mix of unit sizes. The layout and environmental design of this site needs to be of an exceptional standard.
- 8.10 At the northern end of the site a new link road to the Golf Club will be provided by the developer to meet the council’s adoptable standards
- 8.11 The site has an east facing slope between the north/south woodland planting belt, alongside the higher level part of the golf course and the distributor road. It is very exposed to the rain bearing north-east, east, and south-east wind directions. (see Appendix 3; Wind Rose). The extent of the slope will require a cut and fill approach to site development. The road system should generally have a north/south emphasis along the contours. The site should be designed with strong positive spaces, formed by buildings, walls and planting. The built-form / space between buildings relationship to be created needs to reflect that which prevails in the centre of Eyemouth. See through tree blocks are needed to break up this sloping site, and to act as shelter belts and to provide tree cover to be viewed from a distance. Gateway spaces should be formed at both entrances to the site.
- 8.12 Toward the upper / western part of the site the buildings must be lower in height – 1-1½ storeys maximum. At the lower / eastern part of the site 2-3 storeys will be appropriate. East and south-east facing housing is likely to be the emphasis of the layout. As this site is adjacent to the High School, it will need to link into the “safe routes to school” network.
- 8.13 Long cross-sections, showing how the design of both housing and landscape will be handled across the site will be required as part of the planning application.

Housing Area C

- 8.14 This slightly sloping site has an area of 4.70 ha and is shown on Figure 9. It has capacity for up to 12 large detached houses to be determined by the market.
- 8.15 This long narrow site has a frontage along the distributor road and another alongside the golf course. Along both short ends of the site there is woodland planting. This site gently slopes down from north to south.

- 8.16 The site should be designed with strong positive spaces, formed by buildings, walls and planting. Due to the extreme exposure to winds from north to south-west, the integrated design of both buildings and landscape needs to be well considered. Gateway spaces should be formed at both entrances to the site. The height of buildings must not exceed 3 storeys. Along the full length of the western edge of the site, next to the distributor road, the developer will plant and maintain a line of street trees at 10m centres.

9 Education

- 9.1 Eyemouth is served by local Primary and Secondary Schools, both of which are almost at capacity. Developer contributions will require to address any deficiencies in education provision caused by the proposed developments on the balance of housing that exceeds existing school capacity. The Council has adopted a pupil product ratio of 0.4 pupils per new home for forecasting expected demand (contact the Development Negotiator, Jon Bowie – contacts Appendix 5).

10 Movement

- 10.1 The new distributor road serves Gunsgreenhill, linking the roundabout on the A1107 to the harbour area. As the key new development since the opening of this distributor road is the High School, safe routes to school for both cyclists and pedestrians are an important part of the network. Main footpaths/cycleways have been and will be constructed by the Council or developers to link the site to the town centre, the golf course, High School, recreation area and established routes to the surrounding coast and countryside.
- 10.2 Access into Site A of housing development is from the A1107 and at Gunsgreen Gardens. A standard of 5.5m and 6.0m wide for general access roads has been set. However, in certain situations, road widths can be reduced. These will form a loop road with frontage accesses and access into short cul-de-sacs.
- 10.3 Road construction 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 sites. However these should be flexible enough so as not to inhibit the design of an innovative, less car dominated layout which respects the landform and character of the area. The Council embraces the concepts of PAN 76 on "New Residential Streets". This promotes an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc). Equal priority is given to all transport modes such as passenger transport, walking and cycling.
- 10.4 Where parking spaces are allocated to individual properties the requirement will be 2 parking spaces per dwelling unit (discounting garages). Additionally visitor parking will be 25%, which should be in groups of at least 2 spaces and must be strategically located. For communal parking the provision requirement (including visitor parking) is 1.5 to 1.75 spaces per dwelling unit.
- 10.5 A Transport Assessment (TA) will be required as part of the planning application. The developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development and / or the cumulative effect of overall development.
- 10.6 Development proposals must demonstrate how secure and convenient walking and cycling connections can be provided to local facilities and public transport access points.
- 10.7 Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

11 Services Infrastructure

- 11.1 The Council has installed and reinforced public utility services to allow full development of Housing Area A with the capacity for future extension into Housing Areas B and C. Trenches for common services will be constructed in general access road verges and the main services installed. Developers will be responsible for extending services from the general access roads into housing development areas and to individual sites.
- 11.2 Services installation to Housing Area A has been completed to the site boundary. The requirement for further extension of site servicing will be determined and supplied by the developer. Water, gas, street lighting, electricity services, any infrastructure required for community energy schemes and BT ducts are expected to follow the road layout in common services trenches to the approved pattern as development proceeds.
- 11.3 Developers are to satisfy themselves as to precise depth and location of all services and to provide the servicing to their respective sites accordingly.

12 Water Resources and Waste Management

- 12.1 Although there is currently considered to be spare capacity, there may be capacity issues within the future phasing of water supply and waste water networks in Eyemouth. Consultation will be required with Scottish Water regarding the capacity of foul sewage disposal. Depending on the programme for development, appropriate developer contributions may be required.
- 12.2 Within Housing Area A, foul and surface water sewers have been located below general access roads with tails for further extension to serve individual houses or groups of houses. Sewage is to be connected to the public foul sewer.
- 12.3 The sites are located in elevated positions above existing water courses. Therefore, no Flood Risk Assessment will be required. A Drainage Impact Assessment will, however, be required for all the housing sites. However the potential for flood risk needs to be checked near to zMU2 zoned area (Figure 1).
- 12.4 An appropriate Sustainable Urban Drainage System (SUDS) is required to the agreement of SEPA, Scottish Water and the Local Planning Authority. An attractive, wildlife-friendly and overlooked SUDS feature is an asset to any site. SUDS must therefore be fit for the primary drainage purpose, whilst also being designed to address multiple benefits. The “management train” approach to SUDS design shall be used. SUDS must also be designed to be visually attractive, accessible and safe as well as having suitable provisions for long term maintenance. Indicative locations for SUDS will require to be shown for the site. Steep-sided, single purpose engineered structures with boundary fencing above 1.2m will not be acceptable.

13 Developer Contributions and Conditions

13.1 The following items require to be addressed through appropriate contributions and / or conditions:

1. Roadside planting (see paras 8.5 and 8.16);
2. Roads: Redesign / mitigation work on the surrounding network due to traffic impact of the development and adjacent to existing and new access points (see para 10.5);
3. New road to golf club at north end of Site B (see para 8.10);
4. Water and Drainage: arrangements to ensure sufficient capacity in the waste works, including the public foul water connection (see para 12.1);
5. Education provision (see para 9.1);
6. Affordable housing (see para 8.2);
7. Open space: including landscape / footpaths and aftercare (see para 6.11);
8. Play facilities: including play equipment, surfacing, fencing, planting and aftercare (see para 6.11);
9. Coastal path: selected short section – maintenance and surface upgrade, Assessed commuted sum (see para 6.11);
10. Landscape and woodland maintenance adjacent to housing sites (see para 4.13, 6.11);
11. Landscaping of playing fields /open space to north of housing sites (see para 6.11).

Appendix 1: Headland and Gunsgreen House Areas

Headland Visitor Management Plan

On Figure 11: North End, key functions and current initiatives are identified. Gunsgreenhill Headland, immediately North of Eyemouth golf course and East of the harbour, is popular with divers, walkers and birdwatchers. The area is currently the subject of a visitor management plan in preparation.

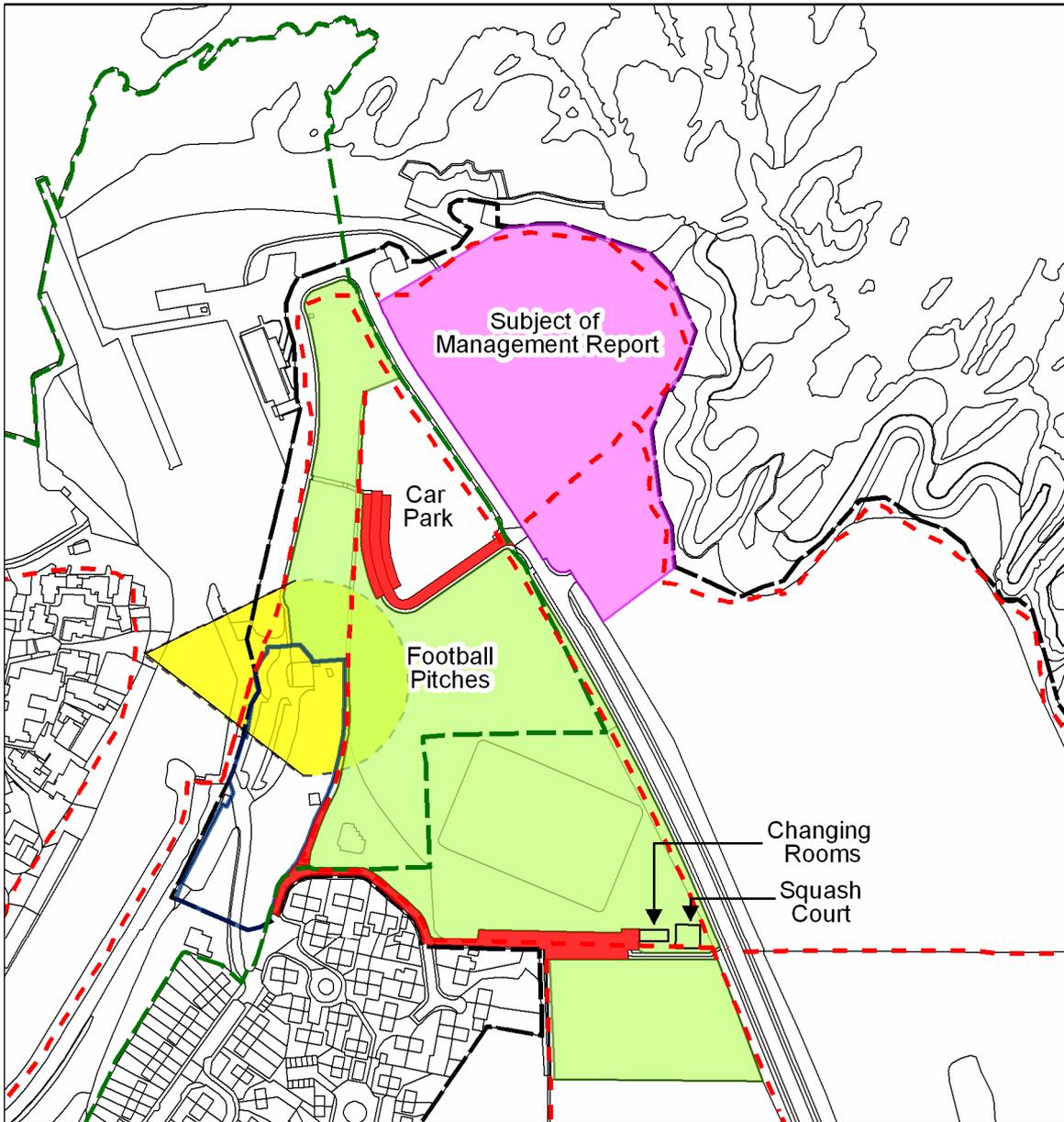
Gunsgreen Headland is central to dive tourism activity within the St Abbs and Eyemouth Voluntary Marine Reserve. It currently offers one shore dive access point, used by customers of the dive school based at the harbour buildings. A recent study on local dive tourism, commissioned by Scottish Enterprise Borders, estimated that 12,400 divers visited Eyemouth per year, and that half this number may dive from the shore in addition to diving from boats. One of the long term plans is to develop further shore access points along Gunsgreen Headland. There may also be potential in developing bunkhouse/chalet style diver accommodation and interpretive facilities on the headland itself.

The Coldingham to Berwick Coastal path also crosses the headland. It is particularly popular with divers since it offers access to the sea on foot as well as being close to the AquaStars dive school in the harbour building. However the access is basic, with no steps or non-slip walkways. The headland can be accessed by a gate to the south-west of the headland, from the new harbour access road or by a single track unclassified road, further along to the south-west

Gunsgreen House

Gunsgreen House was designed about 1752 for a successful Eyemouth merchant, John Nisbet. The house is unquestionably the most significant structure in the modern fishing harbour of Eyemouth, as it was in the eighteenth century port. It stands apart, tucked into a bank of rising ground on the east side of the Eye Water, and the architecture of the “big house” dominates the town. Gunsgreen house is a Category A listed building. It is the most important “signature building” in Eyemouth and is an iconic building within the Scottish Borders. It was designed by the prestigious firm of Adam brothers and is important for the development of Georgian (Neo-Palladian) architecture. The house is also unique in Scotland for the inclusion of smuggling features (e.g. tea chute) to assist tax avoidance. Gunsgreen is a very rare example of a Scottish merchant’s house, unaltered and virtually unimproved over the course of two centuries.

As the house is a “stand alone structure”, it is important that the integrity of its setting as a listed building is maintained and enhanced. The conservation area includes Gunsgreen House and its setting, which provides some protection. The relationship of the House to the bank on which it is situated and the open aspect to the rear should be respected and safeguarded from any development. This is also crucial as the house is currently the subject of a £2.2m restoration programme and it is a precondition of the grants for the Heritage Lottery fund and others, that the Council takes the appropriate steps to maintain its setting in perpetuity. It is vital that a zone of influence is determined and protective policies applied to retain as passive open space, including enhancement for both aesthetic reasons and to address potential security concerns.



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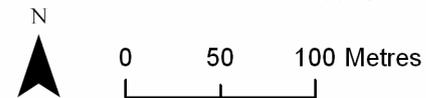
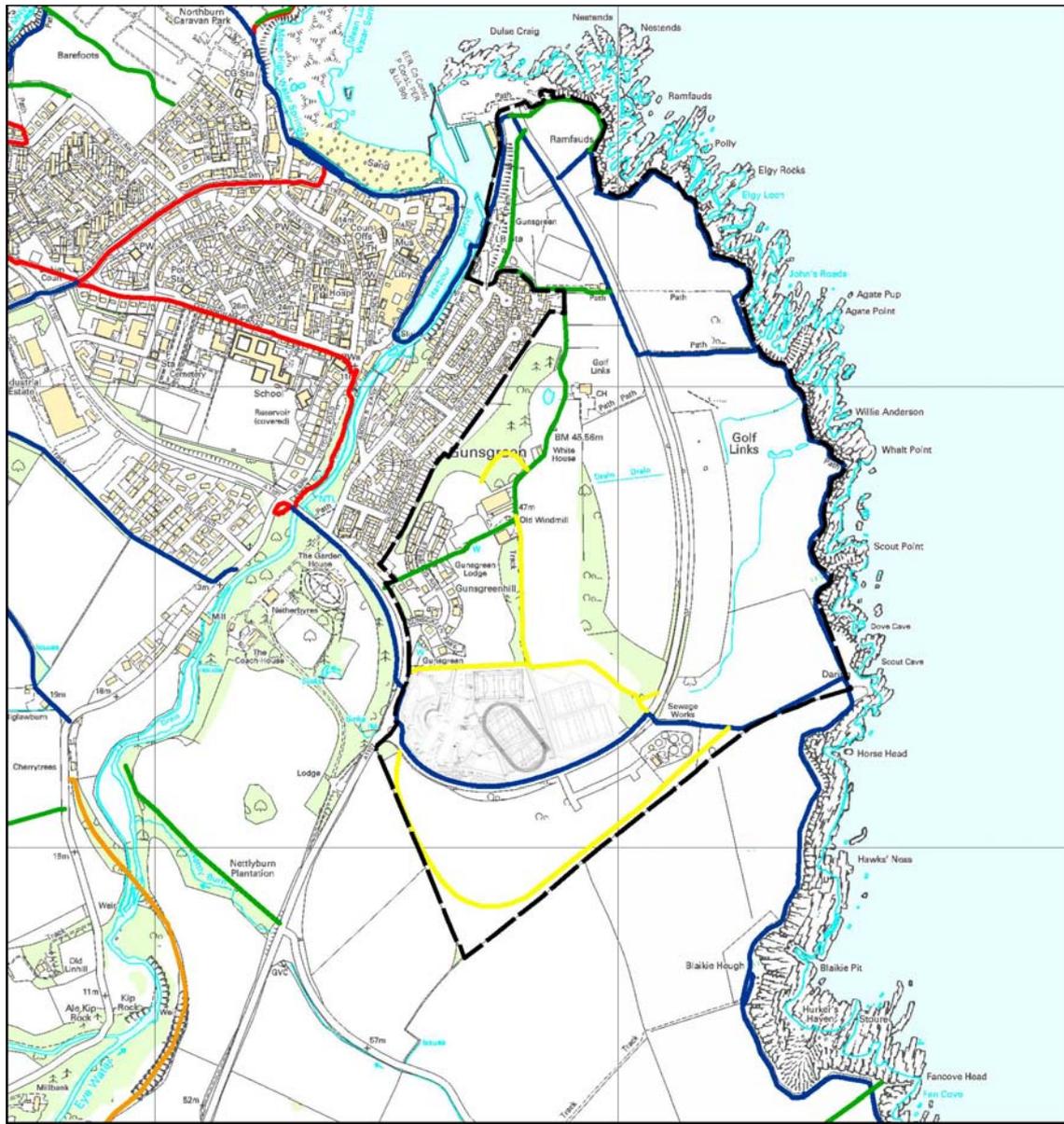


Fig 11. Future North End

Key

- | | | | |
|---|--|---|-------------------------|
|  | Study Area |  | Gunsgreen House Setting |
|  | Playing Fields/ Open Space |  | Access Road |
|  | Conservation Area
(Finalised Local Plan 2005) |  | Path |
| | |  | Access |

Appendix 2: Footpath Network



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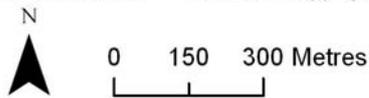


Fig 12. Future Footpath Network

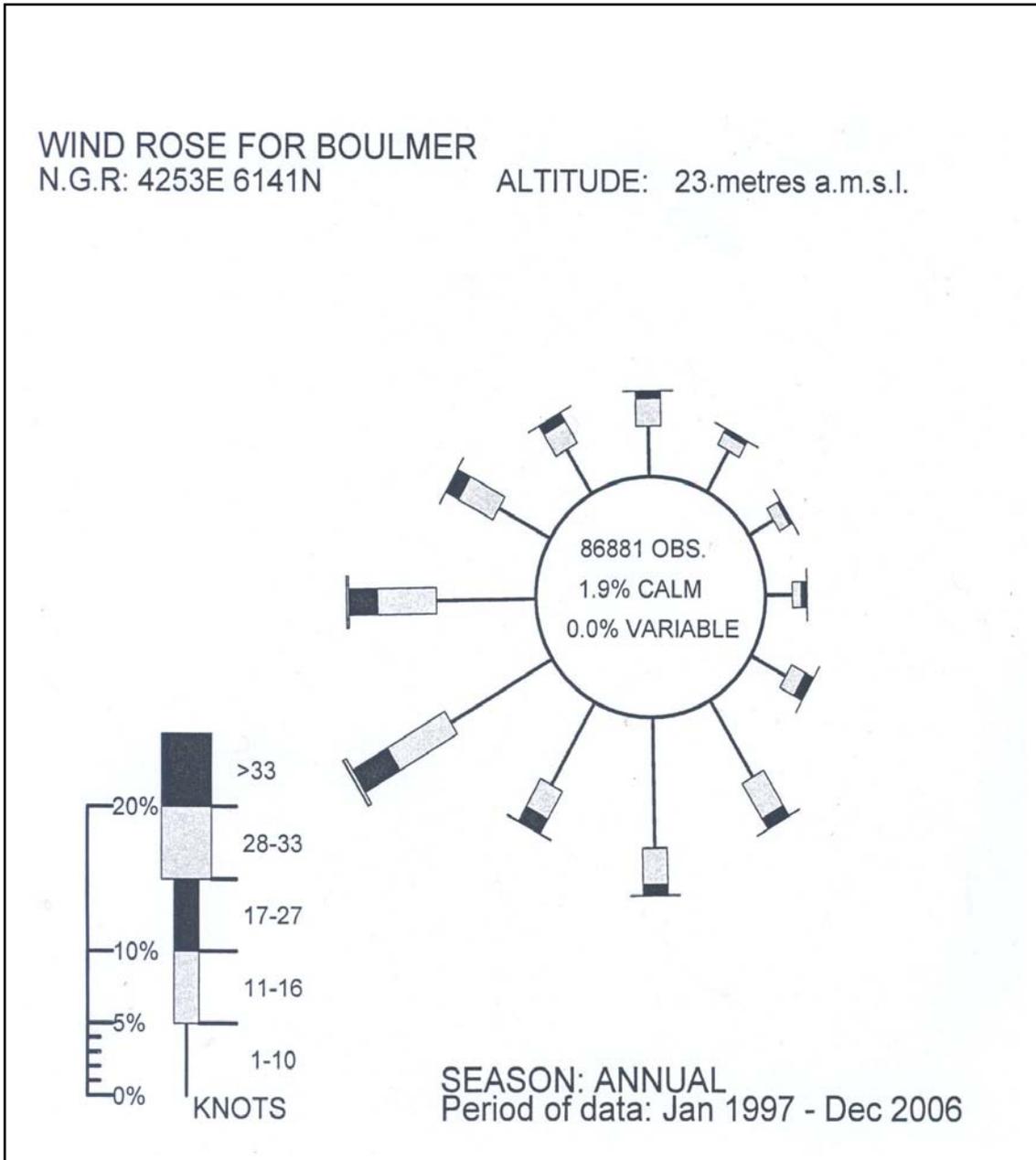
Key

 Study Area

Legal Path Type

- | | |
|---|--|
|  Core Path Candidate |  Aspirational |
|  Promoted |  Unknown |
|  Right of Way | |

Appendix 3: Wind Rose



Appendix 4 Coastal Vegetation Species

Species selection should be based upon native and other species suitable for the coastal environment. The following are known to succeed in the area:

Common Name	Species	Use
<u>For Woodland Structure Planting</u>		
Sycamore	<u><i>Acer pseudoplatanus</i></u>	Tree
Alder	<u><i>Alnus glutinosa</i> or <i>A. incana</i></u>	Pioneer tree
Ash	<u><i>Fraxinus excelsior</i></u>	Tree
Holly	<u><i>Ilex aquifolium</i></u>	Understorey
Austrian pine	<u><i>Pinus nigra</i> var <i>austriaca</i></u>	Evergreen Tree
Corsican pine	<u><i>P. n.</i> var <i>maritima</i></u>	Evergreen Tree
Lodgepole pine	<u><i>P. contorta</i> var <i>contorta</i></u>	Evergreen Tree
Gean	<u><i>Prunus avium</i></u>	Tree
Goat willow	<u><i>Salix caprea</i></u>	Small tree
Grey willow	<u><i>S. cinerea</i></u>	Small tree
Purple osier	<u><i>S. purpurea</i></u>	Shrub
Rowan	<u><i>Sorbus aucuparia</i></u>	Small tree

Planting mixes should include around 30% evergreen species. Woodland areas should be planted as transplants or cell grown stock. See Landscape Guidance Note 1 for more details on specification.

For Mixed Hedges

Blackthorn	<u><i>Prunus spinosa</i></u>	20%
Hawthorn	<u><i>Crataegus monogyna</i></u>	20%
Field rose	<u><i>Rosa arvensis</i></u>	30%
Common privet	<u><i>Ligustrum vulgare</i></u>	20%
Sea buckthorn	<u><i>Hippophae rhamnoides</i></u>	10%

See Landscape Guidance Note 3 for more details on specification.

For Formal Hedges (more sheltered areas only)

Beech	<u><i>Fagus sylvatica</i></u>	100%
-------	-------------------------------	------

See Landscape Guidance Note 3 for more details on specification.

For shrub planting around housing areas

Barberry	<u><i>Berberis spp</i></u>	
Pampas grass	<u><i>Cortaderia spp</i></u>	
	<u><i>Eleagnus ebbingei</i></u>	Evergreen
	<u><i>Escallonia spp</i></u>	Evergreen
	<u><i>Hebe spp</i></u>	Evergreen
Burnett rose	<u><i>Rosa pimpinellifolia</i></u>	
Apple rose	<u><i>Rosa rugosa</i></u>	
Elder	<u><i>Sambucus varieties</i></u>	
	<u><i>Senecio spp</i></u>	Evergreen
	<u><i>Symphoricarpos 'Hancock'</i></u>	Groundcover

Use bark mulch 75mm thick in shrub planting areas

For street trees in housing areas

Sycamore	<u><i>Acer pseudoplatanus varieties</i></u>	Tree
Alder	<u><i>Alnus spp</i></u>	Pioneer tree
Ash	<u><i>Fraxinus excelsior</i></u>	Tree
Austrian pine	<u><i>Pinus nigra var austriaca</i></u>	Evergreen Tree
Cherry	<u><i>Prunus spp</i></u>	Tree
Rowans and Whitebeams	<u><i>Sorbus spp</i></u>	Small tree

Use root balled trees min 12cms girth for street planting. Refer Landscape Guidance Note 7 for more details on specification. Ensure that tree species are suitable for the space available.

Other trees for coastal exposure include

Monterey cypress	<u><i>Cupressus macrocarpa</i></u>	Evergreen tree
Monterey pine	<u><i>Pinus radiata</i></u>	Evergreen tree

Note for trees near buildings:

- Ensure that the foundation design is fully integrated within the tree root demands.
- Ensure that lighting, services, levels and planting are all fully integrated at design stage (see section in the Draft Landscape & Development Design Guidelines, paragraphs 4.7-4.13). For the Landscape Guidance Notes 1, 2 and 3, please contact the Landscape Team - 01835 825060).

Appendix 5: Related Material and Contacts

Scottish Borders Council, Development Plan:

Adopted Scottish Borders Local Plan (2008), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders- The New Way Forward' (Approved 2002).

<http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/2745.html>

Scottish Borders Council, Supplementary Planning Guidance:

In particular Affordable Housing, Biodiversity, Designing Out Crime, Developer Contributions, Landscape & Development, Privacy and Sunlight Guide and Renewable Energy.

For the Supplementary Planning Guidance documents please go to:

<http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/6003.html>

Scottish Borders Council, Guidance Notes & Information:

Landscape Guidance Notes 1, 2 and 3 (Contact the Landscape Team - 01835 825060)

Standards for Development Roads (Contact Ron Elliot, Road User Manager – see contacts below). A charge will be made for this document.

Scottish Borders Local Plan 2001 – 2011 Preliminary Biodiversity Assessment of Sites (2005, edited July 2006) - www.scotborders.gov.uk/pdf/17315.pdf

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, energy, carbon emissions), **Circulars**, **Scottish Executive Research** particularly: **Minimum Standards for Open Space**, (SEDD 2005) **BS Standard 5837: 2005**, 'Trees in Relation to Construction' (Arboricultural Association 2005). CABE Paying for Parks: Eight Models for Funding Green Space .

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Other suggested contacts:**Scottish Natural Heritage:**

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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

Building Research Establishment (BRE):

BREEAM Office, BRE, Garston, Watford, WD25 9XX

Telephone: 01923 664462

Email: ecohomes@bre.co.uk

BRE (Scotland), Scottish Enterprise Technology Park, East Kilbride, G75 0RZ

Telephone; 01355 576200

Energy Saving Trust

Energy Efficiency and Advice Centre, Changeworks

36 Newhaven Road

Edinburgh EH6 5PY

0800 512 012

www.energysavingtrust.org.uk/scotland

Fig. 13 Photographs.



View Looking South Toward Blakie Heugh



View Looking South-West - Site B to Right



View Looking North-West Toward Club House

Views From Distributor Road

Fig. 13 Photographs (continued).



View Looking North Across Site A