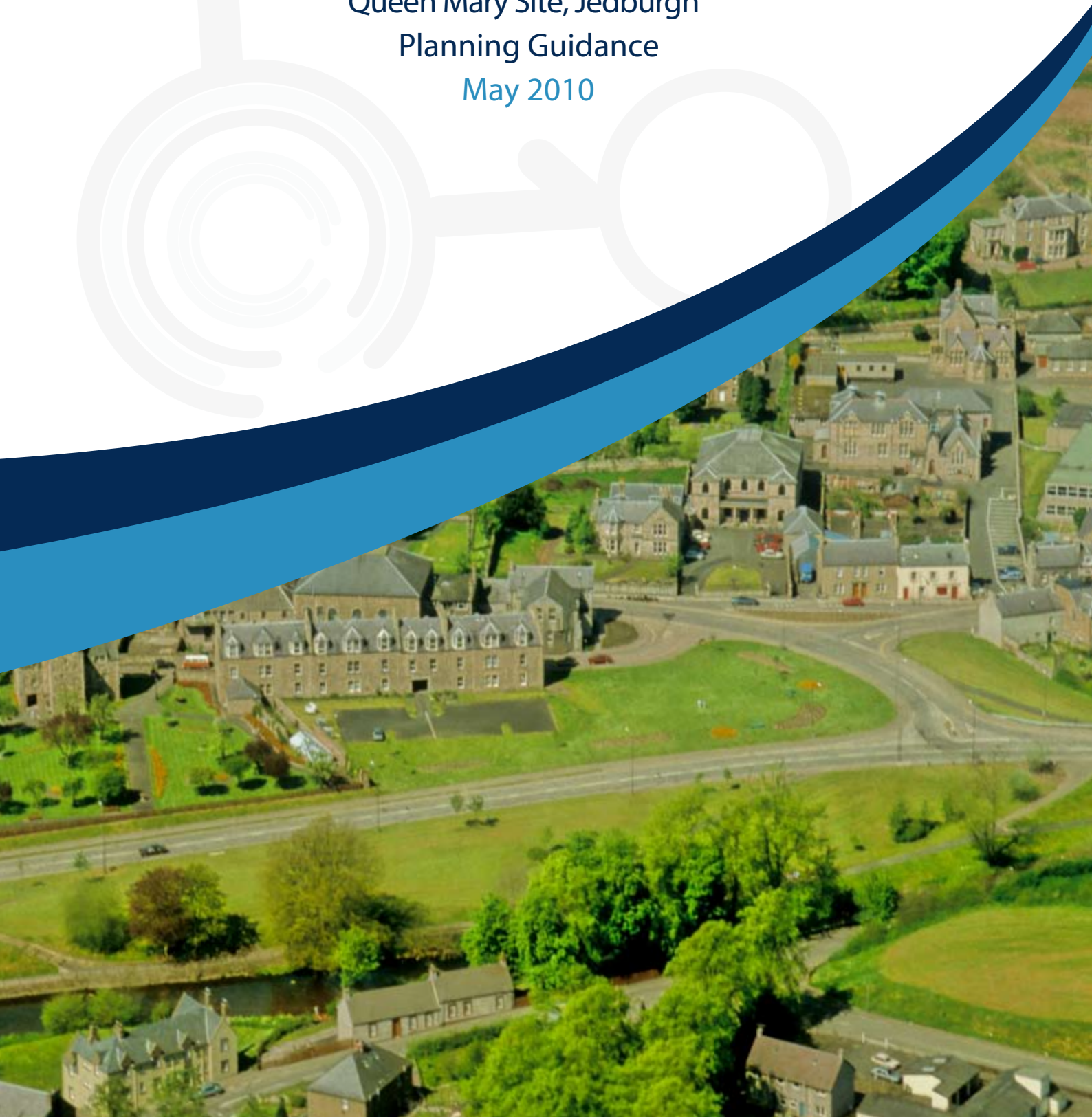


# Scottish Borders Local Plan

Supplementary Planning Guidance on

## Queen Mary Site, Jedburgh Planning Guidance May 2010



# PLANNING BRIEF FOR QUEEN MARY SITE, JEDBURGH

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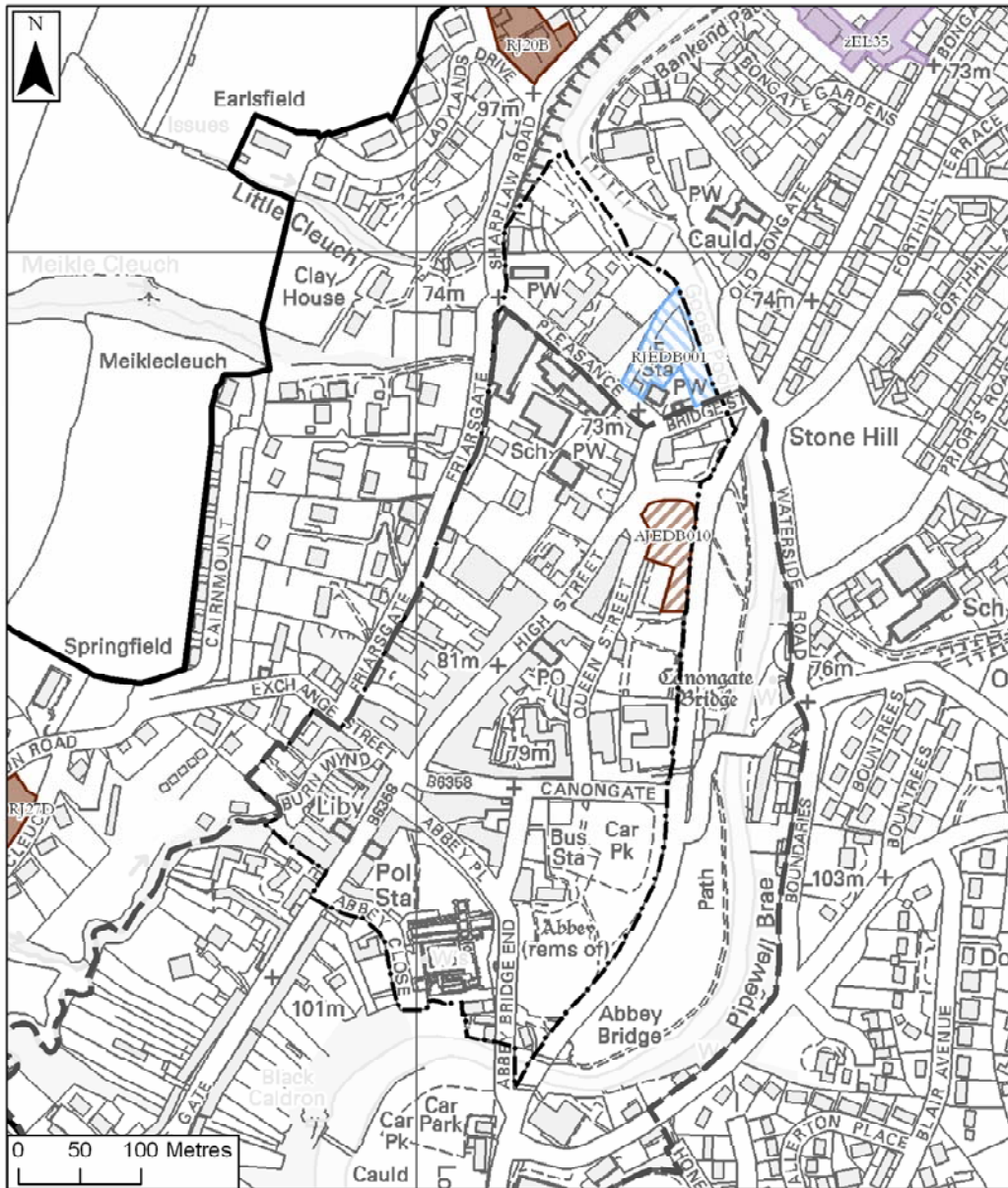
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# Queen Mary, Jedburgh





Fig. 1 Finalised Local Plan Amendment Extract



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## Key

### Policy Boundaries

-  Development Boundary (G8)
-  Conservation Area (BE4)
-  Town Centre (ED5)
-  Employment Land Safeguarding (ED1)

### Land Use Proposals (H3 Applies)

-  Housing
-  Amendments
-  Housing
-  Redevelopment



## 1.0 INTRODUCTION

- 1.1 This planning brief provides specific advice on the way in which this site should be developed. It outlines what the Council will expect primarily in terms of urban design. The brief will be used for decision making on planning matters relating to the site. The document comprises a series of general statements, together with site development guidance.

## 2.0 SITE DESCRIPTION

- 2.1 The site is located within the north–eastern edge of Jedburgh Town Centre, alongside the A68 trunk road. Queen Street runs along the western side of the site, with Queen Mary’s Buildings along the southern side. The site is currently used as open space and is 0.3 Ha in area (see Figure 1 Local Plan Extract).

## 3.0 OBJECTIVES OF GUIDANCE

- 3.1 This brief has been prepared in order to secure an appropriate form of buildings and spaces together with a high standard of design. Urban design objectives are therefore established which could form the basis of detailed design work and allow for flexibility and creativity, whilst ensuring that the development successfully integrates with its surroundings.
- 3.2 Scottish Borders Council is seeking to release this key site in Jedburgh, by selling to a developer able to bring forward a scheme that will fulfil the objectives of the planning brief.
- 3.3 The land sale will not occur until the Council have an agreed set of design drawings, which comply with this guidance, which the developer can contract to deliver.

## 4.0 POLICY CONTEXT – LOCAL PLAN

- 4.1 The site is allocated within the Adopted Local Plan 2008 for redevelopment (zRO2), and has through the Local Plan Amendment process been brought forward as a housing site. There have been no objections to the change in allocation in relation to the consultation on the finalised Local Plan Amendment. The site is located within both the Jedburgh Town Centre (ED5) and the Conservation Area (BE4) (see Figure 1 Local Plan Extract).



Fig. 2 Spatial Opportunities

## 5.0 OPPORTUNITIES AND CONSTRAINTS

- 5.1 To achieve a successful development the following opportunities and constraints should be considered.

### OPPORTUNITIES

#### **Form**

- 5.2 The site is in a very sensitive location with four different spatial opportunities, in four directions, each with its own unique characteristics (see Figure 2 Spatial Opportunities and Figure 3 Site Photographs). To the:

1. *North, is a "Gateway" to the Town Centre – off the A68.*  
This is currently a very large space which needs definition by enclosure with the aid of buildings and landscape to the North and South of the High Street:
2. *East, is the A68, the Trunk Road "Edge" – a wide green sward;*
3. *South, are Queen Mary's Buildings and its gardens.*  
There is an opportunity here to site a new building, of three storeys in height, to complement the end of the existing terrace, together with a four storey element in the north-west corner or focal point
4. *West, is the High Street / Queen Street Junction.*  
A new building should be sited, so as to be part of the Queen's Street vista, looking North, whilst allowing the longer view from the northern end of High Street, looking South up Queen Street to Queen Mary house.



View from North

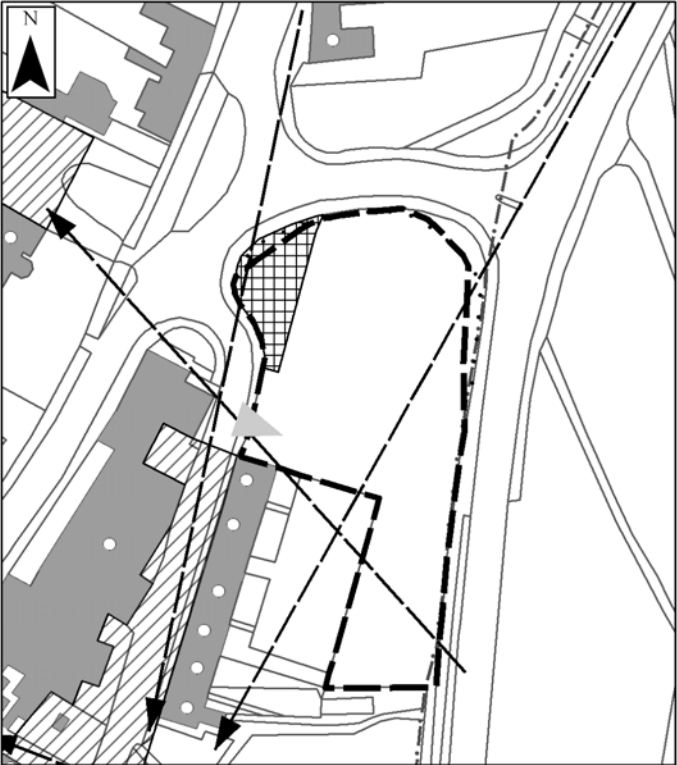


View looking SW (to rear of Queen Mary's Buildings  
Private garden areas remain outside proposed development site.)

**Queen Mary, Jedburgh**  
Fig 3 Site Photographs

# Queen Mary, Jedburgh

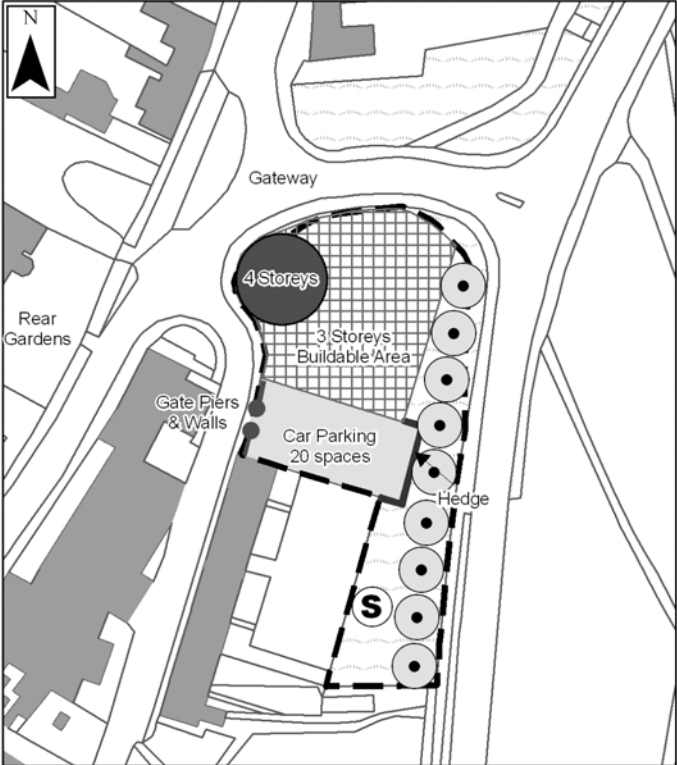
Fig 4. Site Constraints



- Key**
- Defined Site
  - Town Centre Edge
  - Defined Space
  - Area potentially constrained by utilities
  - Key View
  - Sightline Constraint
  - Listed Building
  - Vehicular Access

0 10 20 Metres

Fig 5. Site Opportunities



- Key**
- Defined Site
  - Buildable Area
  - 4 Storeys Area
  - Car Parking
  - Open Space
  - Tree Planting
  - SUDS

0 10 20 Metres

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- 5.3 Although there has been a large open space at this site for many years, historically most of the site has been built up (see Figure 7 Historic Map). Since the development of the A68 'bypass route', gable end rows meet the eye from the junction of High Street and the A68 rather than building frontages. There is now an opportunity to create building forms which are an extension to the existing group at the northern end of Queen Street. By keying into the existing building scale and gable end of the existing group, a sensitive scheme can be designed.
- 5.4 As there is a considerable amount of amenity open space in this vicinity, in particular St Mary's Gardens and the area between the site and the A68, there is no requirement for additional open space provision on the site.
- 5.5 There are a number of listed buildings in the vicinity of the site, notably Queen Mary's Buildings and Queen Mary's House (see Figure 4: Site Constraints). Stone walls, gate piers and railings (see Figure 5: Opportunities) should be used at the access point of the Queen Mary site to reflect the existing walls and railings at Queen Mary House.
- Archaeology**
- 5.6 As can be seen in Figure 6: Historical Maps, the medieval street pattern has been altered by modern road alignments. Any development in this area would require archaeological works to:
- determine the northern limits of the early town;
  - establish the site and nature of the historic Townfoot Port, (or gateway);
  - examine the apparently undisturbed backland areas for traces of early buildings and industrial use.
- 5.7 When archaeological remains are found, the developer will be required to produce an appropriate mitigation strategy, to be agreed with the Council, to either preserve in-situ or preserve through record.

## **CONSTRAINTS**

- Ownership**
- 5.8 Most of the site is known to be in Council ownership except for two linear strips running across the site, together with part of the north-west corner.
- Access**
- 5.9 Vehicular access should be taken from Queen Street. (See Figure 4)
- Road sightlines**
- 5.10 As indicated in Figure 4, there are various driver sightline constraints controlling the positioning of the buildings and landscaping. These consist of a 9m by 90 m junction visibility splay where High Street joins the A68, a 3m by 33m junction visibility splay where Queen Street joins High Street and a 23m forward visibility splay for a driver entering High Street from the A68. The sightlines allows for a building to be positioned close to the back edge of the footpath for about half the length of the road curve.
- 5.11 The 9m by 90m splay is a trunk road requirement, the 3m by 33m splay caters for traffic speeds of 20 mph and the 23m splay caters for traffic coming off the trunk road at speeds of 15 mph
- Utilities**
- 5.12 The major existing utilities lines have been indicated in Figure 4; Power Systems, Scottish Water and National Grid Gas. All of these lines only impinge on the subject site in the north-western corner. The Power Systems line in this area is the most onerous constraint.

## **6.0 URBAN DESIGN OBJECTIVES**

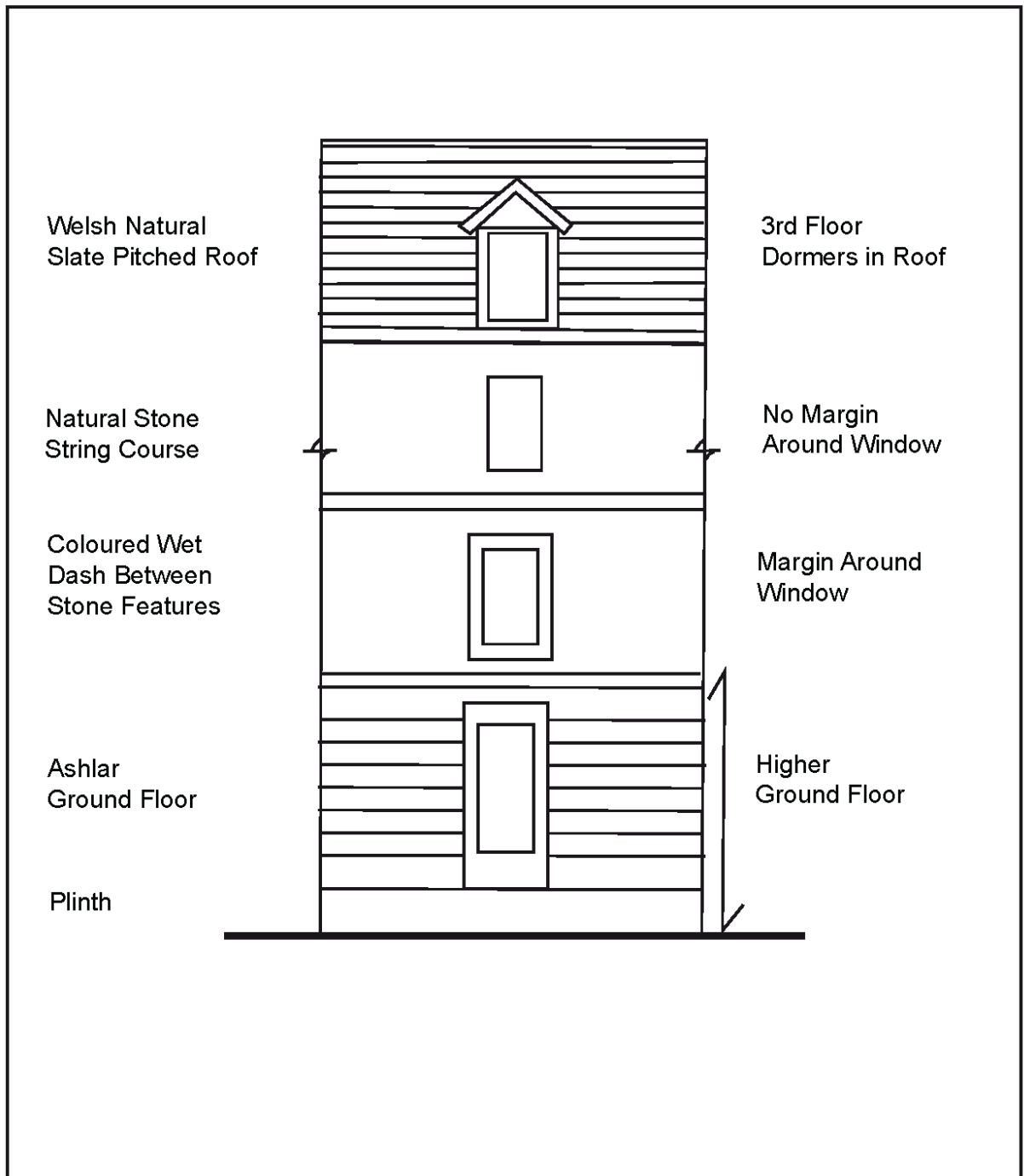
- 6.1 Development should provide building forms which are appropriate to this important setting by:
- acknowledging the prominence of the site at a major road junction, by providing a “gateway” to the town centre;
  - respecting the curvature of the road alignments at the northern end of the site;
  - relating to the scale and urban form of existing historic buildings to the West and South of the site;
  - designing structural tree planting, along the trunk road edge of the site, so as to reinforce the main features of the site in its setting;
  - optimising the number of units facing onto the open space to the east;
  - optimising the number of units with a SW/South/SE orientation;
  - organising parking within a landscaped court.

## **7.0 FORM OF DEVELOPMENT**

- 7.1 The above design objectives have been applied to create the Site Constraints Map (Figure 4) and the Site Opportunities map (Figure 5). Bearing in mind the sightline and utilities constraints, the extent of the building along the curved northern edge of the site is determined. This north-west corner of the site should have a four storey form, to mark the gateway of the town centre, at the northern end of Queen Street. Along the Queen Street frontage there would be a north/south three storey element which:
- lines up with the existing Queen Mary’s Buildings;
  - enables car parking to be located to the south of the new building, alongside into the landscaped swathe to the A68 trunk road.
- 7.2 The proposed illustrative elevational treatment shown in Figure 6 is typical of that generally found in central Jedburgh. A good contemporary design solution which adheres to the principles illustrated is expected.
- 7.3 With the form of buildings described, the site has the capacity to accommodate about 27 sheltered flats and 20 parking places.



**Queen Mary, Jedburgh**  
Fig 6 Illustrative Elevational Treatment



## 8.0 DEVELOPER GUIDANCE

### ***Parking***

- 8.1 If developed for sheltered housing a 60 % for residents/visitors plus 1 space per member of staff standard is required for car parking. Assuming 27 sheltered flats (24x 1 bedroom and 3x2 bedroom) this equates to 20 car parking spaces. In addition the developer would be required to provide cycle parking.
- 8.2 Incorporation of permeable surfaces, such as porous paving, with permeable sub-base, are encouraged to create additional run-off for surface water.

### ***Renewable energy***

- 8.3 There is now a Scottish Government commitment to increasing the amount of renewable energy generated through appropriately designed buildings.
- 8.4 The Scottish Borders Structure Plan (adopted by Scottish Ministers in 2001) 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.”
- 8.5 This section of the guidance is further expanded in Appendix 2.

### ***Water and wastewater treatment***

- 8.6 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 Jedburgh. Sewage from the proposed development should be connected to the public foul sewer. Early 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.

### ***Flooding***

- 8.7 With regard to flood risk, a part of the site is located within an area of flood risk. As sheltered housing is classified as high risk, any development proposal needs to include a Flood Risk Assessment with analysis of the 1 in 1000 year flood event from the Jed Water. Flood risk from the Skip Running Burn can be mitigated through design and layout of the site.

### ***Sustainable Urban Drainage System***

- 8.8 A Drainage Impact Assessment is required for this site. An appropriate Sustainable Urban Drainage System (SUDS) is also required to the agreement of SEPA, Scottish Water and the Local Planning Authority. Any SUDS scheme should comply with PAN61 and CIRIA's C697 manual. Suitable SUD based systems should be able to provide flow attenuation to satisfy requirements of Scottish Water and the Local Authority.
- 8.9 An attractive 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. Development of this nature requires two level SUDS treatment for road and parking areas with one level required for runoff from roofs. Below ground-storage systems may be acceptable where their capacity can be demonstrated to meet SEPA/Scottish Water requirements. If the final layout of the site allows for open SUDS, the site must 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 and agreed with the Local Authority.

Steep-sided, single purpose engineered structures with boundary fencing above 1.2m will not be acceptable.

***Waste management and construction***

8.10 Waste from the site will be collected from a communal storage area, surrounded by a wall, adjacent to Queen Street and the car park. Waste, recycling and composting facilities needs to be considered in the layout and design of the site. Adequate space will be required to contain and manoeuvre five industrial size, 1100 litres, wheelie bins. More detailed advice on waste management requirements is available from the Council's Waste Strategy section. As indicated in Figure 5 gate piers, stone walls and railings should be used to minimise internal and external views of bins and recycling facilities using materials that reflect the quality of the surrounding area, in particular at the Queen Mary House.

8.11 Waste material needed in the construction of the development should only be carried out if a waste management licence is in effect or SEPA is aware of the activity. Construction works associated with the development of the site must be carried out with due regard to SEPA's pollution prevention guidelines. There may be waste licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Contact SEPA for further guidance.

***Tree planting***

8.12 The eastern boundary adjacent to the A68 trunk road has recently been the subject of landscape improvements. The developer will be expected to complement this by use of matching species and specification and planting material as shown in Figure 4, with the appropriate root barrier protection. The Council's landscape team will agree details including the details of planting and aftercare.

**9.0 DEVELOPER CONTRIBUTIONS AND CONDITIONS**

9.1 The following items require to be addressed through appropriate contributions and/or conditions (the list is not necessarily exhaustive):

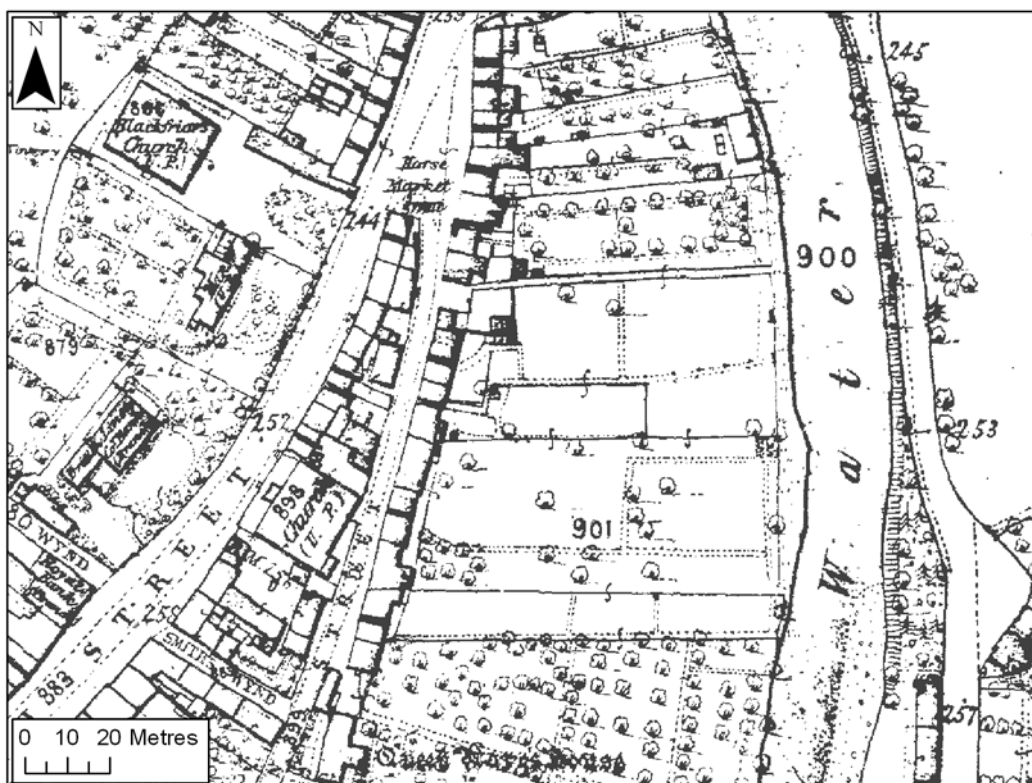
1. Roadside planting and landscape maintenance (see para. 8.12);
2. Water and drainage arrangements to ensure sufficient capacity (see para. 8.6);
3. A contribution in line with Local Plan policy H1 would be required for the development.

## APPENDIX 1 HISTORICAL BACKGROUND

- 1.1 The area surrounding the site, north-central Jedburgh, is defined by Smith's Wynd to the south, the Jed Water to the east, Bridge Street to the north and High Street to the west, as shown on Figure 7: Historic Mapping (Circa 1850).
- 1.2 The Queen Street eastern frontage was built up by 1770, but lacked any substantial backland development. By this time, at the junction of High Street (Highgate) and Queen Street (Wakers Wynd), where the road is wider, there was the Horse Market. This northern apex to the Town, close to Factory Toll and Townfoot Bridge, ran parallel to Jed Water.
- 1.3 As can be seen on the map of 1850 (Figure 7), to the east of Queen Street, part of the subject site was occupied by a Baptist Church and its Sunday School. To the north of this, the Queen Street frontage continued up to the corner with Bridge Street. To the south of the church, to the east of Queen Mary's Buildings and to the north of Queen Mary's House, there was a small nursery.
- 1.4 Some thirty years ago, the main trunk road was diverted to its present alignment across the backlands between Queen Mary's House/Buildings and Jed Water. This trunk Road (A 68) defines the eastern edge of the subject site.

### Queen Mary, Jedburgh

Fig. 7 Historic Mapping (Circa 1850)



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#### Key

 Defined Site



## APPENDIX 2 ENERGY EFFICIENCY

1.1 As outlined in 8.3 above buildings should now be designed appropriately and micro-renewable technologies should now be applied within the design of new housing development.

1.2 The Adopted Local Plan (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 sources.”

1.3 The Adopted Local Plan 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,”

In March 2007 Scottish Borders Council adopted Supplementary Planning Guidance 18 on Renewable Energy. This guidance is a material consideration in the determination of any relevant planning applications, and includes the requirements as:

(a) The Council requires all future developments with a total cumulative floorspace of 500m<sup>2</sup> or more to reduce carbon dioxide emissions (CO<sup>2</sup>) 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 500m<sup>2</sup> 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.

1.4 Developers should demonstrate how they have addressed compliance with these policies.

### ***Practical Application***

1.5 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 CO<sup>2</sup> emissions through, for example, high insulation standards, 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, spray head tops on taps, dual/low flushing WC and grey water recycling for internal use.
- Reduction of construction waste through for example sorting and recycling construction waste on-site.
- Designing for life-cycle adaptability.

- 1.6 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](http://www.ecohomes.org)) or by contacting the BREEAM office, (see contacts Appendix 3).
- 1.7 Prospective developers will be required to provide a statement of how energy efficiency measures and low and zero carbon technologies (including renewable energy systems and combined heat and power (CHP) schemes) will be incorporated into the development proposal to meet the required 15% reduction in CO<sup>2</sup> emissions. Council policy regarding this is set out in SPG 18 on Renewable Energy.
- 1.8 The buildings layout and design should optimise the benefits of passive solar gain, and installation of solar or photovoltaic panels. For solar water heating, the orientation and angle of a fixed position array would be south within an angle of 20-40 degrees from south.
- 1.9 The potential of combined heat and power, through providing a single boiler serving the whole development needs to be considered.

## APPENDX 3 RELATED MATERIAL

### Scottish Borders Council: Development Plan:

- Scottish Borders Structure Plan 2001-2011 (2002)
- Scottish Borders Local Plan (2008)
- Finalised Local Plan Amendment (2009)

### Supplementary Planning Guidance (selection):

- Developer Contributions
- Renewable Energy
- Designing Out Crime

Both the Development Plan and the full list of Supplementary Planning Guidance are available on Scottish Borders Council's website ([www.scotborders.gov.uk](http://www.scotborders.gov.uk))

### Guidance Notes:

- 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.
- Minimum Distances: A Good Practice Guide (draft).

### Scottish Government and other relevant national level policy/guidance:

- **Scottish Planning Policy** (particularly in relation to design, transport, housing, biodiversity, energy),
- Current and forthcoming **Planning Advice Notes**,
- **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.

## APPENDIX 4 CONTACTS

### Contacts within Scottish Borders Council:

**Ian Aikman** (Development Manager East), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel: 01835 826510 E-mail: IAikman2@scorborders.gov.uk

**Martin Wanless** (Plans & Research Manager), Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 825063 E-mail: MWanless@scotborders.gov.uk

### SBC Countryside & Heritage (including design and landscape advise)

**Andy Millar** (Countryside & Heritage Manager), Council HQ, Newtown St Boswells, TD6 0SA

Tel: 01835 825062 E-mail: AMillar@scotborders.gov.uk

**Chris Bowles** (Archaeology Officer), Council Headquarters, Newtown St Boswells, Melrose TD6 0SA

Tel: 01835 826622 E-mail: Christopher.Bowles@scotborders.gov.uk

**Jon Bowie** (Developer Negotiator) Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 824000 E-mail: JBowie@scotborders.gov.uk

### Development Control:

**Julie Hayward** (Principal Planning Officer), Council HQ, Newtown St Boswells, TD6 0SA

Tel: 01835 825060 E-mail: JHayward@scotborders.gov.uk

### SBC Technical Services (Road User Group):

**Ron Elliot** (Road User Manager), Council HQ, Newtown St Boswells, TD6 0SA

Tel: 01835 824000 E-mail: RElliot@scotborders.gov.uk

### SBC Technical Services (Environmental Services)

**Julie Rankine** (Waste Strategy Manager), Council Headquarters - Scott House (A), Sprouston Road, Newtown St Boswells TD6 0QD

Tel: 01835 825111 Ext 6629 Email: JCRankine@scotborders.gov.uk

### Other Contacts within Scottish Borders Council:

#### SBC Technical Services (Environmental Services)

**Jason Hedley** (Parks Manager), Galashiels Area Office, Albert Place, Galashiels, TD1 3AW

Tel: 01896 661773 E-mail: JHedley@scotborders.gov.uk

### SBC Education:

**Annette Patterson** (Asset Manager) Council HQ, Newtown St Boswells, TD6 0SA

Tel: 01835 824000 E-mail: APatterson@scotborders.gov.uk

### Other suggested contacts:

#### Scottish Water:

Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline, KY11 8GG

#### Scottish Environment Protection Agency:

**Angela Burke** (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 E-mail: [ecohomes@bre.co.uk](mailto:ecohomes@bre.co.uk)



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Business Services Manager, Planning and Economic Development, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Telephone: 01835 825060.  
E-mail: [ped@scotborders.gov.uk](mailto:ped@scotborders.gov.uk)

## Annex A Summary of Consultation Responses

Contributor	Comment	Council response
Scottish Natural Heritage (SNH)	SNH supports the publication of the planning brief, as SPGs set out the expectations of the Council and constraints and opportunities in the development as a means to improve the quality of the design of the housing development in the Borders. SNH are not aware of any natural heritage issues in this case and does not make any comments on this planning brief.	Noted.
Scottish Enterprise South	Scottish Enterprise note the Council's intention to market the site subject to the brief. No comments, other than the ownership position appears unclear. A land ownership plan might be helpful to clarify the position for interested parties.	Noted. Further information and research into ownership will be done at a more advanced stage of the sale of the site.
Historic Scotland	Historic Scotland has no comments.	Noted.
Scottish Environmental Protection Agency (SEPA)	<p>SEPA request that the following comments are given consideration for inclusion in the finalised version of the development brief:</p> <p><b>Flooding:</b></p> <ul style="list-style-type: none"> <li>•SEPA's assessment of the site shows that the site is at high risk of flooding from assessment of the Indicative River &amp; coastal Flood map (Scotland).</li> <li>•SEPA considers sheltered housing to be a sensitive land use which may not therefore be appropriate for development within the floodplain. In light of this SEPA recommends that the Flood Risk Assessment should provide analysis of the 1:1000 yr flood event.</li> <li>•Site may be at risk of flooding from the Skip Running Burn, the Planning Authority is recommended to consult with the Council's Flood Prevention Officer and consider highlighting the potential flood risk from this source in the SPG.</li> </ul> <p><b>Surface Water:</b></p> <ul style="list-style-type: none"> <li>•Regulations include requirement that the discharge must not result in pollution of the water environment, and SUDS are requirement for new development.</li> <li>•Below ground storage systems outlined in paragraph 11.4 provide attenuation only and not water quality treatment. SEPA does not consider such systems as providing a level of required treatment for SUDS.</li> <li>•Development of this nature requires two level SUDS treatment for road and parking areas with one level required for runoff from roofs. SEPA recommends that this requirement is included in the SPG.</li> </ul>	<ul style="list-style-type: none"> <li>•Noted. It is acknowledged that part of the site is included in an area of flood risk.</li> <li>•Accepted. The paragraph on flooding has been reworded to take this into account.</li> <li>•Accepted. The paragraph on flooding has been expanded to take this into account.</li> <li>•Noted. The SPG includes a requirement for SUDS</li> <li>•Noted. The sentence on below ground storage states that it may be acceptable, where capacity can be demonstrated to meet SEPA/SW requirements.</li> <li>•Noted. The section on SUDS has been expanded to include the requirement.</li> </ul>

	<ul style="list-style-type: none"> <li>• Any SUDS scheme should comply with PAN61 and CIRIA's C697 manual. Suitable SUD based systems should be able to provide flow attenuation to satisfy requirements of Scottish Water and the Local Authority.</li> <li>• SEPA recommends that the SPG encourages incorporation of permeable surfaces, such as porous paving, with permeable sub-base, at the site. It is recommended that this is incorporated in paragraph 10.2 'Parking' in the SPG.</li> <li>• It is important that any pond system is designed as a habitat enhancing landscape feature to maximise wildlife value.</li> <li>• The 'management train' approach must be followed. At surface SUDS measures, swales and wetlands should be used where possible rather than buried SUDS systems. It is recommended that the 'management train' requirement is included in the SPG.</li> <li>• SEPA reminds the Authority that planning authorities are required to exercise their functions in a way that will secure compliance with the requirements of the Water Framework directive. SEPA also highlight the fact that the consentability of a proposal under a regime outwith the Town and Country Planning System can be a material consideration in determining individual planning applications.</li> </ul> <p><b>Sewage disposal:</b></p> <ul style="list-style-type: none"> <li>• Sewage from the proposed development should be connected to the public foul sewer. Connection is subject to approval of Scottish Water.</li> <li>• SEPA requests that the applicant investigates all possible routes to establishing a connection to the public foul sewer as a first option for sewage disposal.</li> </ul> <p><b>Biodiversity:</b></p> <ul style="list-style-type: none"> <li>• SUDS ponds and wetlands can provide habitat enhancement opportunities to maximise the wildlife value and it is recommended that this is referred to within the SPG.</li> </ul> <p><b>Waste management:</b></p> <ul style="list-style-type: none"> <li>• SEPA recommends the inclusion of principles requiring adequate waste provision, including the provision of recycling and composting facilities in the SPG at paragraph 11.5. Contact should be made with relevant Local Authority Waste Management Department to identify what facilities are appropriate in a development of this nature.</li> </ul>	<ul style="list-style-type: none"> <li>• Accepted. The section on SUDS has been expanded to include reference to the guidance.</li> <li>• Accepted. The section on Parking has been expanded to include the recommendation re. permeable surfaces.</li> <li>• Noted. Pond or other drainage collector should be considered as part of any development proposal.</li> <li>• Noted. Recommendations on different levels of SUDS are included in the SPG.</li> <li>• Noted. No change.</li> <li>• Accepted. The section on Water and Wastewater treatment has been expanded to take in comment on public foul sewer.</li> <li>• Accepted. The section on Water and Wastewater treatment has been expanded to take in comment on public foul sewer.</li> <li>• Noted. A pond is not included in the indicative layout due to the size and character of the site.</li> <li>• Noted. The section on waste management has been expanded to include reference to recycling and composting</li> </ul>
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