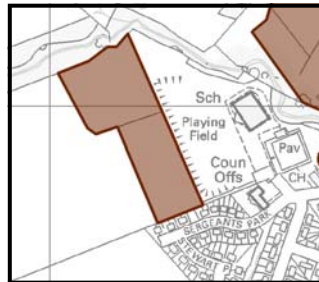


SUPPLEMENTARY PLANNING GUIDANCE PLANNING BRIEF

SERGEANTS PARK II NEWTOWN ST BOSWELLS APPROVED FEBRUARY 2006



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INTRODUCTION

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

SITE DESCRIPTION:

This **2 ha** Greenfield site is located on the north western fringe of Newtown St Boswells. The site is currently in agricultural use. The site slopes gently West to East towards **Newtown Primary School** and to the **Sprouston Burn** beyond. **Woodland** associated with the Sprouston Burn lies to the North and East of the site. The site is accessed from an **existing residential area** to the South.

The site is proposed for Housing in the **Scottish Borders Local Plan: Finalised (December 2005)**. The site is allocated for **30** units. The site lies within the **Eildon and Leaderfoot National Scenic Area**.

DEVELOPMENT VISION:

A **high quality residential environment** is to be created within the site, with attention to the **appropriate design** and **scale of buildings** and **landscape fit including edge treatment**, befitting its location as an **edge of settlement** development within the **National Scenic Area**. Suitable **pedestrian connections** should be provided **linking** the site to the centre of the settlement and to the wider path network.

1. Constraints/ opportunities:

- i. Constraints which require to be addressed through **appropriate contributions** (see Developer Contributions section/ appropriate sections below) include improvements to local infrastructure including, upgrading an existing **road junction**, and **play area** to the SE of the site and the provision of suitable **footpath links**. **Mature trees** and **hedgerows** to the east, west and north of the site should be **retained and supplemented** with **new planting** as appropriate, with suitable provisions made for **long term maintenance**. Development within the site must **not prejudice possible future requirements** for a vehicular **access** linking to **safeguarded land** to the **west** of the site.
- ii. Opportunities should be taken to provide **suitable pedestrian links** though the site linking to the **wider path network** associated with the **Glenburnie** and **Sprouston Burns**.
- iii. The site shall also contribute to the local and wider provision of **affordable housing, education provision** and **railway reinstatement** (see Developer Contributions section below).

2. Basic infrastructure:

- i. **Road network** has the potential to accommodate the proposed allocation subject to a necessary **junction improvement** corner of Sprouston Road and Sergeants Park. Vehicular access via gap site off Sergeants Park to the South of the site.
- ii. Internal roads to meet “**Standards for Development Roads**”. The Finalised Local Plan specifies parking to be provided at a ratio of **2** spaces per dwelling unit (**discounting garages**) for residents parking allocated to individual properties and **25%** visitor parking in addition. **Communal parking provision** to be provided at a ratio of **1.5 to 1.75** spaces per dwelling unit, including visitor parking.
- iii. **Communal parking** to be located to allow integration with **footpath links**.
- iv. The site is considered to be a **significant travel generating development** as defined by the Scottish Executive. A **Transport Assessment** is required based on full discussions with Technical Services (Roads).

3. Urban Design/ Conservation/ Cultural Heritage:

- i. Issues such as **planting/ lighting/ retention of existing vegetation/ services/ detail of levels etc** must be considered in an **integrative manner** within submitted plans for the site. A **Design Statement** is required, containing an assessment of the main issues associated with **integrating** the site and including envisaged **mitigation** measures. The statement in **written form** with **supporting illustrative material** should be submitted with the planning application. This co-joined approach should be carried forward into **detailed plans** which clearly exhibit the following design components:
- ii. A **high quality of design** and **materials** is required, with appropriate **location** and **orientation** of buildings to ensure houses and gardens are **removed from permanent shade** as far as possible and by **maximising passive solar gain**.
- iii. Careful attention to be given to the **edge treatment** of the site including **appropriate planting, hedging** and **pedestrian access linkages**.

4. Landscape/ Ecology:

- i. **Buffers** are required along the northern and eastern site boundaries (**20m North, 10m East**). **Buffer zones** are based on **BS Standard 5837: 2005, 'Trees in Relation to Construction' and other relevant criteria**, as defined by SBC and have been designed to protect existing tree belts and to counteract impacts of overshadowing. Modifications to the identified exclusion areas may be agreed through further discussion between the developer and SBC subject to further information relating to the **surveyed location** and **sizes of existing trees**.
- ii. **Landscaping** is required within the buffers where shown (see SBC Landscape Guidance Notes available on request).
- iii. A **tree belt** is required within the buffer along the northern site boundary to supplement existing screening towards the wider **National Scenic Area** (see Developer Contributions section below).
- iv. Existing **hedgerows** along Western boundary of site to be retained and supplemented with **hedgerow trees** as appropriate.
- v. The site is seen as a Major development in ecological terms as defined by the Scottish Executive. An **Ecological Impact Assessment** is required.

5. Water Resource Management:

- i. The site is located in an elevated position above the Sprouston Burn. A **Flood Risk Assessment** is not required. A **Drainage Impact Assessment** will be required for this site. This assessment should also address the risk of overland flooding that could occur as a result of the sloping topography from west to east.
- ii. An appropriate **SUDS** system is required to the agreement of **SEPA, Scottish Water** and **SBC**. SUDS must be designed to be **visually attractive, accessible** and **safe** and with suitable provisions for **long term maintenance**. Adjoining **school land** is seen to be a possible **SUDS** location for a detention pond, however a SUDS pond may have **maintenance/ safety issues** and **full design details** would be required at the application stage.

6. Affordable Housing needs:

- i. A minimum of **15%** Affordable Housing is required. A minimum of **5** affordable units are required within the site (refer to Density Calculation overleaf). **On site provision recommended**. The Council may also consider offsite provision or a commuted payment as appropriate.

7. Density:

- i. Surrounding development achieves a density of between **24-36 units/ Ha**. Based on an assessment carried out for the allocated site, **36** units at **21** units/ Ha is considered achievable within the **Net Developable Area** (please refer to Density Calculation overleaf). This total is an indicative figure and includes a **higher density** of **30** units/ ha which is recommended for the provision of Affordable Housing. Final numbers of units will be determined at the detailed design stage and will be dependant on the **mix** and **size** of proposed houses.

8. Developer Contributions required:

- i. **Railway:** Waverley Railway Line Reinstatement.
- ii. **Education:** Earlston Catchment contributions.
- iii. **Play Areas:** Upgrade of existing play facility to SE of site at corner of Sprouston Road and Sergeants Park, accessed via footpath.
- iv. **Footpaths:** Upgrade existing footpath link from SE corner of site to school/ play area to adoptable standards.
- v. **Roads:** Junction improvement required at corner of Sprouston Road and Sergeants Park.

9. Density Calculation

Note: Calculations for density within the site is approximate and are based on the Net Developable Area (NDA) (i.e. the areas not excluded by buffers or other constraint features). **Buffered Areas** may be utilised as garden grounds within the development site. The figures assume a density of **20/ Ha** within the site, with a higher density of **30/Ha** for the provision of Affordable Housing.

Sergeants Park II	No of units for average density	Indicative Affordable units	Land take Affordable units (ha)	Recal. Total Units at average density	Recal. number of units including affordable housing
		34	5	0.17	31
Total Units		36			36
Indicative density for NDA (Units/ Ha)		21			

Related material:

- i. **Development Plan:** Scottish Borders Local Plan (Finalised) (SBC December 2005), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders– The New Way Forward' (SBC 2002), **Supplementary Planning Guidance:** Affordable Housing, Developer Contributions (Draft), Biodiversity (draft),
- ii. **Guidance Notes:** Landscape Guidance Notes, Standards for Development Roads, Minimum Distances: A Good Practice Guide (Draft).
- iii. **Scottish Executive/ Other relevant national level policy/ guidance:**
- iv. Current and forthcoming **Planning Advice Notes** and **Scottish Planning Policy** (particularly in relation to design, transport, housing, flooding), **Circulars**, **Scottish Executive Research** particularly: **Minimum Standards for Open Space**, (SEDD 2005)
- v. **BS Standard 5837: 2005**, 'Trees in Relation to Construction' (Arboricultural Association 2005)
- vi. Other as appropriate.

Contacts SBC Planning Briefs/ Local Plans:

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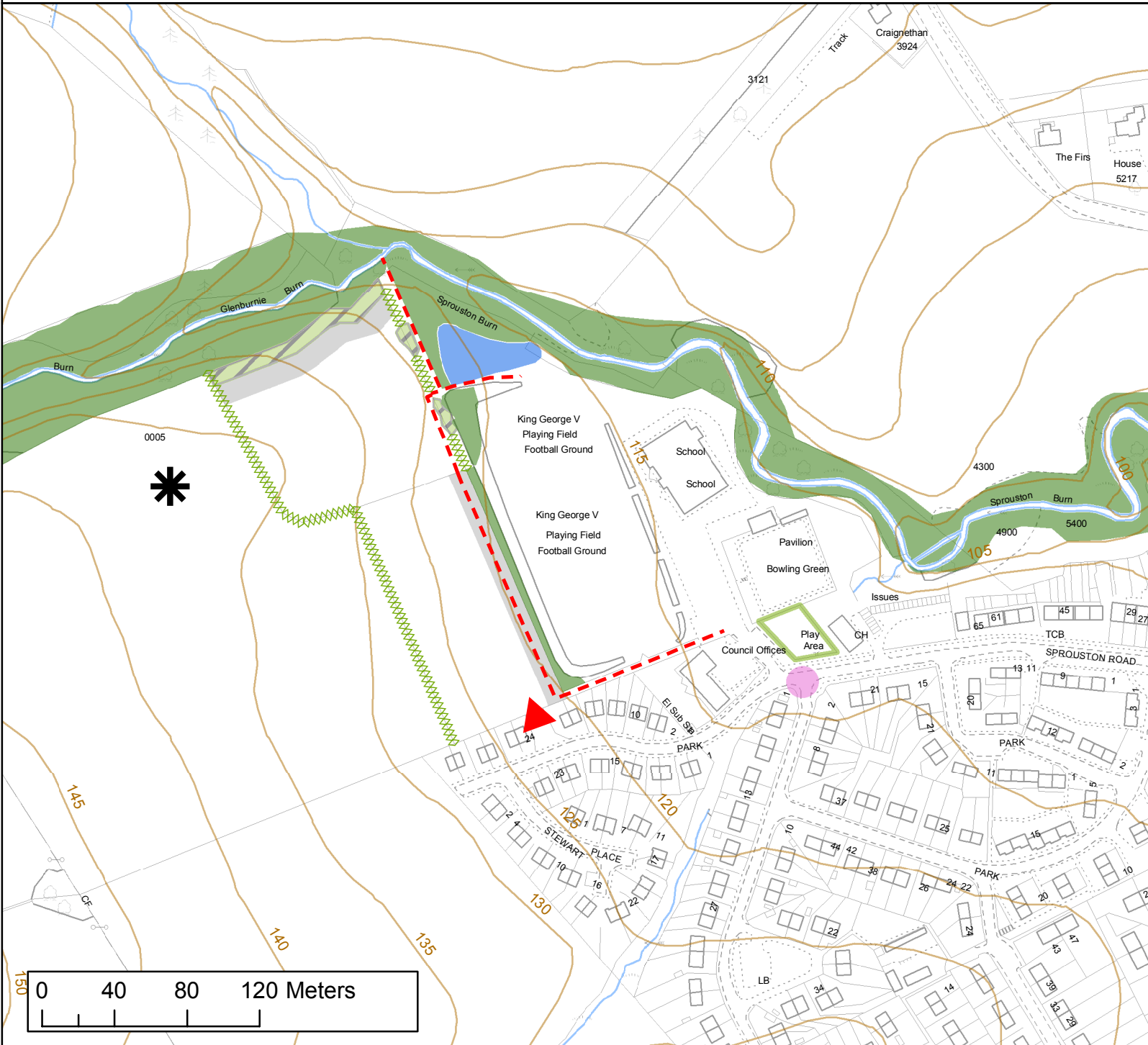
SBC Countryside & Heritage

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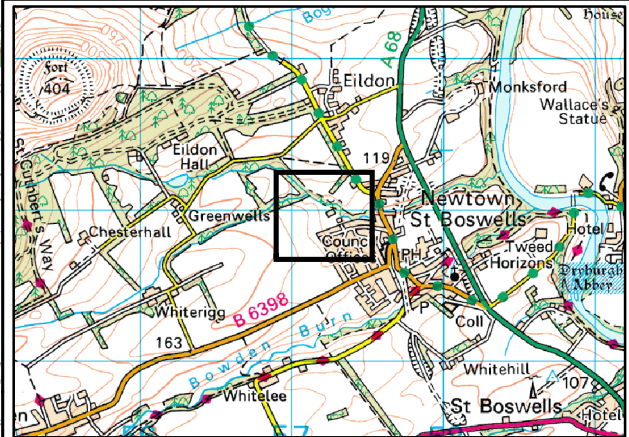
SBC Education:

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Other suggested contacts: Scottish Water, SEPA, other as appropriate.



- Key**
- Site Boundary
 - Recreational Open Space/ Play Area
 - Buffer Protection Zone (planted)
 - Buffer Protection Zone (no ground disturbance)
 - Off Site Road Improvement
 - Woodland to be retained/enhanced (Ancient Woodland Inventory/Semi-Natural Woodland as Specified)
 - Possible Site for SUDS detention pond
 - Pedestrian/Cycle link
 - Barrier Hedge
 - Tree Belt
 - Vehicular Access Point
 - Newtown St Boswells Expansion Safeguarding (See Proposal BE10 in Scottish Borders Local Plan (Finalised), December 2005)



This map has been produced using colours and hatchings to illustrate key components of the brief. Whilst every attempt has been made to make the maps legible in black and white, viewing and printing in colour is recommended.

Disclaimer: Scottish Borders Council uses the most up to date spatial information from a range of sources in order to produce the mapping held within this document.

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