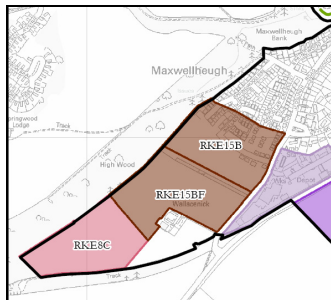


SUPPLEMENTARY PLANNING GUIDANCE PLANNING BRIEF

WALLACENICK KELSO

APPROVED APRIL 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 the document.

SITE DESCRIPTION:

This **10.98 ha** Greenfield site, currently in agricultural use is located on the south side of Kelso. The landform is predominately flat, sloping very gently to the north east. The site is edged on the north and west by established woodland. The site is contained by the existing woodland, the former railway line to the south, and the housing to the east currently under construction.

The site is proposed for Housing in the **Scottish Borders Local Plan: Finalised Plan (December 2005)**. The North East part of the site is allocated for **150** units with a further allocation of **150** units **safeguarded** for longer term development dependant on the prospects of reinstatement of rail link and the further review of housing policies as set out in Policy H1A in the Scottish Borders Structure Plan 2001-2011.

DEVELOPMENT VISION:

A **high quality** residential environment is to be created as an extension to the existing site under construction, well integrated in terms of physical connections and with shared facilities. The housing mix should be developed to meet current market demand for mid-priced detached and semi-detached housing.

1. Constraints/ opportunities:

- i. **Mature woodland** bounds the site to the north and west.
- ii. The site has some visibility from the **A698**, but is generally well contained by the existing woodland, the housing site under construction, and the former railway line.
- iii. The site has some areas of **gradient**.
- iv. The site shall contribute to the wider provision of **footpath links**, and provide linkages into the adjoining site and through the existing woodland subject to agreement between the developer and SBC. The site shall provide appropriate **recreation facilities** within the development and suitable contributions to nearby facilities as appropriate.
- v. The site shall contribute to the local provision of **affordable housing** and **open space**.

2. Basic infrastructure:

- i. Appropriate vehicular access to be formed via a **T-junction** with the Jedburgh Road.
- ii. Vehicular and pedestrian access to the site to be designed to be attractive and safe, with integrated traffic calming measures and clearly defined pedestrian priorities within the site and in accordance with the principles of **PAN 76**.
- iii. The preferred method of internal access is via a **loop system** the details of which are to be agreed with SBC.
- iv. Vehicular connection will be provided with the neighbouring housing site to the east.
- v. 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.

3. Urban Design/ Conservation/ Cultural Heritage:

- i. The site is considered to have some visual prominence but not considered to be visually sensitive.
- ii. 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:
- iii. 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**.
- iv. House style must **respond to landform** and **integrate positively** with the neighbouring site under construction.
- v. **Gable or front** elevation should be used where possible along the short stretch of the Jedburgh Road immediately abutting the entrance to the site to provide positive presentation. Appropriate **hedging/ walls** to be incorporated into the layout in this location.
- vi. Rear elevation should be **softened with planting** along the **south east** and **south west** boundaries.
- vii. **Open space**- A '**total open space per household**' of a minimum of **60m² per household** is required, as per current national research recommendations (please refer to Minimum Standards for Open Space, SEDD 2005, p.100) and current standards set out in the local plan. A proportion of this requirement will be met through suitable pedestrian/ cycle links to adjoining woodland and to the former railway line.

- viii. A **play area and kick about area** with seating is to be provided within the site. Any play area should be easily accessed from the neighbouring housing. Appropriate contributions also may be sought towards improvements to **surrounding facilities**.
 - ix. A **footpath link** to Kelso through **High Wood** is required linking to the site. It may be desirable to extend this path through the woodland linking to the former railway line to the south. This should be part of the detailed discussions regarding the woodland link. Details of this will be agreed between the Developer and SBC, and subject to formal agreement.
- 4. Landscape/ Ecology:**
- i. There is established woodland around the north and west of the site perimeter. This woodland is considered an important landscape resource and should be safeguarded from development disturbance.
 - ii. Where appropriate, the site shall create and enhance woodland in accordance with the **Scottish Borders Woodland Strategy** using native trees of local provenance where practicable. Particular concern should be made to ensuring a suitable **woodland management plan** is created for the adjoining **High Wood**.
 - iii. The existing woodland should be safeguarded from development disturbance in accordance with **BS5837:2005 'Trees in Relation to Construction' and other relevant criteria**, as defined by SBC. Indicative **Buffer zones** with no ground disturbance are shown, the precise zone of protection to be agreed with SBC before commencement of construction.
 - iv. Planted areas will provide a substantial proportion of **native species**. Details of planting mix to be confirmed through discussions between the Developer and SBC. Please refer to **SBC Landscape Guidance Notes** for suitable planting methods and species.
 - v. The site is currently farmed for crops and is not thought to have ecological importance. However due to the scale of the proposals, which are seen as a **Major** development in ecological terms as defined by the Scottish Executive an **Ecological Impact Assessment** is required with appropriate mitigation as required by the assessment.
- 5. Water Resource Management:**
- i. The site is elevated above existing watercourses.
 - 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**. A single purpose engineered solution should be avoided.
 - iii. A system of treatment for foul drainage will be agreed between **SBC** and **Scottish Water**. There is current capacity within the existing **Treatment Works** to accommodate proposed developments in Kelso. Due to the location and size of the site, modelling will have to be carried out to ensure that the site will not adversely affect the existing infrastructure and induce flooding or additional spills at combined storm overflows.
- 6. Affordable Housing needs as per Draft Affordable Housing SPG:**
- i. A minimum of **15%** Affordable Housing is required, subject to confirmation by the **forthcoming Housing Needs Assessment**. The numbers of affordable units are based on assumptions regarding density made in this brief and would vary according to final units agreed. On site provision is preferred, although offsite provision, or a commuted payment or a combination of these in agreement with Scottish Borders Council and the nominated Registered Social Landlord may be an acceptable alternative.

7. Density:

- i. Based on an assessment carried out by the landowner, the site is considered capable of accommodating around **220** units, at a medium density for private housing of **25** units /ha. A higher density of up to **44** units /ha is considered appropriate for the Affordable Housing provision. This total is an **indicative figure** and **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 (as per Draft Developer Contributions SPG):

- i. **Railway:** Waverley Railway Line Reinstatement.
- ii. **Roads:** Provision of a T-junction from Jedburgh Road, and any associated retaining structures.
- iii. **Open space / play facilities:** Open space and play facilities to be provided on site in accordance with the discussions and agreement between the Developer and SBC and to accord with current standards. Financial contributions to either on site or off-site facilities will be agreed between Developer and SBC. Maintenance arrangements will be agreed between the Developer and SBC.
- iv. **Footpaths:** Access to be provided and a contribution made to a dual footpath and cycle track to connect the site to Kelso through High Wood.
- v. **Woodland:** The long term management of proposed tree planting and planted buffers within the site to be secured in accordance with agreement between the Developer and SBC. An appropriate **woodland management scheme** to be agreed for High Wood.
- vi. **Education:** Kelso catchment area contributions may be required.

9. Density Calculation

Note: Calculations for density within the site are approximate and are based on the Net Developable Area (NDA) (i.e. the areas not excluded by constraints including existing trees and proposed planted buffers). The figures assume a density of **25/ ha** for the Net Developable Area with **44/ha** is considered achievable for the affordable housing provision. This figure includes **Buffered Areas** which may be utilised as garden grounds within the development site. Please note numbers of indicative units have been **rounded to the nearest 5 units** for clarity.

| Density for calculation purposes | No of units/ ha | Land take units/ Ha | Percentage of total units | Average land take/ unit in Ha. | Indicative total number of units |
|----------------------------------|-----------------|---------------------|---------------------------|--------------------------------|----------------------------------|
| Medium density | 25 | 0.04 | 85% | 0.0375 | 220 |
| High density | 44 | 0.023 | 15% | | |

Related material:

SBC:

Development Plan: Scottish Borders Local Plan (Finalised) (SBC 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), **Guidance Notes:** Landscape Guidance Notes, Standards for Development Roads, Minimum Distances: A Good Practice Guide (draft).

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, flooding), **Circulars, Scottish Executive Research** particularly: **Minimum Standards for Open Space**, (SEDD 2005) **BS Standard 5837: 2005**, 'Trees in Relation to Construction' (Arboricultural Association 2005), Other as appropriate.

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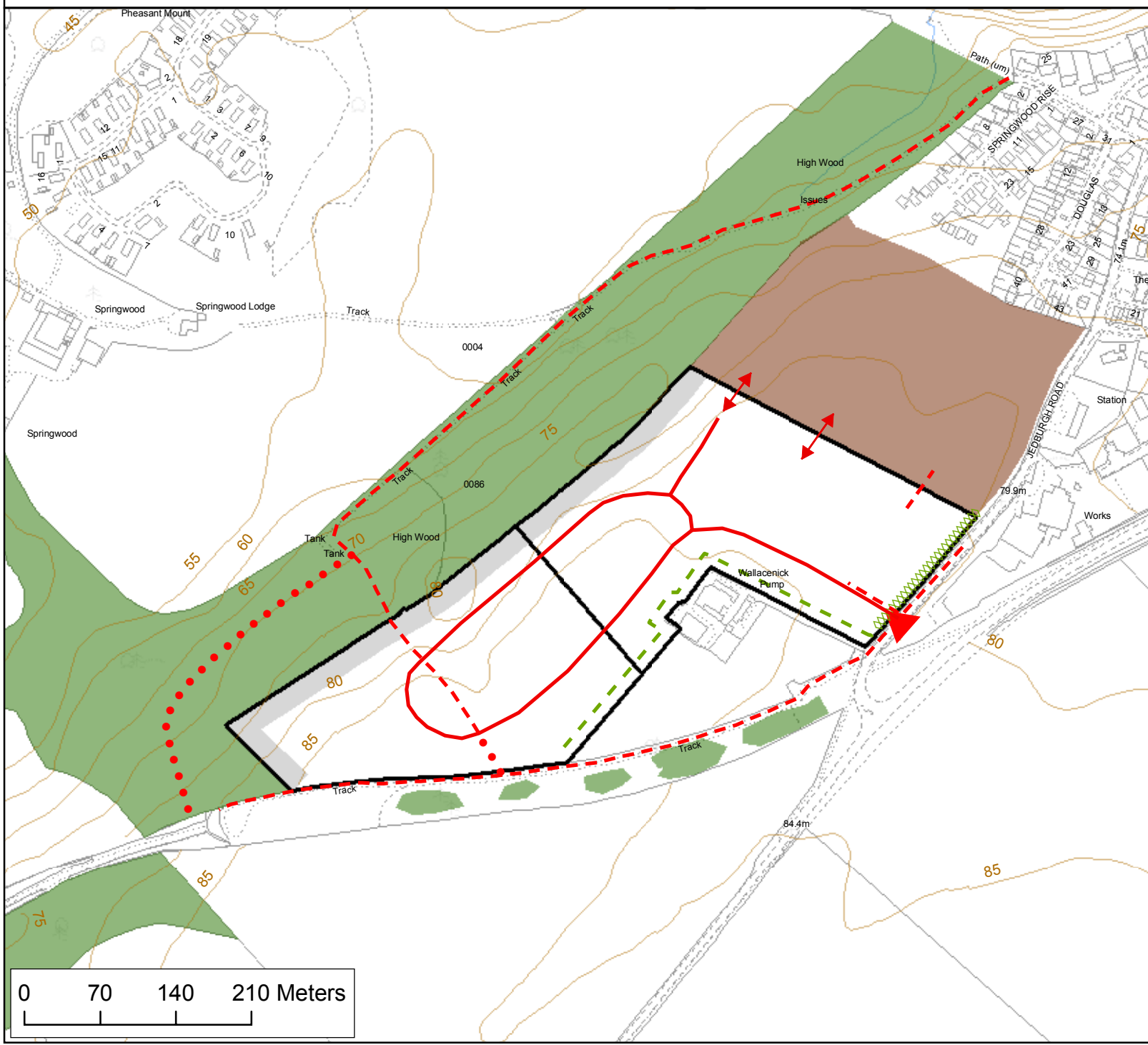
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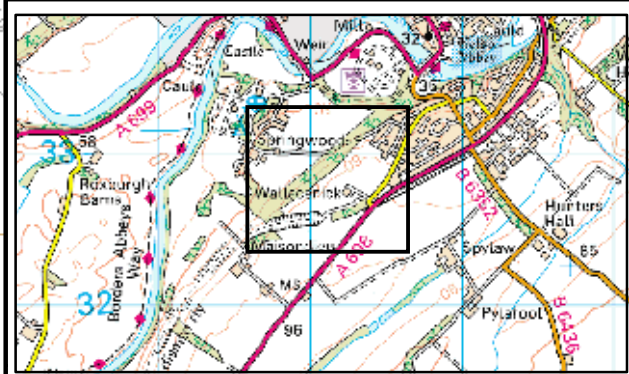
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Key

-  Site Boundary
-  Buffer Protection Zone (no ground disturbance)
-  Local Plan Housing Allocation
-  Woodland to be retained
-  Required Pedestrian/Cycle link
-  Desired footpath link to railway footpath
-  Planting
-  Hedge
-  Road Direction
-  Vehicular Access Point



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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