

# Scottish Borders Finalised Local Plan Amendment

Supplementary Planning Guidance

Wildcat Gate South, Jedburgh

Planning Brief

January 2011



# Wildcat Gate South Jedburgh

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# Wildcat Gate South Jedburgh

## Introduction

This planning brief is one of a series of Supplementary Planning Guidance (SPG) on development sites and sets out the main opportunities and constraints for the development of the Wildcat Gate South site. The site is included in the finalised Local Plan Amendment as housing allocation AJEDB005 and is 2.0 ha in size although the developable area of the site is approximately 1.0 ha. The site is expected to provide 20 housing units, although the final number of units will be determined at planning application stage when layout and design is agreed.

The brief includes the development vision for the site and aims to lead to a high quality development. As the site is located at the edge of Jedburgh it is important that the development fits into the surrounding countryside and reflects the scale of development in the existing settlement.

The brief also highlights where development contributions will be sought.

The planning brief should be read in conjunction with the developer guidance in Annex A.



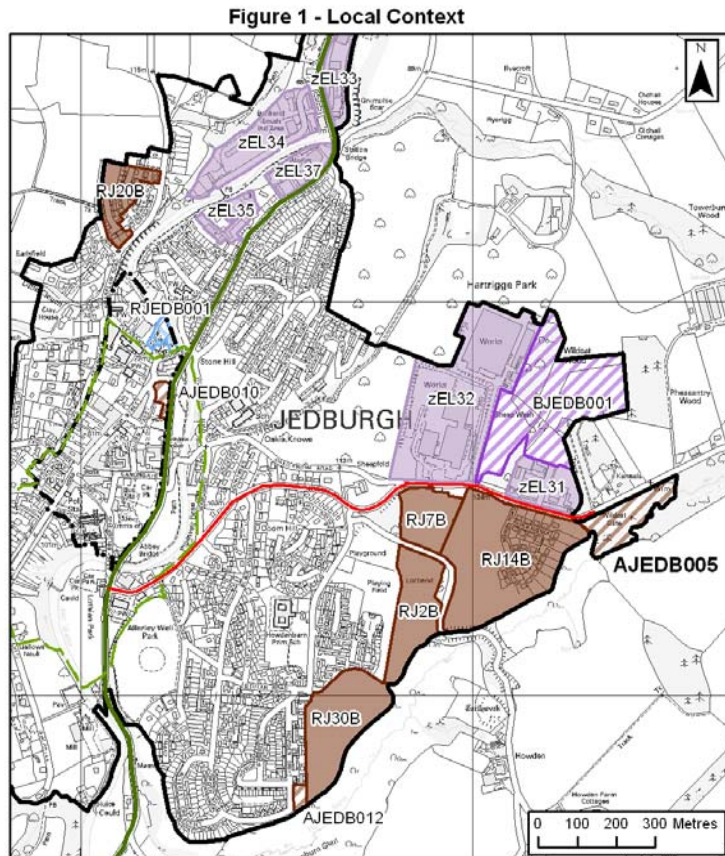
# Wildcat Gate South Jedburgh

## Local context

Jedburgh is located north east of Hawick and south west of Kelso and has good links to the rest of the Borders and Northumberland especially by road with the A68 trunk road going through the town. It is a well connected settlement with regular bus services to Edinburgh, Galashiels and with a service to Newcastle six days a week.

The town is built in the valley of Jed Water and is surrounded by hills, with Lanton Hill and Black Law to the west and south west respectively. The town centre is made up by a mix of commercial and residential uses and includes historic buildings such as Jedburgh Abbey and Mary Queen of Scots House.

The residential areas of the town stretches up the valley sides and gives attractive views over the hills and the surrounding countryside.



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Key		Land Use Proposals (H3 Applies)	
	Development Boundary (G8)		Housing
	Town Centre (ED5)		Employment Land Safeguarding (ED1)
	Conservation Area (BE4)		Amendments
	A68 Trunk Road		Redevelopment
	Main link to Town Centre & A68		Housing
			Employment



Jedburgh Abbey

# Wildcat Gate South Jedburgh

## Policy context

The brief should be read alongside relevant national and local planning guidance, a selection of which is presented in this section.

### National

The Scottish Government has a number of policy and guidance documents that could be useful to the consideration of this development:

- Scottish Planning Policy (SPP)
- Designing Places: A Policy Statement for Scotland
- Designing Streets: A Policy Statement for Scotland
- PAN 61: Planning & SUDS
- PAN 65: Planning & Open Space
- PAN 67: Housing Quality
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design

### Structure Plan

The Scottish Borders Council Structure Plan provides the strategic planning context. In terms of this Plan, Jedburgh lies within the 'Primary Hub' that is to be promoted as part of the strategic development strategy to accommodate additional housing, retail and employment generating development. The Consolidated Structure Plan incorporates the original approval in 2002 and the Alteration approved by Scottish Ministers in June 2009.



### Local Plan

The site subject to this brief is allocated as housing site AJEDB005 in the finalised Local Plan Amendment. A number of policies included in the adopted Local Plan and the finalised Local Plan Amendment will be applicable to this site including 'Principle 1—Sustainability', 'G1—Quality Standards for New Development', 'G5—Development Contributions', 'H1—Affordable Housing', 'H2—Protection of Residential Amenity' and BE1—Listed Buildings. Furthermore, key Supplementary Planning Guidance include 'Placemaking and Design', 'Trees and Development' and 'Green Space'.

# Wildcat Gate South Jedburgh

Figure 2 - Site Analysis



**Key**

- Development Boundary (G8)
- Listed Building
- LPA Housing Site AJEDB005
- Ancient Woodland
- Existing Hedge
- Existing Trees

**SBC Paths**

- Core Path
- Promoted Path
- Right of Way
- Core Path Link on Road

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# Wildcat Gate South Jedburgh

## Site analysis – context and consideration

The site is allocated for housing in the finalised Local Plan Amendment (AJEDB005) with an indicative capacity of 20 units, and is located on the eastern edge of Jedburgh, opposite the B-listed building Head Keepers Cottage. The area is sensitive in terms of the landscape setting and the built heritage of the listed building. The site is sheltered by mature trees and hedges separating the site and Oakieknowe Road going east.

The site is located in a wooded area with ancient woodland on the slopes down to the burn to the south of the site. The wooded area is excluded from the developable area of the site. The site is currently grassland and is undulating with a 'ridge' running from south west to north east of the site with lower areas to the east and the west. The 'ridge' sits higher and currently acts as a divide within the site.

There are wooded areas to the east and south of the site, to the west of the site are some trees and a newly developed housing site with large detached houses.

The site is located on the edge of the settlement and there are no pavements going beyond the development to the west. The character of the area is rural and sheltered.

The Local Plan Amendment identified access to the site from the eastern parts of the site. After further assessment it is considered potentially safer to take access to the site at the western corner. This would have less impact on existing trees and hedges, although cutting back of the hedge to the north of the site would be necessary as it is currently growing over the verge of the road.

The site sits relatively high in comparison to the woodland and agricultural fields to the south.



Preferred access point to the site



Views across the site

# Wildcat Gate South Jedburgh

## Constraints and opportunities

To achieve a successful development the following constraints and opportunities should be addressed.

### Constraints

#### Access and links

- Impact of access, and safe right hand turning into the site, on hedging to the north of the site.
- Lack of pedestrian link to the town centre.

#### Landscape

- The site is undulating and residential development on the ridge in the centre of the site would be prominent. The ridge is not essential for the site and can be removed to create a less prominent development.
- The need to retain the sense of place of the site and reducing any visual impact from the surrounding area. Recent removal of trees has reduced natural screening.
- Risk of damaging the landscape setting by inappropriate design and scale of the development.

### Opportunities

The location of the site creates a wide range of opportunities. The main opportunities are in connection with the attractive landscape and the landform.

#### Views and orientation

- The site benefits from attractive long views to the south.
- Although some mature trees have been taken down, the site benefits from screening by existing landscaping.
- Gentle slope to the south on developable part of the site can create light and sunny gardens.
- Orientation of houses on the site can benefit from the southern aspects in terms of solar gain.
- Opportunity to take advantage of the screened setting and orientation of the site for energy efficient design and layout.

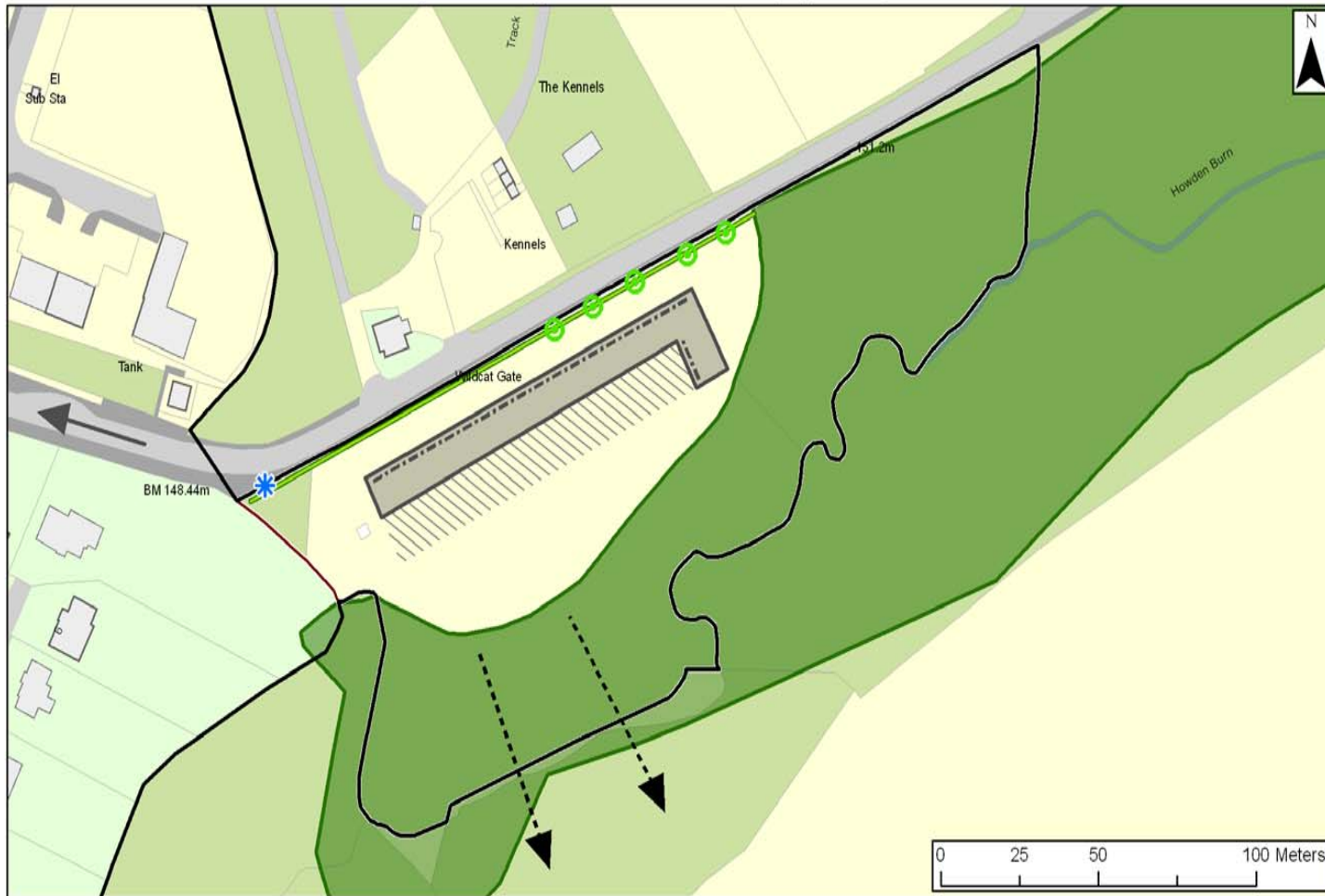
#### Landscaping and built environment

- Development of the site offers an opportunity to create strong management scheme for existing ancient woodland.
- Creation of an attractive edge to the settlement and links to existing settlement.
- Opportunity to create an attractive design and layout to reflect the sensitive landscape setting and the reflect the built environment in the B-listed building located opposite the site.



# Wildcat Gate South Jedburgh

Figure 3 - Development Vision - For illustrative purposes only



## Key

- |  |                                     |  |                       |  |                |  |                     |
|--|-------------------------------------|--|-----------------------|--|----------------|--|---------------------|
|  | Development Boundary (G8)           |  | Development Structure |  | Existing Hedge |  | Long Views to South |
|  | Ancient Woodland / Managed Woodland |  | Key Frontage          |  | Existing Tree  |  | Link to the West    |
|  | Site Access                         |  | South Facing Gardens  |  |                |  |                     |

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# Wildcat Gate South Jedburgh

## Development vision

The aspiration is to develop a suitable and high quality housing development that pay respect to the sensitive enclosed setting and surrounding countryside.

To achieve the vision attention needs to be paid to placemaking, to create spaces such as vistas to take advantage of the views into the open countryside.

The main component in achieving the vision is to create a site including excellent **energy efficient design. Buildings, landscape enhancements** and **streets and spaces** need to work well together and create a **sustainable place**.



Existing trees on the western edge of the site

## Sustainable place

This section presents the key requirements of this development and should be read in conjunction with developer guidance in Annex A.

The orientation of the site, use of existing trees for shelter, choice of house types and choice of building material and internal design of the buildings should be considered in detail to achieve a sustainable place without compromising good quality house design. Respect for the existing built environment and the rural location on the edge of the settlement also needs to be considered.

## Energy efficient design

### Eco Homes

The Council is committed to improving the sustainability of the built environment in the Borders. The development will be expected to achieve the Building Research Establishment Eco-homes rating of "Excellent". See 'submission requirement' on page 13 for further details.



View across the site to the south

# Wildcat Gate South Jedburgh

## Scale and layout

- The development needs to harmonise with the land-form of the site.
- The new development to the west needs to be acknowledged and linked to, by extending the existing footway, but should not be replicated in terms of scale or layout as Wildcat Gate South has a different character than the more open land to the west.
- New development needs to reflect the listed building to the north, without replicate it in terms of scale.
- The proposed houses and landscaping should consider overshadowing issues and make the most of the slope to the south. Gardens should be to the south and high boundary fences should be avoided.
- Street layout should encourage lower vehicular speeds.
- Figure 3 'Development Vision' suggests a linked development with a key frontage running along the roadside. There may be an opportunity for further development to the rear, provided there are no overdevelopment issues, the design and scale are appropriate and there is no adverse impact on the sensitive wooded area to the south.

## Design

- Sustainability and minimisation of energy demand should be considered at all stages of the planning, design and build of the site and this is required to be demonstrated in any planning application.

## Waste

- Waste and recycling facilities and collections needs to be considered in the layout and design of the site.

## Buildings

### Materials

- Materials used should harmonise with surrounding nature and reflect materials used in the existing town such as stone, slate and render.

### House type and tenures

- Create a development with a mix of house types and tenure within the site.

### Affordable housing

- On-site affordable housing units should be developed and integrated in the same style and quality as mainstream housing and it should not be possible to distinguish which properties are affordable housing from their external appearance.
- The requirement for affordable housing should be met in line with Local Plan policy H1. The SPG on affordable housing advises that a contribution of 25% is required from this site. The Council's policy requires residential development exceeding 4 units to provide affordable housing on-site.



Proposed development (09/01043/FUL, EMA Architects)

# Wildcat Gate South Jedburgh

## Density

- The site has an indicative capacity of 20 housing units. The final number of units on the site is determined by the design, layout and the size of the units.
- High density development such as row housing is encouraged.

## Landscape

### Improved landscaping

- Development of the site creates an opportunity to establish a strong management scheme for the existing ancient woodland (excluded from developable area).
- Creation of a tiered SUDS as part of landscape features.
- Existing trees and hedges along the roadside must be retained, except at the western edge where access will be formed.

### Boundary treatment

- Boundaries and edges of development should consider, and where possible, retain existing trees and hedgerows.
- Boundary treatment should respect and integrate the surrounding countryside and minimise the visual impact of development from the surrounding countryside.

## Streets and spaces

### Access and links

- Vehicular access to the site needs to be taken from the western parts of the site onto Oxnam Road.
- It is necessary to achieve safe access to the site with minimal impact on the existing trees and hedgerows, although it will be necessary to cut back, and potentially lower, the existing hedge to the north as it currently overhangs the road verge.
- There is potential to shift the existing road to the south, towards the site, at the point of access to create more space to achieve safer access (to be confirmed at the detailed stage of planning the development).
- Pedestrian and cycle connections are required to be incorporated with the access at the western part of the site and connect to the existing footway to the west. The link should encourage sustainable travel to work and school.
- The developer will be expected to meet the cost of, or contribute towards the cost of, identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale.
- Development contributions will also be required for upgrading of pedestrian and cycle links to/from the site.

## Wildcat Gate South Jedburgh

### Parking

- Communal parking, potentially within courtyards, should be considered to minimise the visual impact of parked cars in the development.
- Where possible parking/driveway surfaces should be made of a permeable material to aid water run-off.

### View points and vistas

- Creation of viewpoints overlooking the open countryside to the south from the top of the site
- Creation of vistas through the development to exploit the viewpoints

### Street furniture

- Street furniture should be used to create high quality spaces within the development without conflict with street cleansing.

### Play areas and open space

- Any on-site play areas and open spaces required should be over-looked by buildings and passers-by.
- Contributions towards play areas and green space should be in line with the SPGs on Green Space. It is also required that inspection, maintenance and depreciation for any play areas, proposed paths and open space are addressed as part of the considerations.

### Education and Lifelong Learning

- Currently there is no requirement for development contributions towards education for this site. However, this might change in the future subject to any future review of catchment areas or re-assessment of occupancy projections.



Existing play area in  
Allerley Well Park



Park furniture in Allerley Well Park



Park furniture by Jed Water

## Wildcat Gate South Jedburgh

### **Submission requirement**

This section sets out the requirement for development proposals. Any proposals should reflect this planning brief and also the developer guidance in Annex A. The following assessment should be submitted to the Council at an early stage to achieve an effective development management process.

**Design statement**—Developers must illustrate the development vision principles in their design statement and demonstrate that due consideration has been given of the following issues for the local area:

- Spaces between buildings
- Sustainable environment
- Density and use
- Localised topography
- Views
- Vegetation pattern
- Boundary treatment
- Streets

and the following key issues for proposed buildings:

- Scale/proportion/materials/colour/articulation
- Relationship to site plot
- Relationship to adjacent buildings/structures
- Contribution to wider townscape
- Distinctiveness

**Transport assessment (TA)**—Depending on the scale of development, a TA may be required to demonstrate how the development will function in transport terms with emphasis on sustainable travel patterns.

**Extended Phase 1 habitat survey**—This survey should be included in any submission and identify semi-natural vegetation and other wildlife habitats including suitable habitat for European protected species and badger setts.

**Drainage impact assessment**—A drainage impact assessment needs to be included in any submission and address issues such as the development's impact on the catchment area and waste and surface water drainage solutions.

**Energy efficiency**—Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposals, and the level of CO<sub>2</sub> reduction that will be achieved.

**Eco-homes**— An Eco-home statement should demonstrate how advice has been 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 EcoHomes website ([www.ecohomes.org](http://www.ecohomes.org))

**Landscaping statement**—The statement should include how maintenance of proposed and existing planting will be managed in the future.

**Refuse vehicle access strategy**— The strategy should include details of suitable turning areas for refuse vehicles, swept path analysis and details of bin locations.

# Wildcat Gate South Jedburgh

## Checklist for key submission requirements

Key parts of submission	Included in submission?
Design statement	
Transport assessment	
Extended Phase 1 habitat survey	
Drainage impact	
Energy efficiency statement	
Eco-home statement	
Landscaping statement	
Refuse vehicle access strategy	

## Wildcat Gate South Jedburgh

### Contacts

#### SBC Development Management

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## Wildcat Gate South Jedburgh

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## Annex A – Developer Guidance

### Introduction

The main aim and principle of the Scottish Borders Local Plan is to support and encourage sustainable and high quality development. The Council produce planning briefs that set out the development vision and the main strengths, weaknesses, opportunities and constraints on sites allocated in the Local Plan to achieve this.

The Council has also produced detailed guidance in the form of Supplementary Planning Guidance (SPG) on a number of topics. The Council is continually adding to the list of SPGs that needs to be considered when developing development proposals. The full list of SPGs and draft SPGs is available on the Council's website.

The aim of this supporting document to planning briefs is to set out guidance to developers that apply to all or most allocated housing sites. As all sites are different in character and landform they also have different strengths and potential constraints to address to be able to achieve a sustainable place through the use of **energy efficient design**, creation of **sustainable buildings, landscape enhancements** and creation of streets and spaces. Consideration should be given to 'Designing out Crime' and 'Trees and Development' and 'Landscape and Development'.

This document will direct developers to existing SPGs and the main Structure Plan and Local Plan policies and other policy documents which need to be considered when working up development proposals. The list of policies is not exhaustive and the document will evolve over time and be amended to include up to date policies and recommendations. Council departments and sections referred to in this document can be contacted on 0300 100 1800 or see detailed contact list in planning briefs.

### **Energy efficient design**

#### Sustainable design

The Council is committed to improving the sustainability of the built environment of the Borders. The Building Research Establishment's "EcoHomes" has a recognised standard of sustainable design. This covers the following topic areas:

- Energy
- Transport
- Pollution
- Materials
- Water

- Land use and ecology
- Health and wellbeing
- Site / building management.

Developments will be expected to achieve the “Eco-Homes” rating of “Excellent”. This standard is assessed using the Building Research Establishment Environmental Assessment Method (BREEAM) and can be applied across the spectrum of housing types. The Eco-Homes excellent standard can be achieved through creative design such as making best use of natural daylight and choosing construction materials that are appropriate to the climate conditions of the development site. This means that even starter homes which are very price sensitive can be built to these standards (where the incorporation of technologies such as solar panels and wind turbines may not be financially viable).

The Eco-Homes standard 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, 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 daylight gain.
- Reduction of water consumption through for example use of water butts for garden use, low-water consumption white goods, showers and WC’s, grey water recycling for internal use.
- Green specification of materials including those for basic building elements and finishing elements.
- Reduction of construction waste through for example sorting and recycling construction waste on-site.
- Designing for life-cycle adaptability.

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 in Appendix 2).

Construction methods should allow for building deconstruction which enables fittings and materials to be re-used and / or recycled at the end of the building’s life.

#### Renewable energy & energy efficiency

Development proposals should comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to provide on-site renewable energy production where appropriate. These provisions are highlighted in Policy G1 (5) – ‘Quality Standards for New Development’ of the Local Plan in the ‘Renewable Energy’ SPG. Developers must comply with

these policies and provide evidence of how they have addressed them. Onsite energy generation should be incorporated into the development wherever possible as well as sustainable building construction and design.

The Consolidated Scottish Borders Structure Plan (2001 – 2018) 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.”*

The Adopted Local Plan (ALP) 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 resources.”*

The ALP policy G1 (5) identifies the standards which will apply to all development, including that:

*“ ... 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,”*

The planning system supports low and zero carbon development through the use of energy efficiency, micro-generation and renewable energy systems. The Council’s approved SPG18: Renewable Energy requires all future developments with a total cumulative floorspace of 500m<sup>2</sup> or more to reduce carbon dioxide (CO<sub>2</sub>) emissions by 15% beyond the 2007 Building Regulation CO<sub>2</sub> emissions levels. This 15% reduction should be considered a minimum requirement.

The SPG on Renewable Energy states:

- (1) *The Council now requires all future developments with a total cumulative floorspace of 500m<sup>2</sup> or more to reduce carbon dioxide emissions (CO<sub>2</sub>) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels.*
- (2) *To achieve this reduction, consideration should first be given to energy efficiency and building design measures.*
- (3) *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.*
- (4) *Developments under 500m<sup>2</sup> are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures.*
- (5) *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.*

Scottish Planning Policy states that the renewable energy target is for 50% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met from renewable sources. These targets are not a cap.

To achieve the required reduction in CO<sub>2</sub> emissions the development should first give consideration to energy conservation measures and sustainable design and construction techniques to reduce the energy demand of the development. Once energy demand has been minimised consideration should then be given to the use of low and zero carbon technologies (LZCT) for on-site heat and / or power generation. LZCT includes community heating schemes and combined heat and power schemes which would serve the development as whole.

Developers must submit a statement for the Council's approval detailing how energy efficiency measures and low and zero carbon technologies will be incorporated into the development proposal, and the level of CO<sub>2</sub> reduction that will be achieved.

In this respect, developers should bear in mind the timescale for development in relation to Government proposals for progressive increases in CO<sub>2</sub> reductions to meet the 2016 target of net zero carbon emissions for new dwellings. Council aspirations are in line with Government thinking on carbon neutral developments. Meeting these targets is increasingly likely to involve site-wide approaches and communal energy technologies rather than installations on individual dwellings.

Broad guidance on the CO<sup>2</sup> emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO <sub>2</sub> emissions reduction
Site-wide / communal	Biomass district heating	Up to 70%
	Gas combined heat and power (CHP)	Up to 50%
	Biomass combined heat and power (CHP)	Up to 50%
	Wind turbine(s)	Up to 50%
Individual dwelling	Biomass boiler	Up to 65%
	Solar photovoltaic cells / panels	Up to 35%
	Ground source heat pump	Up to 35%
	Advanced improvements to the building fabric	Up to 30%
	Solar thermal hot water	Up to 25%
	Air source heat pump	Up to 20%
	Intermediate improvements to the building fabric	Up to 20%
	Micro wind turbine	Up to 5%
Micro combined heat and power	Up to 5%	

(Source: Entec report for Scottish Borders Council (April 2008))

This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

#### Water and wastewater capacity

Local Plan policy Inf5 'Waste Water Treatment Standards' outlines the Council's view of the preferred way of dealing with wastewater. In terms of water and wastewater capacity and network issues early contact with Scottish Water is recommended.

### Sustainable urban drainage systems (SUDS)

Provision for SUDS that effectively manage the flow of rain water runoff by treating it within the site and accords with current design principles are required in all developments. Guidance is outlined in Local Plan policy Inf6 'Sustainable Urban Drainage' and in PAN61 'Planning and Sustainable Urban Drainage System'. Scottish Water and SEPA can provide more detailed advice.

### **Sustainable Buildings**

#### Design and Placemaking

The Council has produced a SPG on 'Placemaking and Design' (launched January 2010). The document sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

Key considerations that need to be considered to achieve high quality buildings and places are summarised in the figure below:

National guidance is available in a number of documents including 'Designing Places: A Policy Statement for Scotland', PAN67 'Housing Quality' and PAN 77 'Designing Safer Places'.

#### Designing out crime

The Council has an approved SPG on 'Designing out Crime in the Scottish Borders' ([www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/20618.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/20618.html)) that aims to improve awareness amongst the development industry and householders, and includes practical guidance to ensure the following topics are considered to create an attractive and safer environment:

- Planning of sites (including phasing)
- Layout of sites (roads and footpaths)
- Layout of development (casual surveillance)
- Landscaping (location and type of planting and maintenance)
- Lighting
- Design (site and house design)

National guidance is available in PAN 77 'Designing Safer Places'.

### Affordable housing

The requirement for affordable housing should be met in line with Local Plan Policy H1 'Affordable Housing' and the SPG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in. Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	20
Central Borders	25
North Etrick and Lauderdale	15
North Roxburgh	20
North Tweeddale	25
South Roxburgh	25
South Tweeddale	25

The Council has moved to four housing market areas, and revised levels have been produced in a Draft Updated Affordable Housing SPG, which is now subject to public consultation.

Some sites in the Local Plan will be located close to or in conservation areas or close to listed buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in BE1 'Listed Buildings' and BE4 'Conservation Areas'. Other relevant policy documents are Historic Scotland's Scottish Historic Environment Policy.

Structure Plan policy N14, N15 and N16 and Local Plan policy BE2 'Archaeological Sites and Ancient Monuments' requires detailed investigation where a development proposal impact on Scheduled Ancient Monuments, nationally important sites not yet scheduled, or any other archaeological or historical site. National guidance is available in SPP23 'Planning and the Historical Environment'. The Council's Archaeology Officer can provide more detailed advice.



## **Landscape enhancements**

### Open space, green space and play areas

Policy G1 'Quality Standards for New Developments' in the Local Plan and Structure Plan policy C6 'Open Space' covers the provision of open space in new developments. Structure Plan policy C7 'Play Areas' needs to be considered as well as the SPG 'Green Space' when preparing development proposals.

The SPG on Green Space states that the Council may require developers:

- "To provide or fund additional provision where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies.
- To contribute to the enhancement of existing provision when there is a identified qualitative deficiency in provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressure on these spaces and facilities."

The requirement for developments can be very different and the Council will use quantity standards set out in the SPG to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. Details of the standards are included in the SPG and it also encourages pre-application discussions with the Planning Officers.

Advice on a national level is available within the Scottish Planning Policy, paragraphs 149 and 150 relating to 'Open Space and Physical Activity' and PAN65 'Planning and Open Space'.

### Ecology, habitats and trees

Local Plan policies NE3 'Biodiversity', NE4 'Trees, Woodlands and Hedgerows' and the SPGs on 'Trees and Development', 'Landscape and Development' and 'Biodiversity' provide guidance on these issues and list what is required for developments.

The main principle for protection of biodiversity is to promote development that is sustainable and protect biodiversity so there is no net loss of biodiversity. The degree of protection of a site depends on its position within the hierarchy of designations to protect species and habitats.

The key considerations in terms of landscape are:

- Landscape implications of planning applications in terms of site context, proposed layout, future use and maintenance
- Minimise impact by retaining existing trees, shrubs, boundary features etc. wherever possible.

In terms of trees and development, developer should :

- Ensure development schemes include measures to safeguard trees and where appropriate to supplement an area's tree cover

- Provide detailed tree and land survey for application sites in close proximity to trees, or on site which trees are growing.

Detailed arrangements for future maintenance of landscaping on a site will be requested as part of any planning application. Early contact with the Council to discuss biodiversity, trees and landscaping issues is recommended.

#### Landscape designations

A number of allocated sites are located in the proximity of landscape designations, for example Gardens and Designed Landscapes, National Scenic Areas, Areas of Great Landscape Value, Special Area of Conservation and Site of Special Scientific Interest. These designations are protected against adverse impact from development through Local Plan policies BE3 'Gardens and Designed Landscapes', NE1 'International Nature Conservation Sites', NE2 'National Nature Conservation Sites', EP1 'National Scenic Areas' and EP2 'Areas of Great Landscape Value' as well as Structure Plan policies and national policies. Planning proposals for sites in close proximity should detail the impact on these areas and how to mitigate the adverse impact.

### **Creation of streets and spaces**

#### Roads and access

Road design 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 flexibility must be exercised so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. In this regard the Council's SPG on 'Placemaking & Design' serves as a good guide as does the Scottish Government publications on 'Designing Places' and 'Designing Streets'. These documents promote 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. More details are available in Local Plan policies Inf2 'Protection of Access Routes', Inf3 'Road Adoption Standards' and the Council's Transportation Standards (Scottish Borders Local Plan Appendix D). Developers are advised to contact the Council's Technical Services Department for further advice.

#### Parking

In a development where car parking spaces are allocated to individual properties the provisional requirement will be two parking spaces per dwelling unit (discounting garages). There will be a 25% requirement for visitor parking to be provided in groups of two spaces or more. For communal car parking the provisional requirements, which include visitor parking, is 1.5-1.75 spaces per dwelling unit. More details are available in Local Plan policy Inf4 'Parking Provision and Standards' and the Council's Transportation Standards (Scottish Borders Local Plan Appendix D). Developers are advised to contact the Council's Technical Services Department for further advice.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These 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 semi-private 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, subject to adoption requirements, and domestic driveways.