

LOCHEND + ANNEFIELD, JEDBURGH

Supplementary Planning Guidance



Looking west over the site from the Oxnam Road development



above - looking east towards new residential development
below - adjacent new housing



Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing sites at Lochend and Annefield, Jedburgh. It also provides an outline framework for the future development of the sites within the period covered by the Scottish Borders Council Finalised Local Plan (following adoption).

The comments within the sub-headings below indicate where detailed attention is required to address specific issues and where developer contributions will be sought. The comments and advice contained within this document should be considered in conjunction with the appropriate planning guidance given at local and national level.

A selection of related policy advice and guidance is referred to in this document, but it should not be regarded as comprehensive.

Site Description



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Extract from Scottish Borders Local Plan
Finalised December 2005

Land Use Proposals (H3 Applies)

- housing
- employment

Policy Boundaries

- development boundary (G8)
- employment land safeguarding (ED1)

This brief relates to two sites, which lie together to the south-east of the existing settlement of Jedburgh and, in total, cover an area of 5.1 hectares (12.6 acres). The individual characteristics of each site are shown below:

- **Lochend:** this site covers an area of 3.1 hectares (7.7 acres) and is roughly triangular in shape; to the north it is bounded by Oxnam Road to the east it is bounded by Lochend Cottage and an extension of the same road; to the south-east it is bounded by Howdenburn Glen and to the west by playing fields and a play ground. The site is identified for housing purposes in the Council's Finalised Plan and in that document the indicative capacity is shown as 43 units.

- **Annefield:** this site covers an area of 2.0 hectares (4.94 acres); to the north it is bounded by Oakieknowe Road; to the east it is bounded by the field at Oxnam Road – soon to be developed and which is also identified as a residential development opportunity; to the south it is bounded by Oxnam Road and the Lochend Site (see above) and to the west it is bounded by a triangular area of open space. The site is identified for housing purposes in the Council's Finalised Plan and in that document the indicative capacity is shown as 40 units.

A more detailed assessment of capacity is included as part of this paper.



high quality residential development

Development Vision

The aspiration for the site is that it should provide a high quality, sustainable mixed residential development, integrated with existing recent developments and playing a positive role in the wider landscape. Landscape integration and the provision of a sheltered environment for new houses on what is a relatively exposed site are key issues.

Constraints and Opportunities

Consultations and research have been carried out to establish likely constraints and requirements in terms of Local Plan policy, electricity, gas, water, drainage, access, flood prevention, biodiversity, archaeology and architectural and landscape heritage.

Consultation responses have been received from SBC Roads, Scottish Power, National Grid (formerly Transco), SEPA, Scottish Water and Scottish Natural Heritage. Critical issues are summarised below. Certain constraints will require to be addressed through appropriate developer contributions, as indicated:

- **Affordable housing** - This will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing (see Affordable Housing below).
- **Open space, landscaping and play facilities** - these must be provided together with proposals for long term maintenance (see Developer

- Contributions below
- **Gas** – a National Grid gas main is available nearby. There is the possibility of another gas transporter having a gas main on the northern edge of site
- **Water and Drainage** – see separate section below
- **Access and Transport** – see separate section below

Developers are expected to take account of these comments, as may be appropriate for the site development.

Access and Transport

Road: 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 site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. The Council embraces the concepts of PAN 76 on 'New Residential Streets' which promotes an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport walking and cycling.

Where parking spaces are allocated to individual properties the provision requirement will be 2 parking spaces per dwelling unit (discounting garages)

along with 25% visitor parking which should be provided 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.

A Transport Assessment (TA) is required for developments of 50 or more dwelling units and may be sought for developments of between 25 and 49 units. 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.

Lochend (RJ2B)

Access would be from the minor public road to the north west of the site. There would not appear to be major problems with such an access. Access to this site is by means of a single track road which would require to be widened to a minimum of 5.5m with pedestrian facilities. An access link must be provided to the adjacent Oxnam Road site to the east (see plan). The site is of considerable size and cannot be adequately served by the existing infrastructure.

Annefield (RJ7B)

Access would be from the public road to the north of the site.

Given the number of units it is recommended that the carriageway width would be a minimum of 5.5 metres. Contributions will be required to upgrade and improve the existing constrained and congested road

fig 1 - Design Guidance Plan



0m 50m 100m 150m 250m

scale - 1 : 5000

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-  main vehicular access
-  vehicular access
-  pedestrian access
-  suggested site dev. structure
-  existing trees
-  proposed tree planting / within site
-  proposed tree planting / outwith site
-  focal point
-  under construction
-  right of way
-  site boundary

network (see Developer Contributions below). Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

Urban Design and Landscape

The key requirements for the developments are:

Buildings and place making

- the development should demonstrate efficient use of energy and resources in terms of layout, orientation, construction and energy supply, to comply with Local Plan Policy G1
- the buildings should be 1 or 2 storey
- building colour themes should be white into buff render with grey roofs
- consideration should be given to the use of local sustainable materials, particularly stone and timber throughout the development
- the buildings should present a frontage to the internal street system and could be terraces in part – the development should avoid presenting rear garden fencing to the principal street
- the focal points or places should be created as shown on the Design Guidance Plan
- the development should incorporate a footpath network through the site linking to the proposed focal points as shown on the Design Guidance Plan and to the Right of Way running to the east of the Lochend site

Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- some existing landscape features represent opportunities for place-making and care should be taken to integrate important features as indicated above
- buildings should be set out with the grain and contours of the site and the surrounding area
- by preference houses should not breach a ridgeline, but if this is unavoidable, a backdrop of trees of an appropriate scale should be introduced



above: good quality residential development
below: garden boundary exemplar



- it is necessary to protect existing vegetation on the site and extend and reinforce as shown on the plan
- new blocks of woodland planting need to be substantial in size to work properly
- creating a sense of enclosure throughout the development by linked frontages, garden walls and hedges and consistency of materials

Boundaries and edges

- the development should avoid making 'compartments' - ie overly uniform boundary planting around each site margin
- the use of inappropriate brick walls, coniferous hedges, decorative gateways to individual developments is not acceptable
- existing patterns of field walls/ hedges/woodland blocks/ shelterbelts in the countryside around each site should be used as clues for new boundary or subdividing elements
- the site edge facing open countryside is potentially very unnatural and should be broken up with a combination of block woodland, hedgerow (with mature trees at intervals) and stone walls
- the edge along main roads should take references from the

countryside – stone walls, hedges and deciduous trees

- existing trees/hedges should be retained and protected even if they are not appropriate species as they help to marry new development to the landscape

Ecology and habitat

- a planning application for the development of this site will require to be supported by an Ecological Impact Assessment
- planting should focus on native species
- there are opportunities for habitat reinforcement and creation along the west boundaries of the sites

Parking and the external environment

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. This might include a combination of:

- avoiding front garden space being entirely given over to parking
- using traditional front garden walls and hedges to structure the street appearance
- designing in shared small scale semi-private courtyard parking
- placing larger parking courtyards

- behind perimeter blocks
- building shared surfaces in traditional materials rather than using coloured concrete block surfaces - for example in parking zones and domestic runways

Water Resource Management

The site does not lie close to any water courses and does not have a history of flooding. In these circumstances it is felt unlikely that it will be liable to flooding and in this regard a Flood Risk Assessment will not be required.

The site lies close to the Howden Burn, a tributary of the Jed Water. SNH has advised that the Jed Water is covered by the River Tweed 1981 Act SSSI, the Tweed River 1949 Act SSSI and the River Tweed SAC: care must be taken to ensure that the development works do not conflict with the aims of this legislation.

Although there is currently sufficient waste water treatment capacity in Jedburgh, emerging development proposals mean that this is likely to become a constraint. Contributions may be required for connections (see Developer Contributions).

A Drainage Impact Assessment will be required as part of the planning application submission.

In line with the requirements of PAN 61 (Planning and Sustainable Urban Drainage Systems) an appropriate SUDS will be required as part of the site development. This must be designed as part of the overall site and should be visually attractive, safe and accessible for maintenance purposes.

Density

Lochend: the net developable area should be limited to 3.0 hectares (7.4

acres) and that the density should range from 20 units per hectare for standard units and 30 units per hectare for affordable housing.

Annefield: the net developable area should be limited to 2.0 hectares (4.9 acres) and that the density should range from 20 units per hectare for standard units and 30 units per hectare for affordable housing.

The maximum capacity of the site as a whole would be 110 units. It should be noted that this figure is indicative only, and that the final number of houses will be determined at the detailed design stage.

Density Calculation

The calculations for density within the site are approximate and are based on the Net Developable Area (NDA). This area excludes landscape buffer zones and site constraint features. Where appropriate, buffer zones may include as part of the garden areas. The figures shown in the table below assume that for standard houses the density will be 20 houses per hectare and for the affordable housing element 30 houses per hectare.

Affordable Housing

To comply with the Council's Planning Guidance on Affordable Housing, provision of affordable housing units will be required on-site. It is estimated that the sites have a capacity of 110 units. 30 of these units should be affordable

The final number of affordable housing units that will be required will be determined at the detailed design stage and will be dependent upon the type, mix and size of proposed houses for the overall development of the individual sites.

Developer

site name	total site area (ha)	net developable area	density normal per ha	area for standard units (ha)	total standard units	density affordable per ha	area for affordable units	total affordable units	net developable density	total units
Lochend, Jedburgh	3.10	3.00	20	2.40	48	30	0.60	18	22	66
Annefield, Jedburgh	2.00	2.00	20	1.60	32	30	0.40	12	22	44

Contributions

Under the terms of Policy G5 of the Finalised Scottish Borders Local Plan 2005 developers are required to make full or part contribution (through the terms of a Section 75, or alternative legal, Agreement) towards three sites at Jedburgh the following issues require to be addressed:

- Transport: Contributions will be required to upgrade and improve the existing constrained and congested road network.
- Open space, landscaping and play facilities: Provision of appropriate landscaping, open space and play facilities will be required together with details of their long term management.
- Waste water treatment: there is limited capacity in Jedburgh. Developer contributions may be required.
- Open space, landscaping and play facilities: Provision of appropriate landscaping, open space and play facilities will be required together with details of their long term management.

Further Information

For further information on the development of this site please contact:

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