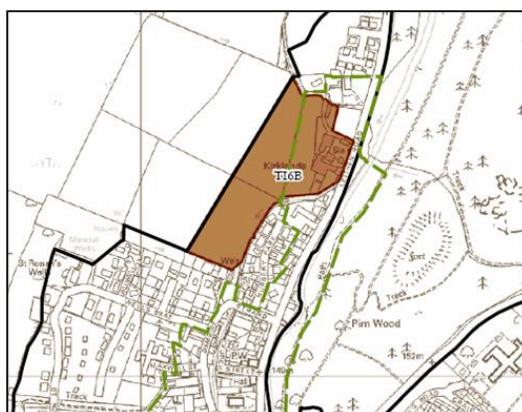


# SUPPLEMENTARY PLANNING GUIDANCE PLANNING BRIEF

## KIRKLANDS INNERLEITHEN APPROVED APRIL 2006



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### INTRODUCTION:

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

### SITE DESCRIPTION:

This **5.34** Ha predominantly Greenfield site includes the steading buildings of **Kirklands Farm** and part of the lower slopes of **Kirklands Hill** to the west. **Kirkland Farm** steading buildings adjoin a **graveyard** and **unlisted stone built** properties of character. The land to the west of the site has been included in the settlement profile for Innerleithen as the preferred direction for **future settlement expansion**.

The site is proposed for Housing in the **Scottish Borders Local Plan: Finalised Plan**. The site is allocated for **30** units. The lower part of the site lies within the **Conservation Area** of Innerleithen. The settlement of Innerleithen is categorised as a **priority area for regeneration**.

## **DEVELOPMENT VISION:**

This predominantly **Greenfield site** is considered appropriate for a **variety** of forms of **residential development**. The Brief seeks to **safeguard** land for **lower density longer term** development beyond the current local plan period to the west of the site which may extend towards higher areas of ground. **Final numbers of units** will be determined at the detailed design stage and will be dependant on the **mix and size** of proposed houses. The site must be enclosed by **new woodland planting** brought forward in advance of early phases of development, to provide **setting, screening** and **shelter**. Sensitive **edge treatment** and the **retention of existing steading buildings, the mill laid and mature trees** is required for the lower part of the site within the **Conservation Area**.

### 1. Constraints/ opportunities:

- i. Constraints which require to be addressed through appropriate contributions (see Developer Contributions section) include deficiencies in terms of the **vehicular access**, pinch points in **Leithen Road (B709)** between the A72 junction and the site, and future capacity difficulties with the **B709/ A72 junction** particularly given the potential for **future expansion** beyond the current allocation (see 3ii below). There is an existing lack of capacity within the **Waste Water Treatment Works**. The lower part of the site is within the **Conservation Area** and requires a **sensitive reuse** of existing stone buildings and a **high quality** of design for new build.
- ii. The site must be developed in an **integrative manner** to provide **landscape containment**, and to **safeguard suitable access arrangements**, both to parts of the site which are currently within different land ownership, and to provide **suitable links** to an area for possible **future expansion** to the west of the allocated site as identified in the **Settlement Profile for Innerleithen**.
- iii. The site shall also contribute towards the local and wider provision of **affordable housing**, and **open space** including an envisaged expansion of **St Ronan's Community Woods** as part of a wider landscape framework (see Developer Contributions section below).

### 2. Basic infrastructure:

- i. **Access:** Suitable vehicular access to be formed from **Leithen Road (B709)** to accommodate the proposed allocation and to allow potential for **future expansion** (see Urban Design section below). To satisfy junction sight line requirements, a section of the **B709** opposite the entrance would require to be shifted east towards the **Leithen Water**. The site should make suitable provision for both **walking** and **cycling**. A footpath link is desired to **Victoria Park** to the South.
- ii. **Layout:** The site layout must allow connections to the **potential future expansion area** to facilitate a **network of connected residential streets** served from a **general access road**. Opportunities shall be found to **break up the linear nature of the access road** through squares/ buildings or other features, providing **natural traffic calming**. The street pattern may include short **cul de sacs**.
- iii. Improvements to the **A72/ B709** road junction and to **road geometry** between the site and this junction must be considered as part of an agreed **Transport Assessment** for the site with appropriate contributions secured (see Development Contributions section).
- iv. Internal roads to meet "**Standards for Development Roads**". The Finalised Local Plan specifies parking to be provided at a ratio of **2** spaces per dwelling unit (**discounting garages**) for residents parking allocated to individual properties and **25%** visitor parking in addition. **Communal parking provision** to be provided at a ratio of **1.5 to 1.75** spaces per dwelling unit including visitor parking.

### 3. Urban Design/ Conservation/ Cultural Heritage:

- i. Issues such as **planting/ lighting/ retention of existing vegetation/ services/ detail of levels etc** must be considered in an **integrative manner** within submitted plans for the site. A **Design Statement** is required, containing an assessment of the main issues associated with **integrating** the site and including envisaged **mitigation** measures. The statement in **written form** with **supporting illustrative material** should be submitted with the planning application. This co-joined approach should be carried forward into **detailed plans** which clearly exhibit the following design components:
- ii. **Future development:** Beyond the forthcoming local plan period land to the **west of the existing site** is considered to have development potential and current development should not prejudice scope for further expansion. A **master plan** is to be prepared

which may inform future development patterns beyond the forthcoming local plan period to the **west** of the allocation. Appropriate structure planting would be required in advance of any intended future development (see Landscape Section).

- iii. **Open Space:** A **'total open space per household'** of a minimum of **60m<sup>2</sup> per household** is considered appropriate, as per current national research recommendations (please refer to Minimum Standards for Open Space, SEDD 2005, p100). On site provision of suitable play facilities and open space to be secured in a **central location** within the site (see Developer Contributions section below) with a link formed to the **St Ronan's Community Woods** (please see Landscape section) and a desired link to **St Ronan's Terrace** to connect to **Victoria Park**.
- iv. The proposed vehicular access from the B709 should **minimise disturbance** to the setting of **Kirklands House** and including the appropriate **retention of the stone boundary wall** and **existing hedging**. This edge forms an important part of the character of the **Conservation Area**. Existing **stone buildings** associated with **Kirklands Farm** to be retained and reused as part of the development in accordance with current policy and best practice.
- v. An **Archaeological Evaluation** is required for the site.

#### 4. Landscape/ Ecology:

- i. **Protection of Landscape Setting:** A significant area of **native woodland** integrating with **St Ronan's Wood**, is proposed along with the **retention** and **conservation** of existing trees where appropriate within and surrounding the site, which currently provide a partial landscape setting. **Planting within** and **beyond** the allocation to be carried out **concurrently** with **early phases** of development to provide a **robust framework** for possible future development.
- ii. This intended **woodland** should continued down to the allocated site via a proposed **central wooded spine** and is to be secured via a commuted sum (see Developer Contributions section).
- iii. An **L-shape** of smaller trees and shrub planting is considered appropriate along the **south western** boundary of the allocation to provide a buffer between existing houses (please refer to SBC Landscape Notes 1 & 2).
- iv. Subject to a **Tree Survey**, **Buffer zones** with **no ground disturbance** are required to protect existing mature trees along the **northern** and **southern** site boundaries and beech trees at the southern end of a tree belt across the lower site (**10, 15, 20 metres** as specified). **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 **existing trees** and **woodland** within and beyond the site boundaries. Modifications to the identified exclusion areas may be agreed through further discussion between the developer and SBC subject to further information relating to the **surveyed location** and **sizes of existing trees**.
- v. It is desirable that the **dry stone boundary walls** surrounding and beyond the current allocation should be retained. In general, boundary dykes should be retained where in public view.
- vi. Based on the scale of the proposals, the site is seen as a **Major** development in ecological terms as defined by the Scottish Executive. An **Ecological Impact Assessment** is required.

## 5. Water Resource Management:

- i. **Flooding:** The site is not considered to be at significant risk of flooding, however given the position of the site in relation to the **Leithen Water** a **Flood Risk Assessment** is required to confirm this position. A **Drainage Impact Assessment** is also required.
- ii. An appropriate **SUDS** system is required to the agreement of **SEPA, Scottish Water** and **SBC**. SUDS must be designed to be **visually attractive, accessible** and **safe** and with suitable provisions for **long term maintenance**. A single purpose engineered solution should be avoided.

## 6. Affordable Housing needs as per Draft Affordable Housing SPG:

- i. A minimum of **15%** Affordable Housing is required. **On site provision** is recommended setting a requirement for a minimum of **8** affordable units within the site (see Urban Design section and Density Calculation overleaf). The numbers of affordable units are based on assumptions regarding density made in this brief and would vary according to final units agreed and the **results of the forthcoming Housing Needs Assessment**. SBC may also consider offsite provision or a commuted payment as appropriate.

## 7. Developer Contributions required (as per Draft Developer Contributions SPG):

- i. **Roads:** Upgrade to the **vehicular access** including necessary **road realignments** and suitable contributions towards improvements to the **B709/ A72 junction** and road **geometry improvements** between the site and the junction as required by an agreed **Transport Assessment**.
- ii. **Education: Schools:** Peebles and Innerleithen catchment contributions may be required and or a contribution towards a community centre.
- iii. **Waste Water Treatment–** Innerleithen catchment area (possible, dependant on the Scottish Water programme for development).
- iv. **Open space/ play facilities:** **On site provision** and appropriate **long-term maintenance** of a suitable play facility and associated open space to be agreed.
- v. **Footpaths:** **Two dedicated pedestrian routes** are shown; **one required** connecting to the existing community woodlands and **one desired** connecting to **St Ronan's Terrace**.
- vi. **Woodland:** Contributions to be secured towards the **long term management of existing trees**, a proposed extension to **St Ronan's Woods**, and **planted buffers**.

## 8. Density:

- i. Surrounding development achieves net densities of between **9** and **12** units/ hectare. **Based** on an assessment carried out for the allocated site **55 units** at **11 units/ ha** is suggested as having potential within the **Net Developable Area** (please refer to Density Calculation below). This total is an **indicative figure** and includes a **higher density of 30 units/ ha** which is recommended for the Affordable Provision. **Final numbers of units** will be determined at the detailed design stage and will be dependant on the **mix and size** of proposed houses.

## 9. Density Calculation

**Note:** Calculations for density within the site are approximate and are based on the Net Developable Area (NDA) (i.e. the areas not excluded by constraints including existing trees and proposed planted buffers). The figures assume a density of **10/ ha** for the Net Developable Area with **30/HA** is considered achievable for the affordable housing provision. This figure includes **Buffered Areas** which may be utilised as garden grounds within the development site. Please note numbers of indicative units have been **rounded to the nearest 5 units** for clarity.

HMA for Affordable Housing purposes	% Aff. Hou. for HMA (1= 100% of developable area of site)
South Tweeddale	0.15

Density for Calculations purposes	No of units/ ha	Land take/ unit in ha
Low density	10	0.1
High Density	30	0.033

Kirklands, Innerleithen	Number of units for average density	Indicative affordable units	Land take affordable units (ha)	Recalculated Units at average density	Recalculated number of units
<b>Totals</b>	52	8	0.26	49	55
Total Units		55	8		
Suggested density for Net Developable Area		11			

## 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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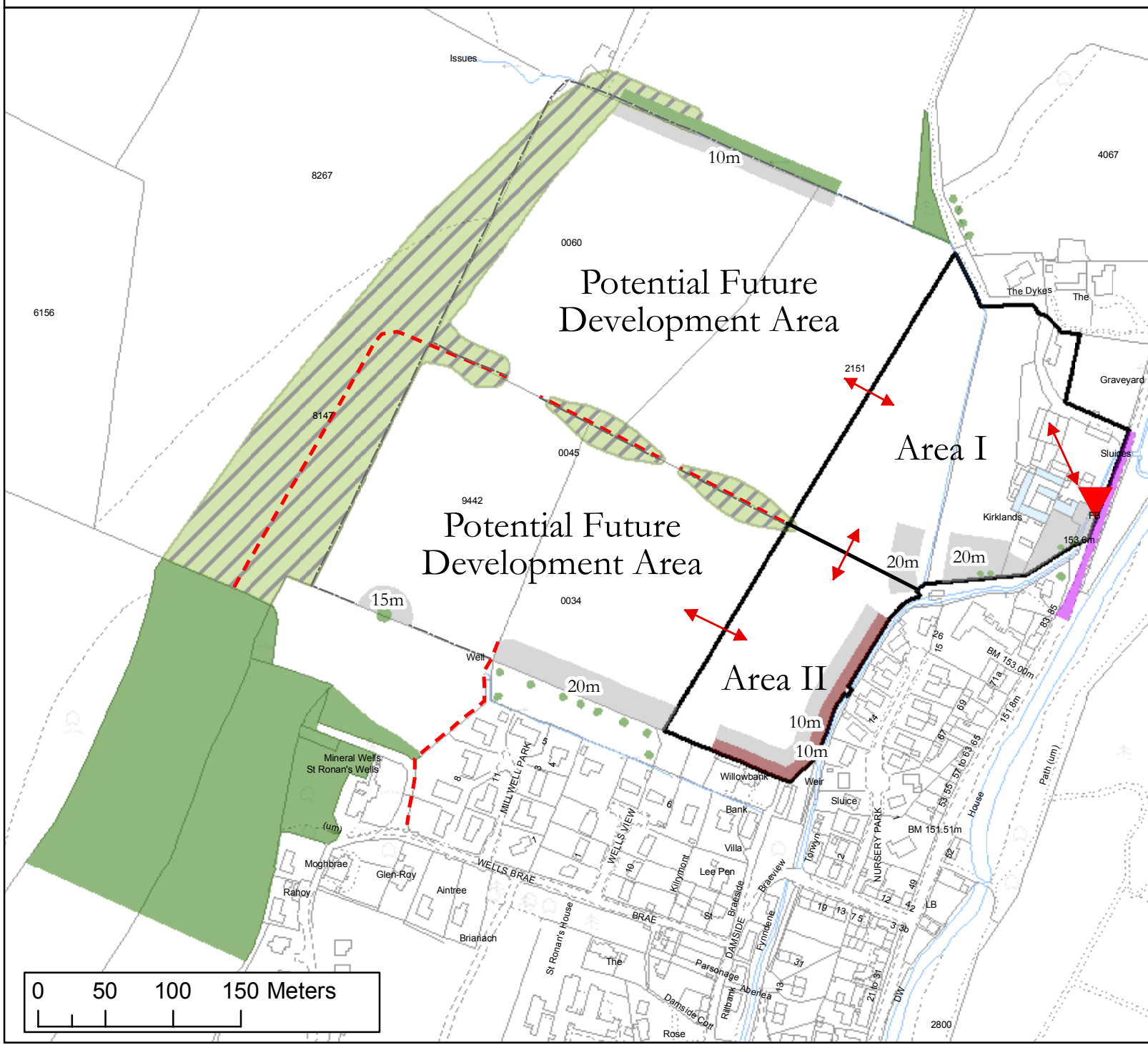
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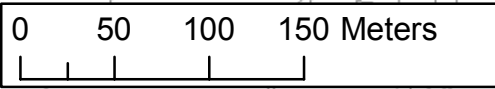
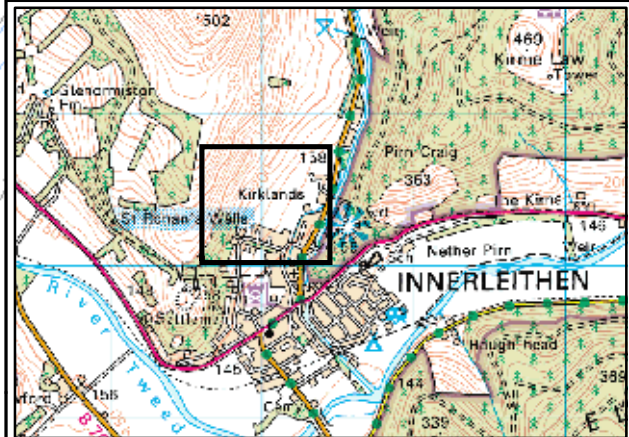
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**Key**

- Site Boundary
- Existing building and garden to be retained
- Buffer Protection Zone (planted)
- Buffer Protection Zone (no ground disturbance)
- Road Improvement Area
- Woodland to be retained
- Woodland to be extended
- Pedestrian/Cycle link
- Boundary Wall to be Retained
- Vehicular Linkage
- Vehicular Access Point



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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.

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