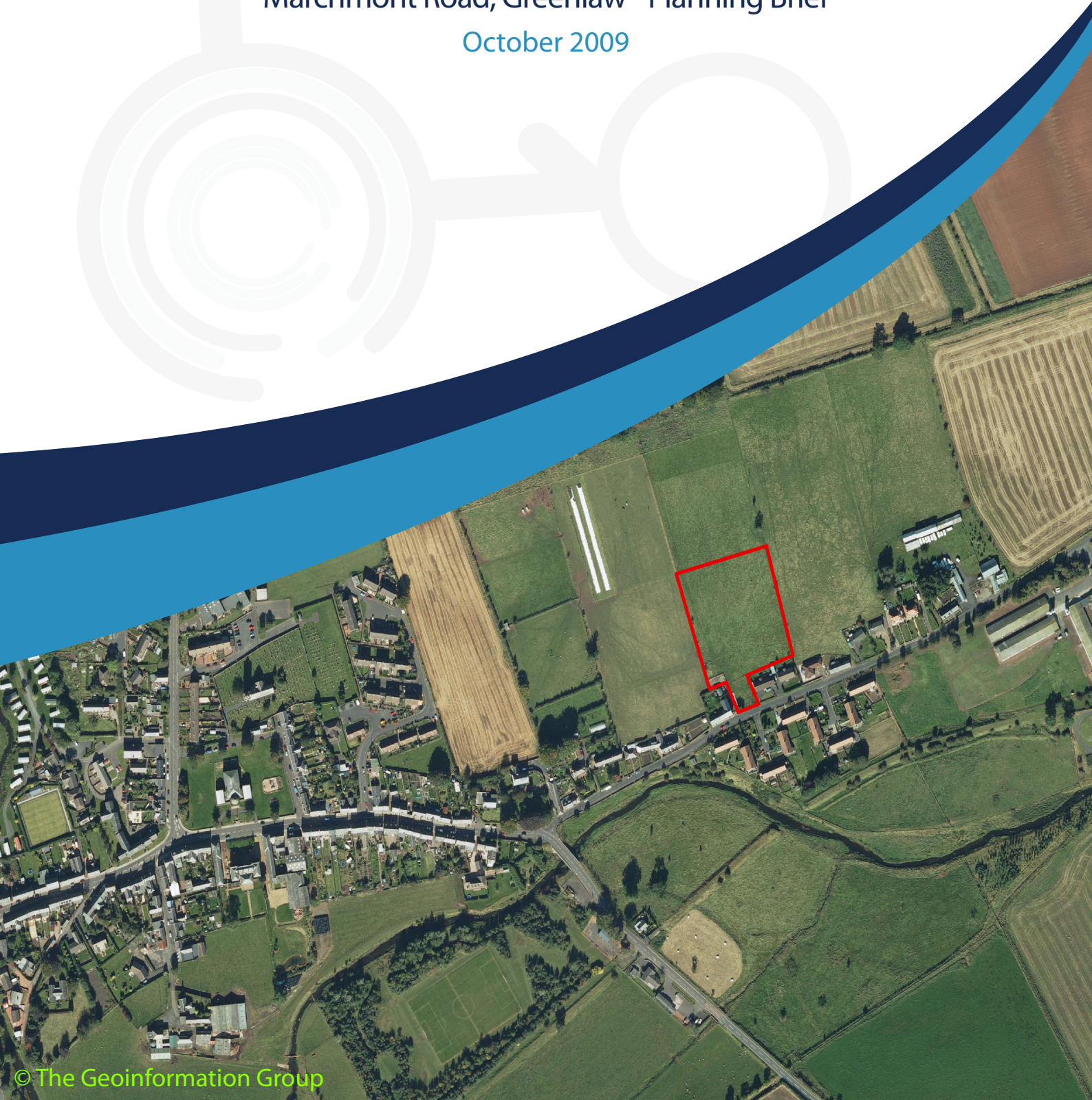


Scottish Borders Local Plan

Supplementary Planning Guidance on

Marchmont Road, Greenlaw - Planning Brief

October 2009



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1. Introduction

- 1.1 This planning brief sets out the main opportunities and constraints relating to the proposed housing site at Marchmont Road, Greenlaw. It provides a framework for the future development of the site within the period of the recently adopted Local Plan, over the next five years.
- 1.2 The brief identifies where detailed attention to specific issues is required and where developer contributions will be sought. The brief should be read alongside relevant national, strategic and local planning guidance, a selection of which is provided in Section 3.

2. Site Context

- 2.1 Greenlaw is located in central Berwickshire and is approximately 7 miles south west of Duns and 10 miles north west of Coldstream. It has regular bus services.
- 2.2 The settlement is clustered around a square and the East and West High Streets (see Figure 1), with the category A Listed Greenlaw Town Hall and Greenlaw Parish Church as focal points. Local facilities such as the school and shops are also located close to the square.
- 2.3 The land subject to this brief is located at the eastern end of Greenlaw. The land is bounded by Marchmont Road and residential properties to the south and open fields to the north, east and west. The land to the west of the site has been proposed as a housing site option or alternatively as an area for longer term housing expansion in the Consultative Draft Local Plan Amendment 2008.
- 2.4 The site area is 1 hectare (2.5acres) and is used for agricultural grazing. The land is gently sloping. The land is identified in the Adopted Local Plan for housing (site code BG200) has an overall indicative capacity figure of 25 units. A SWOT analysis of this site can be found in Appendix 1
- 2.5 The site boundaries are post and wire fences. The main vehicular access to the site is from Marchmont Road and the nearest bus stop is a short walk away on the East High Street.



Image 1:

View of the East High Street, Greenlaw.



Image 2:

Aerial Photograph of the site.



Image 3:

View of the Site from Marchmont Road.



Image 4:

Church Street, Greenlaw.

3. Policy Context

3.1 National

The Scottish Government has a number of policy and guidance documents that could be useful to this development:

- SPP 3: Planning for Homes
- SPP 17: Planning for Transport
- SPP23: Planning & The Historic Environment
- PAN 42: Archaeology – the Planning Process and Scheduled Monument Procedures
- PAN 44: Fitting New Housing Development into the Landscape
- PAN 61: Planning & Sustainable Urban Drainage Systems
- Designing Places: A Policy Statement for Scotland
- PAN 65: Planning & Open Space
- PAN 67: Housing Quality
- PAN 74: Affordable Housing
- PAN 76: New Residential Streets
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design
- PAN83 Masterplanning
- PAN 84: Reducing Carbon Emissions in New Development

3.2. Structure Plan

The Scottish Borders Council Structure Plan was approved in 2002. In terms of this Plan, Greenlaw is within the Berwickshire Housing Market Area. The Development Strategy (Principle S3) guides development to existing towns or villages which are readily accessible to the principal public transport corridors, such as Greenlaw. An alteration to the Structure Plan was approved with modifications by the Council in May 2008 and submitted to the Scottish Ministers in summer 2008.

3.3 Local Plan

The Local Plan identifies the Marchmont Road, Greenlaw site as a housing allocation (BG200). The following policies also closely relate to this development:

- Principle 1 - Sustainability
- Policy G1 – Quality Standards for New Development Housing
- Policy G5 – Developer Contributions
- Policy H1 – Affordable Housing
- Policy H3 – Land Use Allocations
- Policy BE 2 – Archaeological Sites and Ancient Monuments
- Policy NE4 – Trees, Woodlands and Hedgerows
- Policy Inf6 – Sustainable Urban Drainage

3.4 Supplementary Planning Guidance (SPG)

SPG 10, Affordable Housing, advises that the Council will seek that 20% of a residential development within the Berwickshire Housing Market Area is to be affordable. SPG 18, Renewable Energy sets out planning requirements in relation to: the use of renewable energy systems for new developments and the reduction of carbon dioxide emission levels from new developments. It provides guidance

on renewable energy technologies, energy efficiency, combined heat and power and carbon dioxide emissions assessments. The Draft SPG on Provision for Play Areas gives further guidance on space requirements per unit.

Fig 2 - Development Vision

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Key

- | | | | |
|---|--|---|--|
|  | Site Boundary |  | Access Point Into Site |
|  | Retention of Existing Hedges/Tree Belt |  | Possible Access Point to Adjoining Land |
|  | New Planting |  | Access Point to Adjoining Land Use Proposal Within Consultative Draft Local Plan Amendment |
|  | Possible Location for Play Area |  | Contours (in Metres) |
|  | Sustainable Urban Drainage System | | |
|  | Pavement | | |
|  | Road | | |

4. Development Vision

4.1 The aspiration for the site is to provide a high quality mixed residential development which incorporates sustainable design and construction. Good quality design and layout is required which reflects the historic character of Greenlaw (see Images 1, 2 & 4). The indicative figure of 25 houses in the adopted Local Plan suggests a medium density development and reflects the density of other residential properties in parts of Greenlaw. The boundary treatment should seek to frame development and soften views towards the site (see Images 2 & 3). The site should allow for future access considerations, to land to the east and west. The development vision for this site is illustrated in Figure 2.

4.2 The key requirements of this development are as follows:

- Buildings should face onto the streets and public areas to create a safe, overlooked environment. To meet the proposed site capacity and improve design quality a layout with linked buildings and staggered building lines may be appropriate. Part of the development will benefit from the south facing aspect.
- A mix of, two, one and a half and single storey houses would be appropriate and reflect those on Marchmont Road.
- The use of renewable energy systems for new developments and the reduction of carbon dioxide emission levels from new developments are required. A reduction in carbon dioxide emissions of 15% beyond the 2007 Building Regulations carbon dioxide emission levels is required. This should be achieved through energy efficiency and building design measures and/or on site low or zero carbon technologies. Sustainable construction is also encouraged.
- Finishing materials and design should reflect good quality existing buildings in the historic town centre and on Marchmont Road, see Local Plan Policy G1 Quality Standards for New Development. Building colour themes should respect the local context and local materials should be used where possible. Images 1 & 4 give examples of traditional housing design in Greenlaw.
- Create a hedgerow and plant small trees along the edges of the site to frame the development, soften views towards the site and safeguard the amenity of existing houses in the vicinity. In particular the north edge should be planted to create a strong backdrop to the site.
- Create an attractive and well defined edge at the Marchmont Road point of access, using planting or another structural element.
- Locate the play area in the north west corner of the site. This will allow it to be expanded into the proposed Consultative Draft Local Plan Amendment housing site to the west if required. Design the play area as a well overlooked community space.
- The Brief should safeguard possible future vehicular and pedestrian access links to land to the east and west of the site, to allow opportunity for the future development of adjoining land. The requirement for the access to the east can be discussed in more detail following the submission of the planning application for this site.

5 Development Guidance

The key requirements for the development are:

5.1 Sustainable Design

5.1.1 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

5.1.2 Development will be expected to achieve the "Eco-Homes" rating of "Excellent". This standard is assessed using the Building Research Establishment Environmental Assessment Method (BREEAM) and can be applied across the spectrum of housing types. The Eco-Homes excellent standard can be achieved through creative design such as making best use of natural daylight and choosing construction materials that are appropriate to the climatic conditions of the development site. This means that even starter homes which are very price sensitive can be built to these standards (where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).

5.1.3 The Eco-Homes standard 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 daylight gain.
- Reduction of water consumption through for example use of water butts for garden use, low-water consumption white goods, showers and WC's, grey water recycling for internal use.
- Green specification of materials including those for basic building elements and finishing elements.
- Reduction of construction waste through for example sorting and recycling construction waste on-site.
- Designing for life-cycle adaptability.

5.1.4 Advice should be sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the Eco-Homes website (www.ecohomes.org) or by contacting the BREEAM office, (see contacts Appendix 2).

5.1.5 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.

5.2 Renewable Energy & Energy Efficiency

5.2.1 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.”

5.2.2 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.”

5.2.3 The ALP policy G1 (5) identifies the standards which will apply to all development, including that:

“...in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance referred to in Appendix D,”

5.2.4 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.

5.2.5 SPG18 states:

(1) The Council now 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.

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

(3) Where the 15% reduction cannot be met through energy efficiency and design measures then on-site low or zero carbon technologies (LZCT) including renewable energy systems should be used.

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

(5) All applications for planning permission will also now require a statement on how energy efficiency measures and low and zero carbon technologies have been incorporated into the development proposal.

5.2.6 Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN84) provides information and guidance on achieving and demonstrating reduced CO₂ emissions.

5.2.7 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.

5.2.8 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.

5.2.9 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 are in line with Government thinking on carbon neutral developments. Meeting these targets is increasingly likely to involve site-wide approaches and communal energy technologies rather than installations on individual dwellings.

5.2.10 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	Potential 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 for Scottish Borders Council (April 2008))

5.2.11 This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

5.3 Parking

Where car parking spaces are allocated to individual properties the provisional requirement will be two car parking spaces per dwelling unit (discounting garages). There will be a 25% requirement for visitor parking to be provided in groups of two spaces or more. For communal car parking the provisional requirements, which include visitor parking, is 1.5-1.75 spaces per dwelling unit.

5.4 Ecology and Habitat

An Ecological Impact Assessment should be submitted along with any planning application for the development of the site.

5.5 Waste Management

Waste management facilities for recycling and collection should form an integral part of the development, in terms of storage provision within the site and off site collection.

5.6 Affordable Housing

The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG 10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 20%. This is most likely to be required on site. The affordable housing units should be designed to integrate with other houses on site.

5.7 Access

Road design should not be conceived in isolation, but as an element in the overall design of the development. The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. The Council embraces the concepts of PAN 76 on 'New Residential Streets' and its replacement the Scottish Government's 'Designing Streets' Manual. These promote/ will promote an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport, walking and cycling.

A Transport Assessment (TA) may be requested as part of any planning application for this site. The developer would be expected to meet the cost of, or contribute towards the cost of, identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale.

The site should be accessed directly from Marchmont Road. Provision should be made for possible future vehicular access links to land to the east and west of the site. Traffic calming should be introduced as a self-enforcing measure. Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Developers are advised to contact the Council's Technical Services for further advice, see Appendix 2.

6 Constraints

6.1 Archaeology

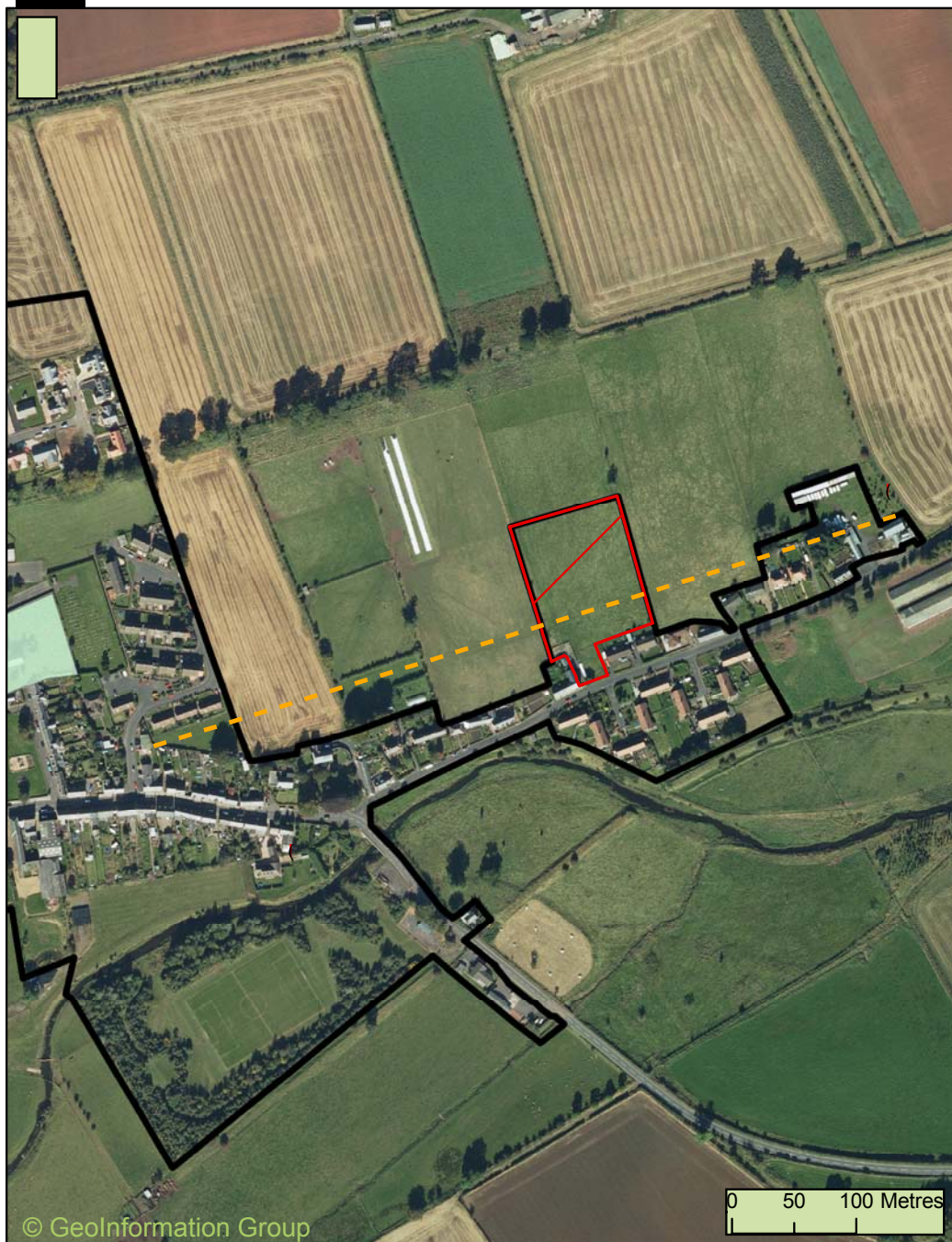
The fields immediately to the north and east of Greenlaw have high archaeological potential. Aerial photographs have helped highlight an ancient track or road running parallel to Marchmont Road (see Figure 3). It is probable that this road was a key route in the medieval village of Greenlaw running between the site of Tenandry House and the town square where the County Hall now sits. An alternative view has been expressed that this feature is a later drainage channel extending across several fields. The Ordnance Survey 1st edition map of Berwickshire (1858) shows this feature as a partial wall in the field north of No. 7 Marchmont Road. This is inconsistent with this being a drainage channel (which is typically highlighted on OS 1st edition maps) but maybe consistent with the presence of an ancient track bounded to the south by a later stone dyke. As such, there is a chance that the remains of medieval structures, possibly timber built, survive to either side of this road. In order to determine the nature, age and extent of this feature, and whether any associated features exist, an archaeological evaluation will be necessary prior to detailed planning consent being granted in accordance with Structure Plan Policy N16, Local Plan Policy BE2 and national policy SPP23. This evaluation will require a Written Scheme of Investigation (WSI) to include a desk-based assessment of the site and a recommended programme of evaluation by trial trenching. This work must be conducted by a registered archaeologist. Provision should be made for the proper recording, analysis, curation and publication of any archaeology recovered. Additionally, it would be helpful to indicate the location of the archaeology with some form of appropriate marker. The Council's Archaeology Officer will be able to provide more detailed advice, see contacts in Appendix 2.

6.2 Water, Sewerage and Sustainable Urban Drainage Systems

Early discussions with Scottish Water and SEPA are advised, see contacts in Appendix 2. Provision for Sustainable Urban Drainage which accords with current design principles in Planning Advice Note 67 – Housing Quality will be required. This will effectively manage the flow of rain water run off by treating it within the site.



Fig 3 - Key Considerations




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Key

-  BG200 Housing Site Subject to Brief
-  Development Boundary (G8)

- Areas of Archaeological Interest
-  Sites and Monuments Record
-  Potential Archaeology
-  Borders Scheduled Monuments Record

7 Developer Contributions

- 7.1 In some instances developers will be required to make contributions towards the cost of addressing specific infrastructural or environmental deficiencies. These are required by Policy G5 – Developer Contributions of the Adopted Local Plan 2005. Specific advice on the levels of developer contributions required will be provided by the Development Negotiator, see contacts in Appendix 2. Constraints where developer contributions are likely to be required are as follows:

7.2 Education

There is currently a requirement for a developer contribution for the new Berwickshire High School. A contribution will also be sought towards facilities for Greenlaw Primary School. Details of the amount can be obtained from the Development Negotiator.

7.3 Play Areas

The site needs to fulfil the requirements for play areas in the draft SPG on Play Areas for on-site. Provision of appropriate open space and play facilities to a Local Equipped Area for Play standard will be required, together with details of its long term management. On site provision is preferred along the western edge of the development. This would allow the play area to be shared and expanded if land to the west is allocated for housing in a future adopted Local Plan Amendment. Further guidance should also be sought from the Parks section, see Appendix 2.

7.4 Transport Upgrades

Any network upgrading work identified through the Transport Assessment Process.

7.5 Affordable Housing

See section 5.5 above.

8 Housing Density

- 8.1 Given the density and site layout of the existing residential development on Marchmont Road and the rural setting of the location, it is contended a medium housing density of 25 houses is appropriate for the allocated land at Marchmont Road. It should be noted that this figure is indicative only and the final number will be determined at the detailed planning application stage.
- 8.2 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 any site constraint zones. Where appropriate, buffer zones may be included as part of the garden areas. The figures shown in the table demonstrate the density calculations for this development.

Figure 4 – Density Calculations

Total Site Area	Developable Area	Area for Mainstream Housing	No. of Units for Mainstream Housing	Area for Affordable Housing	No. of Units for Affordable Housing	Total Units
1ha	0.7ha	0.6ha	20	0.1ha	5	25

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Appendix 1: SWOT for Marchmont Road Site

Strengths

- Attractive setting with views over the surrounding countryside
- Within walking distance of the village centre with its services and facilities such as the Primary School.
- Flat/ gently sloping land reasonably easy to develop.
- The site is not visible from main roads or the centre of the settlement.

Weaknesses

- Site is not contained by landscape features.
- Site protrudes into the small fields and paddocks north east of the settlement

Opportunities

- The south facing aspect is good for energy efficiency.
- The site is adjacent to an existing residential street and can therefore be designed to integrate with/ relate to it.
- Provide a new vehicular and pedestrian access link into the proposed housing allocation/ longer term housing site to the west, as proposed in the Consultative Draft Local Plan Amendment.
- Provision for a vehicular link to the east to allow possible future expansion

Threats

- A reasonably high density linked development will be required to accommodate the requirements for on site play area provision, landscaping, vehicular access and potential future vehicular access links on the site.

Appendix 2: Contacts

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