

# Scottish Borders Local Development Plan

Supplementary Guidance

East Maxton, Maxton

September 2016

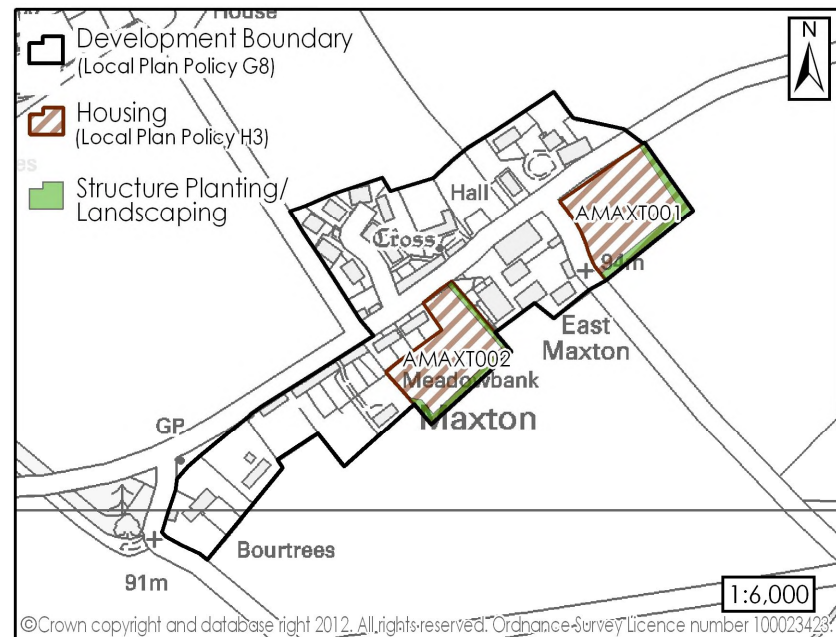
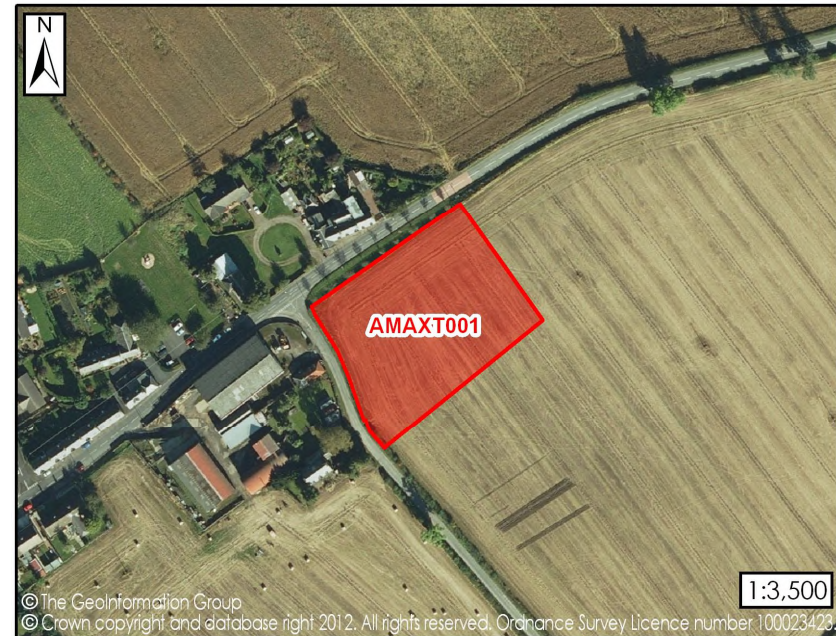


## INTRODUCTION & SITE DESCRIPTION

**INTRODUCTION:** This mini planning brief sets out the main opportunities and constraints of the housing land allocation at East Maxton. The document provides a framework vision for the future development of the site which is allocated within the Local Development Plan. It should be noted that as with all planning briefs, this brief should be read in conjunction with the SESplan Strategic Development Plan, Local Development Plan and other relevant published Supplementary Planning Guidance. The mini planning brief should be read in conjunction with the developer guidance in Annex A.

**SITE LOCATION:** Maxton lies within the Central Borders Housing Market Area and is located 1.5 miles off the A68, east of St Boswells and 9 miles west of Kelso. The A699 Kelso to Selkirk road runs through the village. The allocated housing site is located on the eastern side of the village adjacent to East End Farm. The Local Development Plan identifies two housing sites in Maxton, East Maxton (AMAXT001) which has a site area of 0.6ha and an indicative housing capacity of 10 units and Meadowbank (AMAXT002) which has a site area of 0.5ha and an indicative housing capacity of 5 units.

**SITE DESCRIPTION:** The site subject to this mini Planning Brief is the allocated housing site at East Maxton (AMAXT001). The site is currently used for agricultural purposes and has a gentle slope to the north towards the village. The site is within the village 30mph speed limit and there is a sense that the site is included within the village. The site boundaries consist of stone walls and post and wire fencing. As the site forms part of a large field there is no existing boundary to the east or south of the site. Vehicular access to the site is achievable from the C67 to the west of the site.



## CURRENT PLANNING POLICY & GUIDANCE

- **SCOTTISH PLANNING POLICY (SPP)**

Scottish Planning Policy encourages the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

- **STRATEGIC DEVELOPMENT PLAN (SESplan)**

SESplan is the Strategic Development Plan for south-east Scotland, including the Scottish Borders, and it provides the strategic direction for regional land use policy for the period to 2032. The SESplan identifies a number of Strategic Development Areas (SDA), one of which is the Central Borders SDA, which includes Maxton. SESplan states growth will be focused within the Central SDA which is the primary centre of population within the Borders.

- **LOCAL DEVELOPMENT PLAN (LDP)**

The Local Development Plan includes two housing allocations in Maxton at Meadowbank (5 units) and East Maxton (10 units). The LDP also identifies the Village Green as a key greenspace within the settlement. A number of policies included in the Local Development Plan will be applicable to this site including: Policy PMD1 Sustainability, Policy PMD2 Quality Standards, Policy HD1 Affordable and Special Needs Housing and IS2 Developer Contributions.

- **DESIGNING STREETS**

Designing Streets changes the emphasis of guidance on street design towards place-making and away from a focus on the dominance of motor vehicles. The policy states that street design must consider place before movement and puts an emphasis on the creation of successful places through the creation of good street design.

- **PLACE MAKING & DESIGN SPG**

The aim of the SPG is to ensure that the Scottish Borders will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse. The SPG provides guidance in relation to successful placemaking and design principles and the impact this can have on the social and economic wellbeing of communities and the environment at large.



## SITE OPPORTUNITIES & CONSTRAINTS

### OPPORTUNITIES

- The development offers the opportunity to create a new frontage on to the road providing a sense of arrival into the settlement and creating a definitive sense of place
- The integration of new housing into the settlement – providing a range and mix of housing to meet the needs of the local community
- Sustainable development by incorporating carbon reduction technologies into the site design and optimising solar gain and making best use of the microclimate and reducing energy usage
- Offers the opportunity to create a positive sense of arrival into Maxton by developing frontages onto the approach route whilst creating and enhancing attractive boundaries
- The site benefits from attractive views to the east and the site layout should be in accordance with placemaking and design principles
- Opportunity for high quality design using appropriate local materials and in keeping with the existing settlement and the landscape setting
- Structure planting along the southern and eastern boundaries of the site is required to define the edge of the settlement and enhance its setting
- Opportunity to promote local biodiversity by establishing new habitats and enhancing existing environments such as the incorporation of open space, SUDS pond and landscaping into the site design.

### CONSTRAINTS

- The existing stone boundary wall should be conserved and enhanced wherever possible
- Pedestrian links to the centre of Maxton should be created
- Any development at this location must not have a negative impact on any protected species within the area
- Archaeological evaluation along with associate mitigation measures will be required.

### IMAGES FROM WITHIN AND AROUND THE SITE



## SITE CONSIDERATIONS

### SITE REQUIREMENTS IN THE LDP

- Scale and style of development needs to be carefully considered paying heed to the existing settlement
- Structure planting is required on the southern and eastern boundary to provide setting for development and to reinforce the settlement edge. A management scheme for planting is also required
- Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
- Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation
- The site is to be accessed via the C67 side road. The junction of the C67 with the A699 will be required to move in a north eastern direction to improve the gradient and the visibility
- Part of the C67 carriageway requires to be widened and provision of a footway into the village would also be required.

### EXISTING PROPERTIES IN MAXTON



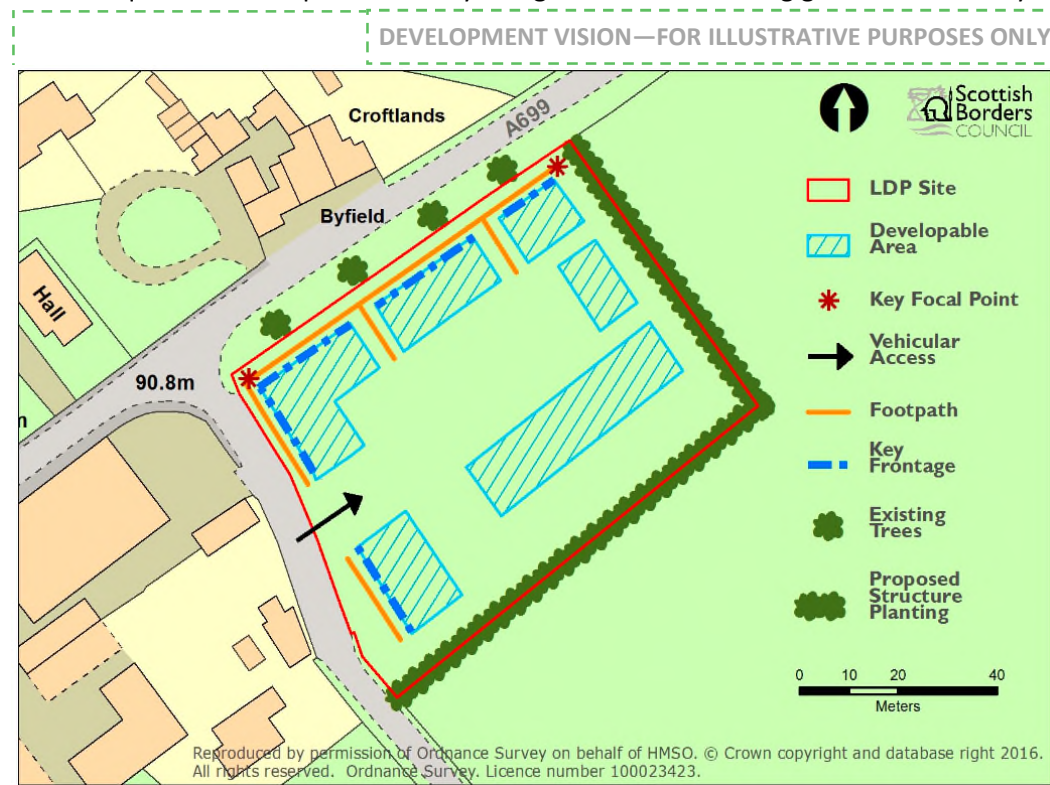
### OTHER CONSIDERATIONS

- Careful consideration must be given to the existing roadside wall and hedging which will be directly affected by work at this location. However this work is necessary to achieve suitable junction visibility splays for safe vehicular access to the site
- Development of the site must result in minimal impact on listed buildings in the area including the Burgh Cross
- Structure planting along the north east site boundary is required to be more substantial to provide screening from the road and provide some shelter from north-easterly winds
- The residential amenity of existing residential properties within the vicinity of the site will need to be protected
- The arrangements to dispose of waste water should be agreed prior to development commencing. The developer should contact Scottish Water to discuss this before any development commences
- If the site design was of significantly high quality, an increased site capacity may be considered appropriate

## DEVELOPMENT VISION FOR EAST MAXTON

The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development and the existing properties within the vicinity whilst creating an appropriate edge to the settlement. The following points are to be considered:

- The **design (scale, massing, form and materials)** should reflect the character and scale of existing houses within the area. The design should take advantage wherever possible of the southern aspect of the site. Internal layout arrangements need careful consideration so that the dwellings have **public frontages** and **private rear gardens**, and that the development incorporates fully Placemaking and Design principles
- The site should continue the linear built form of the village and should have a key house frontages facing onto the footpath along the A699 and C67. This frontage will provide a sense of arrival into the settlement and assist with traffic calming. The corner plot also provides an opportunity to provide a key focal point due to its prominent location at the junction of the A699/C67
- In terms of **layout, orientation, construction** and **energy supply**, appropriate measures must be 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
- Properties should preferably be no higher than one and a half storeys in height to ensure **minimal impact** on the views and the rural aspect of the village
- **Access** to the site will be taken from the C67, however the junction with the A699 will required to be improve visibility and gradient and ensuring greater road safety. This will result in a requirement for the initial length of C67 to be realigned (as well as widened) on the site frontage
- Existing boundary trees along the A699 may need to be removed depending upon visibility requirements once the exact location of the relocated junction is confirmed
- **Structure planting** is required along the eastern and southern boundaries. The east of the site should provide an attractive **settlement edge**, incorporating a hedge with individual smaller trees. This provides the opportunity to create native thorn species hedgerows to enhance the local hedgerow habitat network and provide the necessary landscape framework
- Existing hedgerows and trees should be retained and enhanced wherever possible and incorporated into the design of the development
- Use of appropriate styles of **high quality boundary treatment** in order to help frame spaces and improve landscape amenity within the site
- A pedestrian footway would be required from the site to the village centre
- Surface water run-off to be treated by a **Sustainable Urban Drainage System (SUDS)**. Any local network issues relating to the waste water network will need to be addressed by the developer.
- **Waste management** facilities to be provided on site in consultation with the Council's Waste Management Section and Waste Management SPG



## DEVELOPER CONTRIBUTIONS

IN ACCORDANCE WITH LOCAL DEVELOPMENT PLAN POLICIES IS2 AND IS3 THE FOLLOWING DEVELOPER CONTRIBUTIONS WOULD BE ASSOCIATED WITH THIS DEVELOPMENT:

- **Affordable Housing** - there will be a requirement for 25% on site provision of affordable housing in compliance with the Local Development Plan Policy HD1 Affordable Housing and Special Needs Housing
- **Education and Lifelong Learning** - a contribution will be required for St Boswells Primary School and Earlston High School
- **Borders Railway** - as the site falls within the Waverley Contribution Area a financial contribution will be required towards the reinstatement of the railway line
- Please note this list is not exhaustive and additional contributions may be required, further to those detailed above. More information is available from the Council's Development Negotiator. Early discussion is advised.

## SUBMISSION REQUIREMENTS

THE FOLLOWING DOCUMENTS SHOULD BE SUBMITTED ALONGSIDE ANY DETAILED PLANNING APPLICATION:

- Context study demonstrating an understanding of the local context
- Site photos: highlighting key views and how the design will respond to these
- 3D visualisation material: sketches or computer generated visualisations showing the development in context
- Processing Agreement
- Design Statement
- Energy Statement
- Landscape plan
- Planting and landscape management scheme
- Drainage Impact Assessment - looking at impact on the catchment area and waste and surface water drainage solutions
- SUDS scheme for treatment of surface water run-off
- Transport Statement
- Ecology Assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.

## KEY CONTACTS WITHIN SCOTTISH BORDERS COUNCIL

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