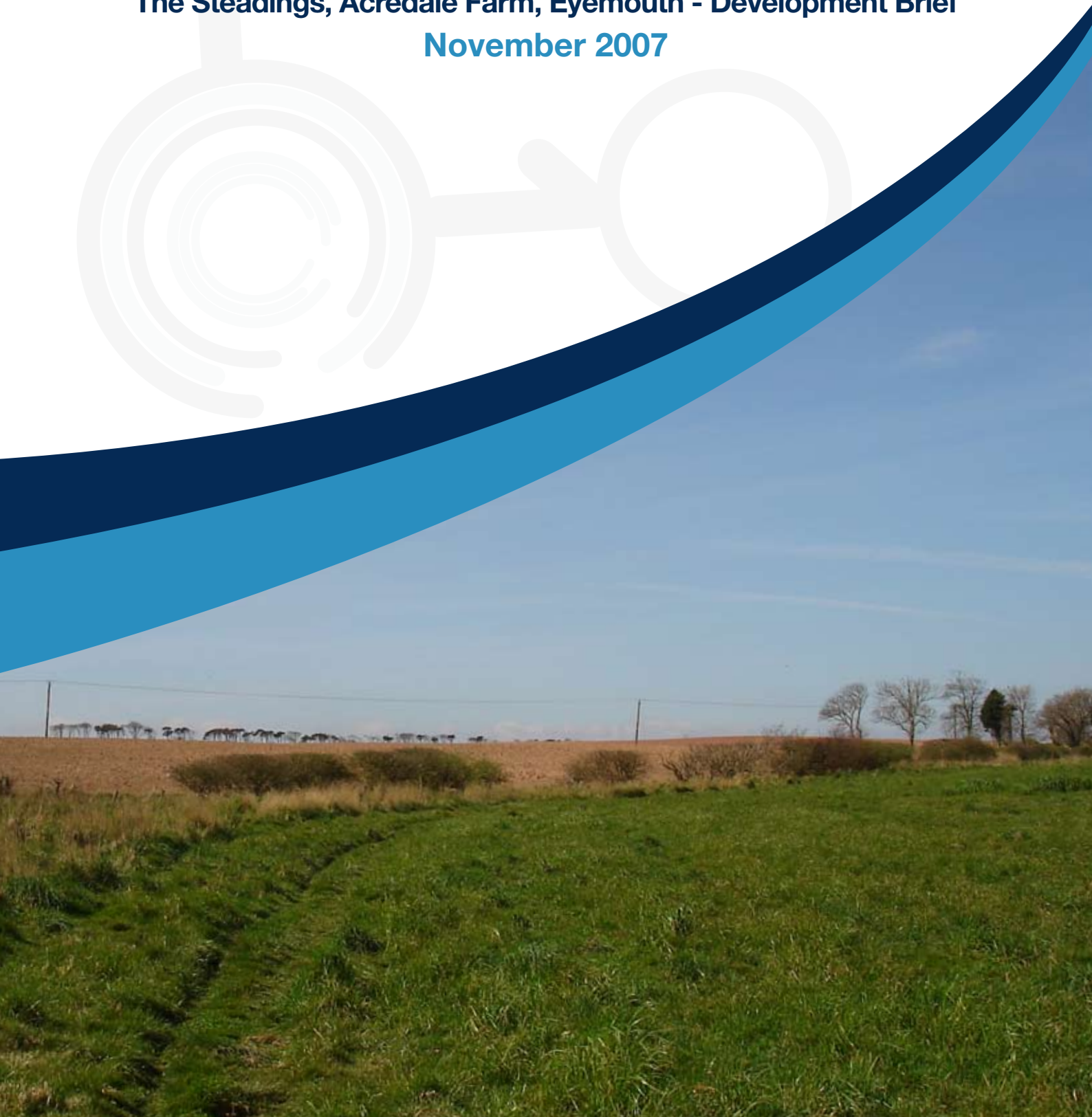# Scottish Borders Local Plan
Supplementary Planning Guidance for Housing Sites

The Steadings, Acredale Farm, Eyemouth - Development Brief
November 2007

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1. Introduction

1.1 This brief relates to a proposed housing site at Acredale Farm, Eyemouth. It aims to:

- provide a design framework for development that respects local context
- identify key constraints for the development of the site
- identify anticipated requirements for developer contributions

1.2 The guidance in this brief should be read in conjunction with appropriate national and local planning policy and advice issued by the Scottish Executive and Scottish Borders Council (SBC) respectively. A selection of relevant policies and advice are summarised in Appendix 1.

Fig. 1: The site

Fig. 2: Aerial photograph of the site
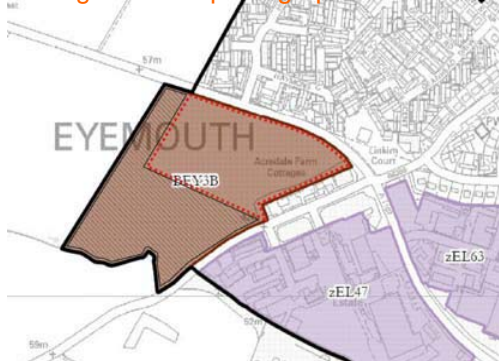
Fig 3: Finalised Local Plan context

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2. Site Description

2.1 The site lies on the south-western edge of Eyemouth, between two roads leading west from the village: the A1107 to the north of the site (leading towards Coldingham), and an unclassified road to the south of the site (leading towards Cairncross). It is also located opposite the Acredale Industrial Estate. To the north and east the site abuts the built-up area of Eyemouth. Part of this is a housing site which was under construction at the time this brief was being prepared. The southern boundary of the site is defined by a hedge line following a water course. There is a sunken and overgrown pond that dominates the central section of this boundary. See Map 1 for site context.

2.2 The site has a gross area of 4.98 hectares (12.32 acres) and is currently in agricultural use. There is a gradual slope up towards the west that continues beyond the boundary of the site. Remains of a prehistoric settlement borders this western boundary.

2.3 The site is identified in the Finalised Local Plan as part of a larger housing site (site code BEY3B) which, in its entirety, has an indicative housing capacity of 158 units. This allocated housing site has an area of 9.4 hectares (23.2 acres) with an overall density of 17 units per hectare. A SWOT analysis for this site can be found in Appendix 2.
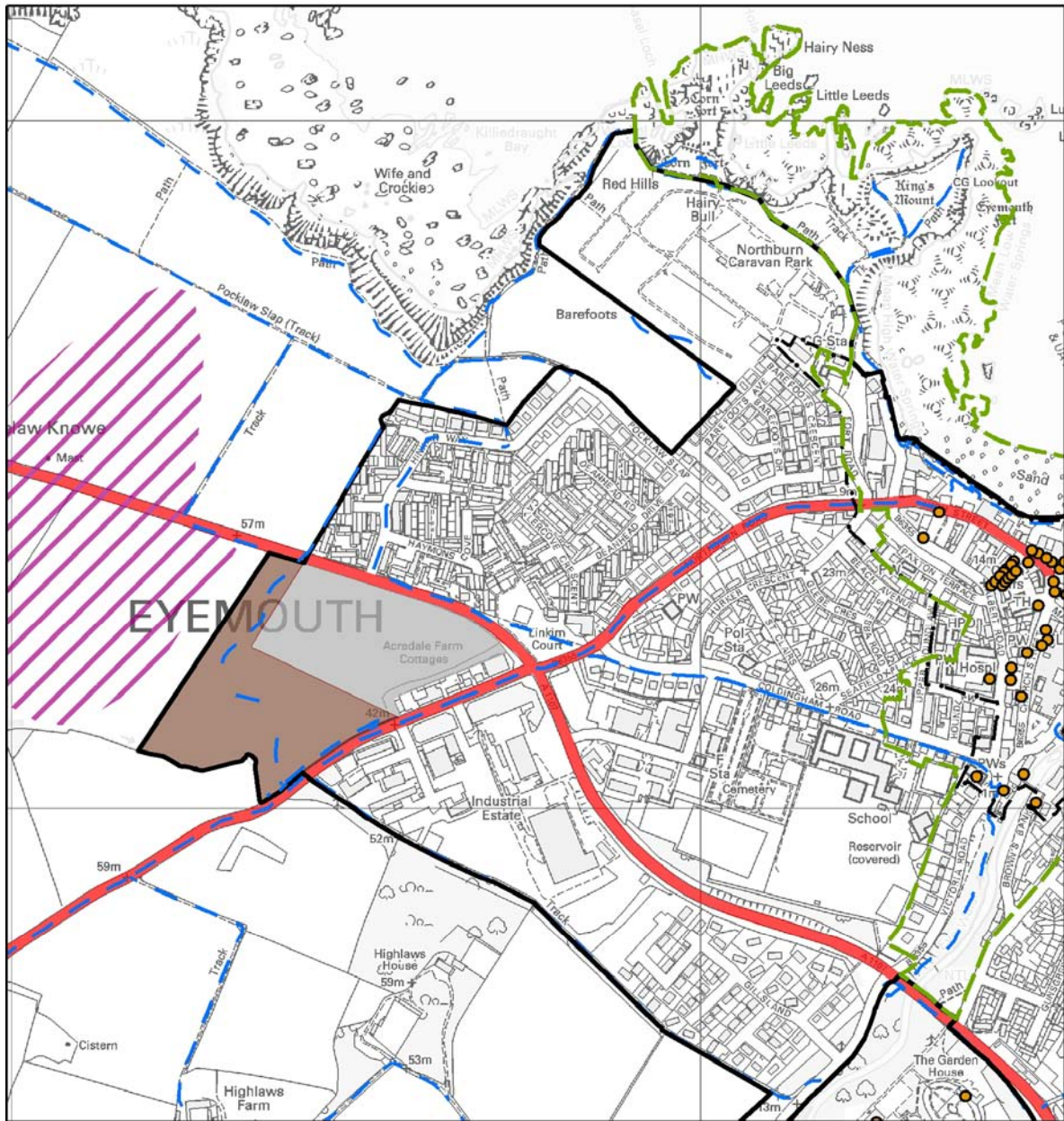
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N

0   125   250 Meters

Map 1. Site in Local Context
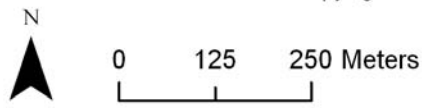
Key

Policy Boundaries

Development Boundary (G8)

Town Centre (ED5)

Conservation Area (BE4)

Housing Site

Previously Developed Site

Archaeological Remains

Footpath Connections

Main Vehicular Routes

Listed Building

3. Development Vision

3.1 The aspiration for the site is that it should provide a high quality mixed residential development. Eyemouth is a town with a great variety of character and architecture with many distinguished buildings. While the immediate environment and context of the development site is not directly connected to the most attractive or historic areas of the town, the new development should reflect the town's heritage, vitality and coastal context.

3.2 The development currently under construction in the northern part of the site provides a challenge in being able to provide a cohesive development overall. There is a clear requirement for open space to enhance the overall quality of living within the area. As a boundary for the settlement, appropriate planting is required to ensure an attractive entry into Eyemouth from Coldingham and Cairncross.

Fig. 4: Eyemouth town centre

Fig. 5: Key viewpoint in Eyemouth

Fig. 6: Housing in Eyemouth

3.3 Main Aims:

- The creation of a village green providing valuable recreational opportunities for residents within the site and the surrounding area.

- A key vista exploiting the village green and views out to the countryside.

- A viewpoint overlooking the development and into Eyemouth settlement should be formed.

- Reduced densities as development meets the countryside, ensuring a softened edge.

- Woodland and hedge boundaries creating attractive countryside boundaries.

- Riparian planting along watercourse to encourage biodiversity.

- Good pedestrian linkages into Eyemouth centre and onto the coastal path network.

- A clear and permeable layout with buildings that pay regard to the local architectural tradition.

Proposed Core Path

70
68.3m
BM 64.81m
57.3m
65
60
55
50.3m
48.2m
45
40
The Crummels
41.8m
Pond
46.0m
Workshops
Place

N

0   50   100 Meters

Map 2. Development Vision
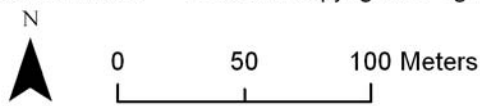
Key

☐	Site Boundary
	Area for Landscaping
▦	Water Course
	Previously Developed Site
	Low Density Development
	Higher Density Development
	Recreational Woodland
	Riparian Buffer Zone

🟢	Focal Point
🟢	View Point
🔵	SUDS
– –	Footpath
▬	Access Points into Site
→	Key Vista
◇◇◇◇	Enhanced Hedge Line
▲	Vehicular Access

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4. Urban Design and Landscape

The key requirements for the development are:

Fig. 7: Vibrant streetscape in Eyemouth

Fig. 8: Historical landmark in Eyemouth

4.1 Buildings and Place-making

- The buildings should be a variety of heights to create interest within the development - careful siting should ensure that the horizon is not dominated.
- Building colour themes should be white into buff render with grey roofs with occasional red pantiles, using local materials wherever possible to reflect the unique character of Eyemouth.
- House frontages should face onto the main streets to ensure an overlooked environment. Landmarks should be created using street furniture and soft landscaping, making reference to Eyemouth's local traditions and character.
- A central area within the development should be allocated to create a village green. This will offer a range a recreational opportunities for a mix of ages.
- The development should be permeable for pedestrians, providing footpath access to the development's focal points and linkages into Eyemouth and onto the coastal path.
- A key vista looking out towards the countryside through the village green providing an open feel to the development.
- Reference should be made to the local archaeology , through the use of street names and information boards placed at the viewpoint and within the woodland walk (see Fig.13). Boards should describe the remains of the prehistoric settlement located in adjacent fields to the Development and could provide aerial photography demonstrating the extent of these remains.

4.2 Energy Efficiency and Micro-Climatic Design

4.2.1 There is now a Scottish Government commitment to increasing the amount of renewable energy generated through appropriately designed buildings (see SPP6 and PAN 45). Micro-renewable technologies can now be applied within the design of new housing development with confidence.

4.2.2 The Scottish Borders Structure Plan 2001-2011 Policy 121 "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."

4.2.3 The Finalised Local Plan (FLP) 2005 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."

4.2.4 The FLP Policy G1 (5) states:

> "…in terms of the layout, orientation, construction and energy supply, the development (should) demonstrate 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."

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

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4.3 Landscape and Orientation

- The establishment of a permeable and outward looking high quality mixed residential development.
- Buildings should take advantage of views to the south.
- Housing density should be reduced towards the south of the development.
- Buildings should be set out with the grain and contours of the site and the surrounding area.
- Existing vegetation must be protected and enhanced.
- Existing landscape features must be retained and integrated into the development.
- Substantial new blocks of woodland should be planted to help soften views into the development. Species should be predominately local and appropriate to the coastal climate but should help to create a variety of colour and height.

Fig. 9: View of the sea from top of site

Fig. 10: Boundary hedge around site

4.4 Boundaries and Edges

- Garden boundaries should use appropriate local materials and vegetation.
- Existing hedges and field boundaries will be enhanced and used as clues for the treatment of new edges.
- The eastern boundary should be enhanced with irregularly spaced hedgerow trees, screening the industrial estate and increasing green cover.
- The western site edge facing open countryside will be broken up with a combination of block deciduous woodland and mixed shrub hedgerows.
- Riparian planting should follow the watercourse on the southern edge of the development.
- Existing trees/hedges should be retained wherever possible and be reinforced with appropriate species in order to marry the new development to the landscape.
- A sense of enclosure will be created throughout the development by linked frontage treatments - such as walls, hedges and consistent materials.

4.5   Parking and the External Environment

The developer will consider a range of solutions to reduce the impact of car parking. This will include a combination of:

- Avoiding front garden space being entirely given over to parking.
- Using traditional front garden walls or hedges to structure the street appearance.
- Designing in shared small scale semi-private courtyard parking.
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces - for example in parking zones and domestic runways.

Fig. 11: Parking accessed around back of property

Fig. 12: Pond located on site boundary

4.6   Ecology and Habitat

- A planning application for the development of this site will require to be supported by an Ecological Impact Assessment. This will include a Phase 1 Habitat survey and protected species surveys as appropriate.
- The local habitat network can be enhanced by creation of native thorn-species rich extended hedgerows along farmland boundaries and riparian enhancements along the watercourse and enhancement of the existing pond.
- There are a number of Ancient and Species Rich hedgerows in the Coldingham/ Eyemouth area. These can benefit the tree sparrow and grey partridge. New hedgerow plantings should reflect the resource that these ancient boundaries provide for biodiversity.

4.7   Waste management

There should be a provision of facilities for the separation and recycling of waste, including recycling and composting facilities. To identify facilities appropriate to this development, please contact the Waste Management Department. Waste material needed in the construction of the development should only be carried in if a waste management licence is in effect or SEPA are aware of the activity.

5. Constraints

Research and consultation has revealed a number of constraints affecting development of the site. Consultations have covered roads, gas, electricity, water supply and drainage, flooding, archaeology, built and natural heritage, and countryside access issues. The main issues are as follows:

5.1 Archaeology

There are archaeological remains of a prehistoric settlement to the west and north-west of the site. An Archaeological Evaluation will be required prior to detailed planning consent being granted, in accordance with Structure Plan Policy N16 and Finalised Local Plan Policy BE2. This Evaluation is likely to require a combination of desk-based research and sample evaluation trenching. This work must be carried out by a registered archaeologist. The Council's Archaeology Officer (01835 826622) will be able to provide more detailed advice. (Also see previous discussion on page 7 regarding the remains).
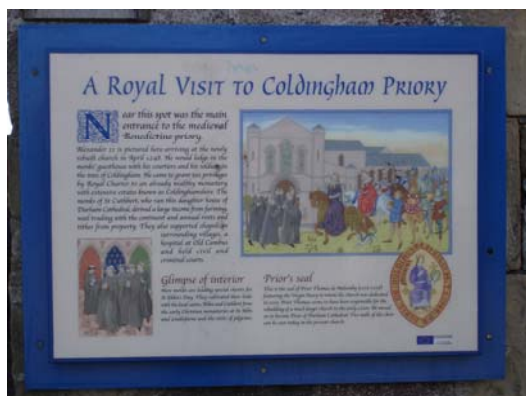
Fig. 13: Example of archaeological information board at Coldingham

Fig. 14: Watercourse running along edge site boundary

5.2 Water, Drainage and Flooding

There is currently capacity for both waste water treatment and water supply, but contributions may be required for connections. A Drainage Impact Assessment should be submitted with the detailed planning application. A Flood Risk Assessment is unlikely to be necessary.

A two tier Sustainable Urban Drainage System (SUDS) should be an integral part of the development. It should be visually attractive, safe and accessible for maintenance purposes. The watercourse and pond along the south-western boundary should not be used for urban drainage. This should be protected by a buffer zone and any works on the banks must be controlled under the Water Environment Regulations.

The developer will need to address the water and waste water network. This currently has insufficient capacity to accommodate any additional housing. A Water and Drainage Impact Assessment will need to be undertaken to investigate and provide an estimated cost for the works. Sewerage should be connected to the public foul sewer.

5.3 Access and Transport

Road construction has not been 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. Pedestrian routes within the site should be linked in with the local footpath network and should ensure safe access across the busy Coldingham Road.

Fig. 15: Pedestrian permeability in Eyemouth

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.

Fig. 16: Road adjacent to site

A Transport Assessment (TA) is required for developments of 50 or more dwelling units: this is a development of 86 units so a TIA is required. 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.

Two access points are proposed from Phase One of the Acredale development to the east (Fig. 15). Given the number of units it is recommended that the carriageway width would be a minimum of 5.5 metres. Secure and convenient walking and cycling connections will be provided to local facilities and public transport access points. Traffic calming should be introduced as a self-enforcing measure to maintain speeds below 20 mph.

6. Developer Contributions

In some cases, developers will be required to make contributions towards the cost of addressing specific infrastructural or environmental deficiencies. This is a requirement of Policy G5 of the Finalised Local Plan. Constraints where developer contributions are likely to be required are noted below.

6.1 Education

A new school site is currently being developed to meet the needs of the expanding population in Eyemouth. There will therefore be an requirement for a developer contribution towards the new school. The primary School is currently under review and contributions may be required in the future. The *Developer Contribution* SPG provides further guidance.

Fig. 17: Affordable housing within Eyemouth

6.2 Affordable Housing

Affordable housing must be provided in accordance with Policy H1 of the Finalised Local Plan and Supplementary Planning Guidance on Affordable Housing. The proportion of affordable housing should be provided in accordance with the present policy - this is currently 20%. Further information is provided in the SPG on *Affordable Housing*.

6.3 Open Space, Recreation and Play Provision

Provision of appropriate open space, landscaping and play facilities will be required, together with details of their long term management. These open spaces can be used as focal points for the development and should provide both active and passive areas allowing a variety of activities to take place in them. Furthermore, they should incorporate the landscape features of the site and make some reference to the prehistoric settlement located on the fringes of the development. In addition, developer contributions may be required towards strategic open space provision for the settlement as a whole. This should be discussed with SBC Planning following submission of the planning application.

Fig. 18: Open space within Eyemouth

Fig. 19: Play area near development

7. Housing Density

Following the assessment of the site it is felt that net developable area should be limited to around 3.0 hectares and that the density should not exceed 30 units per hectare. This would give a maximum capacity of around 90 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. The southern side of the site should be of a lower density to prevent the harsh outer edge that is currently created by Phase 1 (see Figs. 9 and 20).

Fig. 20: High density within adjacent site

Fig. 21: Example of terraced properties within Eyemouth

9. 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 be included as part of the garden areas. The figures shown in the table demonstrate the density calculations for this development.

Total site area	Developable area	Higher density area	No. of units	Lower density area	No. units	Affordable housing area	No. units	Total units
4.9ha	3.2ha	1.5ha	45	1.2ha	24	0.5ha	17	86

Fig. 22: Density calculations

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Appendix 1: Policy Context for Acredale Site

	Policy	Aim
Scottish Executive	NPPG 5: Archaeology & Planning	Sets out the Government's planning policy on how archaeological remains and discoveries should be handled.
	NPPG 11: Sport, Physical Recreation & Open Space	Addresses the land use implications of sport and physical recreation and also encompasses aspects of informal physical recreation that take place in urban open spaces.
	SPP 1: The Planning System	Provides an overview of the land use planning system.
	SPP 3: Planning for Housing	Addresses the need to create quality residential environments.
	SPP 17: Planning for Transport	Give guidance on the integration of land use and transport planning.
	PAN 42: Archaeology - the Planning Process and Scheduled Monument Procedures	Advice on the handling of archaeological matters within the planning process.
	PAN 44: Fitting New Housing Development into the Landscape	The advice offers suggestions to help planners, developers and local communities achieve residential developments which are in harmony with their landscape setting.
	PAN 52: Planning in Small Towns	Aim is to provide the context within which opportunities for positive change can be identified and promoted to help reinforce the character and identity of small towns.
	PAN 61: Planning & Sustainable Urban Drainage Systems	Gives good practice advice for planners and the development industry in the use of SUDS.
	Designing Places: A Policy Statement for Scotland	Sets out the policy context for important areas of planning policy, design guidance, professional practice, and education and training.
	PAN 65: Planning and Open Space	Gives advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.
	PAN 67: Housing Quality	Explains how Designing Places, Nov 2001, should be applied to new housing.

	PAN 68: Design Statements	Explains what a design statement is, why it is a useful tool, when it is required and how it should be prepared and presented.
	PAN 74: Affordable Housing	Sets out how the planning system can support the Executive's commitment to increase the supply of affordable housing
	PAN 76: New Residential Streets	Provides advice on the design of better quality residential streets.
	PAN 77: Designing Safer Places	Highlights the positive role that planning can play in helping to create attractive well-managed environments which help to discourage antisocial and criminal behaviour.
	PAN 78: Inclusive Design	Looks at how to improve the design of places so that they can be used by everyone - regardless of age, gender or disability.
Structure Plan	Policy N16: Archaeological Evaluation, Preservation & Recording	Requirement of an archaeological evaluation to provide clarification of potential development impact.
	Policy N20: Design	Encourages high quality layout, design and materials in all new developments.
	Policy H7: Affordable & Special Needs Housing – Proportion	Requirement for a proportion of affordable housing in accordance with the development strategy.
	Policy H8: Affordable & Special Needs Housing – Assessment	Planning department assesses requirement against the Local Housing Needs Assessment.
	Policy C6: Open Space	Safeguarding of amenity open space and encouragement of new provision.
	Policy C7: Play Areas	Availability of facilities for children's play that are safe, accessible and appropriate.
	Policy C8: Access Network	Supports the protection, development and enhancement of a comprehensive access network.

	Policy I5: Cycling	Developments contribute to the encouragement of cycling as a mode of transport.
	Policy I7: Walking	Full consideration to pedestrian accessibility to facilitate journeys on foot.
	Policy I11: Parking Provision in New Development	Regard will be made for the Council's current approved parking standards, safety considerations and environmental considerations.
Finalised Local Plan	Policy G1: Quality Standards for New Development	Aimed to ensure that all new developments are of a high quality and respect the environment in which it is contained.
	Policy G5: Developer Contributions	Aims to ensure that the burden of additional infrastructure/services related to the development is absorbed by the landowner and developer.
	Policy BE2: Archaeological Sites & Ancient Monuments	Aim is to give strong protection to archaeological sites from any damaging development.
	Policy BE6: Protection of Open Space	Purpose is to give protection to a wide range of open spaces within settlements and prevent their loss to development.
	Policy NE3: Local Biodiversity	Purpose is to safeguard the integrity of habitats for the maintenance and enhancement of biodiversity.
	Policy NE4: Trees, Woodlands & Hedgerows	Aim is to give protection to the character of settlements and the countryside, maintain habitats and provide important recreational use.
	Policy NE5: Development Affecting the Water Environment	Aimed to ensure development does not adversely compromise the water environment or deteriorate the ecological or landscape status.
	Policy H1: Affordable Housing	Aim is to ensure that new housing development provides an appropriate range and choice of affordable housing.

Policy Inf2: Protection of Access Routes	Aim is to protect all existing access routes in accordance with the Land Reform (Scotland) Act 2003 and the Countryside (Scotland) Act 1967.
Policy Inf3: Road Adoption Standards	Aim is to ensure that new road, footpath and cycleway infrastructure is constructed to the Council's adopted standards.
Policy Inf4: Parking Standards	Designed to ensure that development proposals incorporate adequate provision for car and cycle parking.
Policy Inf6: Sustainable Urban Drainage	Aim is to address the pollution problems that stem from the direct discharge of the surface water into watercourses.
Affordable Housing SPG	Provides more detailed guidance on the Council's Affordable Housing policy.
Developer Contributions SPG	Provides guidance to landowners, developers and other organisations involved in the planning process as to when and where developer contributions will be required.
Biodiversity SPG	Guidance on the policy framework for planning and biodiversity and the types of requirements of planning conditions.

Appendix 2: SWOT for Acredale Site

Strengths

- In walking distance of town centre
- Good range of services within town centre
- Attractive views towards sea and inland across fields
- Countryside setting with agricultural fields
- Network of footpaths

Weaknesses

- Poor pedestrian access across busy road
- No shops in close proximity to site
- Views of industrial estate directly opposite
- Hard horizon spoiling countryside setting
- Some footpaths are unofficial

Opportunities

- Make use of landforms to provide attractive setting
- Encourage biodiversity within site using existing water features
- Enhancement of natural boundaries including hedges
- Attractive building appropriately sited with landscape
- Reference to archaeological remains located near and within settlement

Threats

- Damage to natural grain of site and horizons
- Damage existing biodiversity
- Damage to existing boundaries and creation of harsh edges
- Suburban sprawl and poor design layout
- Damage to archaeological remains within the site

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