

Scottish Borders Local Plan

Supplementary Planning Guidance

Robinsland, West Linton - Planning Brief

April 2008



This page is intentionally blank

ROBINSLAND, WEST LINTON

SUPPLEMENTARY PLANNING GUIDANCE



Aerial view over site



above – looking south west over site



below – looking north east over site

Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing site at Robinsland, West Linton. It also provides an outline framework for the future development of the site 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

The site lies to the south-east of the village of West Linton and covers an area of 2.3 hectares (5.68 acres). To the north it is bounded by the Deanfoot Road Playing Fields (identified for a school site in the Finalised Local Plan), to the east by housing and Robinsland fields, and to the south by agricultural land and to the west by housing.

Figure 1: Finalised Local Plan Extract



The site is identified for housing purposes in the Council's Finalised Local Plan and in that document the indicative capacity is shown as 46 units. A more detailed assessment of capacity is included as part of this paper.

Development Vision

The aspiration for the site is that it should provide a high quality, sustainable mixed residential development that integrates with its immediate surroundings and takes advantage of the long open views to the



south. At the same time, it is expected that the development will provide a sheltered environment for the new houses on what is a relatively exposed site. While the immediate environment of the site is not particularly special, the environmental quality of West Linton generally is very high and the new housing on this site should set a high standard.

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 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).
- Education - Peebles Secondary School will face severe capacity issues from 2012 onwards and the primary school is now over capacity. Any further housing development cannot be accommodated without appropriate developer contributions (see Developer Contributions below).
- Open space, landscaping and play facilities - these must be provided together with proposals for long term maintenance (see Developer Contributions below)
- Gas – there are no National Gas mains in the area
- 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 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) 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.

The main vehicular access should be taken from Deanfoot Road (see plan). This should be at least 5.5m wide. A secondary vehicular access off Deanfoot Road adjacent the Health Centre can also serve the site.

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.



Looking east on Deanfoot Road



Looking West on Deanfoot Road

Figure 2: Design Guidance Plan

Robinsland, West Linton
Planning Brief
 For illustrative purposes only



Key

- | | |
|---|--------------------------------------|
| Attractive view | Focal Point |
| Housing site boundary (FLP) | Proposed tree planting outwith site |
| Main vehicular access | Proposed tree planting within site |
| Link with school groups | Suggested site development structure |
| Loop system for roads | Possible school access |
| Possible vehicular link | Pedestrian and cycle access |
| Possible future access link | |
| Secondary vehicular access | |
| Widening of the road and placement of a footway | |

Urban Design and Landscape

The key requirements for the development are:

Buildings and place making



Established traditional patterns of boundary treatments and planting in West Linton

- the development must 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
- buildings should be set out with the grain of the surrounding area and it is recommended that the development should follow the structural blocks set out in Figure 1: Design Guidance Plan
- the development should incorporate a footpath network through the site linking to the proposed focal point as shown on Figure 1: Design Guidance Plan

Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- buildings should take advantage of views to the south
- blocks of woodland planting need to be substantial in size to work properly



Established traditional patterns of boundary treatments and planting in West Linton

Boundaries and edges

- the development should avoid making 'compartments' – i.e. 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 developer should use some of the common landscape features of West Linton as cues for this development – this might include stone walls, mown grass verges with semi-mature trees or stone entrance features
- a sense of enclosure should be created throughout the development by linked frontages, garden walls and hedges and consistency of materials
- new walls should be formed principally using stone with a continuous coping as built elsewhere within West Linton.

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 (refer to SPG on Trees and Development for guidance)
- there may be opportunities for habitat creation along the south boundary of the site

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 semiprivate 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.

There is very limited waste water treatment capacity (see Developer Contributions below).

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. Given the

nature of the site it may be acceptable for the SUDS to be located outwith the shown boundary of the site (to the south), provided that agreement of the landowner(s) can be shown.

The developer will be required to investigate, and where practical implement opportunities for habitat enhancement at the proposed site through the design of SUDS and planting with native vegetation.

Density

Following the assessment of the site it is felt that the net developable area should be limited to 2.1 hectares and that the density should not exceed 20/30 units per hectare. This would give a maximum capacity of 46 residential 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.

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
Robinsland	2.30	2.1	20	1.7	34		30	0.40	12		21.9	46

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 site has a capacity of 46 units. 12 of these units should be affordable. On the basis of the Strategic Housing Investment Plan, 85% of the affordable housing should be Registered Social Landlord (RSL) rented, and 15% should be RSL Homestake.

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 site.



Waste Management

Waste management should be considered with the detailed design of the site at planning application stage and should aim to identify space within the site to accommodate the following measures:

1. Provision within the premises for facilities to separate and store different types of waste at source,
2. Kerbside collection, or
3. Centralised facilities for the public to deposit waste for recycling and recovery with housing schemes.

Developer 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 the cost of addressing specific infrastructural or environmental deficiencies. With respect to the site at Robinsland, West Linton the following issues require to be addressed:

- Transport: upgrading of adjacent access links and Deanfoot Road adjacent site as well as any work identified through the Transport Assessment.
- Education: Within the catchments of West Linton Primary School and Peebles High School, contributions towards increasing school capacity will be required at the approved Council rate.
- Waste water treatment: Capacity to accommodate further waste water is extremely limited. Developer contributions are likely to 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. This should be done in detail at planning application stage.



Related Material and Contacts

Scottish Borders Council:

Development Plan: Scottish Borders Local Plan (Finalised) (SBC 2005), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders - The New Way Forward' (SBC 2002) - www.scotborders.gov.uk/life/planningandbuilding
Preliminary Biodiversity Assessment of Sites (SBC 2005, edited July 2006) - www.scotborders.gov.uk/pdf/17315.pdf

Supplementary Planning Guidance:

Affordable Housing, Developer Contributions, Biodiversity, Renewable Energy
www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/index.html
Designing Out Crime (Contact Barry Fotheringham, Senior Development Control Officer – see contacts below).

Guidance Notes:

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

For the Supplementary Planning Guidance documents please go to:

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

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

Minimum Distances: A Good Practice Guide (draft) (Contact Barry Fotheringham, Senior Development Control Officer – see contacts below).

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), **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

SEPA Web Links

The CAR Practical Guide:

http://www.sepa.org.uk/pdf/wfd/regimes/car_practical_guide.pdf

The CIRIA SUDS Manual C697 (available to download from the CIRIA web site):

<http://www.ciria.org>

A Dos and Don'ts Guide for Planning and Designing SUDS:

http://www.sepa.org.uk/pdf/publications/wfd/suds_leaflet.pdf

Contacts within Scottish Borders Council:

John Hayward (Senior Development Control Manager), Council Headquarters, Newtown St Boswells, Melrose. TD6 0SA

Tel: 01835 826510 E-mail: JHayward1@scotborders.gov.uk

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

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

Andy Tharme (Ecology Officer), Council Headquarters, Newtown St Boswells, Melrose. TD6 0SA

Tel: 01835 826514 E-mail: ATharme@scotborders.gov.uk

Alister McDonald (Principal Officer, Economic Development), Council Headquarters, Newtown St Boswells, Melrose. TD6 0SA

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

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

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

Scottish Borders Council (SBC) Development Control:

Barry Fotheringham (Senior Development Control Officer), Peebles Area Office, Rosetta Road, Peebles, EH45 8HQ

Tel: 01721 726305 E-mail: BFotheringham@scotborders.gov.uk

SBC Technical Services (Road User Group):

Derek Inglis (Asst Road User Manager), Council HQ, Newtown St Boswells. TD6 0SA

Tel: 01835 826639 E-mail: DInglis@scotborders.gov.uk

SBC Technical Services (Environmental Services)

Graham Prentice (Refuse Collection Manager) Council Headquarters - Scott House (A), Sprouston Road, Newtown St Boswells. TD6 0QD

Tel: 01835 825111 Ext: 5612 Email: GPrentice@scotborders.gov.uk

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

SBC Countryside & Heritage

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

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

Other Contacts within Scottish Borders Council:

SBC Technical Services (Environmental Services)

Jason Hedley (Parks Manager), Council HQ, Scott House (A), Sprouston Road
Newtown St Boswells. TD6 0SA

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

SBC Education:

Leona Bendall (Communications & Policy Manager), Council HQ, Newtown St
Boswells. TD6 0SA

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

Alternative format/language paragraph

You can get this document on tape, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

其他格式 / 外文譯本

這份資料冊另備有錄音帶、大字體版本以及多種其他格式。你可以透過以下地址與我們聯絡，索取不同版本。此外，你也可以聯絡以下地址索取本資料的中文和其他外文譯本或索取更多拷貝。亦可要求我們做出安排，由我們的工作人員當面為你解釋你對這份出版物中的不明確之處。

[Alternatywny format/jezyk]

Aby uzyskać kopię niniejszego dokumentu w formacie audio, dużą czcionką, oraz innych formatach prosimy o kontakt na poniższy adres. Używać tam można również informacje o tłumaczeniach na języki obce, otrzymaniu dodatkowych kopii oraz zaaranżowaniu spotkania z urzędnikiem, który wyjaśni wątpliwości i zapytania związane z treścią niniejszej publikacji.

Parágrafo de formato/língua alternativos

Pode obter este documento em cassete audio, impressão aumentada e vários outros formatos contactando a morada indicada em baixo. Pode ainda contactar a morada indicada em baixo para obter informações sobre traduções noutras línguas, cópias adicionais ou para solicitar uma reunião com um funcionário para lhe explicar quaisquer áreas desta publicação que deseje ver esclarecidas.

Параграф об альтернативном формате/языковой версии

Чтобы получить данный документ в записи на пленке, в крупношрифтовой распечатке и в других различных форматах, вы можете обратиться к нам по приведенному ниже адресу. Кроме того, по данному адресу можно обращаться за информацией о переводе на различные языки, получении дополнительных копий а также с тем, чтобы организовать встречу с сотрудником, который сможет редставить объяснения по тем разделам публикации, которые вам хотелось бы прояснить.

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