

Scottish Borders Local Development Plan Supplementary Planning Guidance

Hendersyde, Kelso

August 2024

This document was formerly adopted
as Supplementary Guidance in 2016
and carried forward as Supplementary
Planning Guidance in August 2024



SITE CONTEXT & DESCRIPTION

INTRODUCTION: This planning brief sets out the main opportunities and constraints of the housing land allocation at Hendersyde, Kelso. It provides a framework vision for the future development of the site which is allocated within the Local Development Plan. The planning brief should be read in conjunction with the developer guidance in Annex A.

SITE LOCATION: The site at Hendersyde is located to the north east of Kelso within the settlement boundary adjacent to Hendersyde Park. The site is a greenfield site and is currently used as arable agricultural land. The site is allocated for housing within the Proposed Local Development Plan (site reference AKELS022) and has a total site area of 5.4ha. It has an indicative housing capacity of 120 units. To the west of the site is Kelso Racecourse with residential developments located to the south and the Garden and Designed Landscape at Hendersyde Park located to the east. There is further agricultural land to the north of the site.

SITE DESCRIPTION: The site subject to this Planning Brief at Hendersyde is for phase one of a potentially larger housing site with future phases of development identified to the east of the site, beyond the existing settlement boundary (site reference SKELS005). Consideration must therefore be given to the potential for further settlement growth at this location and it is important that this Planning Brief allows for future phases in relation to access, connectivity and landscaping, so as not to restrict future growth.

SITE ANALYSIS: The site is relatively flat and is bounded by stone walls along the north-western and southern site boundaries. The remaining boundaries consist of established woodland and planting. Vehicular access to the site is achievable from the B6461 Kelso to Ednam Road to the north-west. The site is visible from the north however the stone boundary wall and existing residential buildings to the west can help minimise impact.



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 Kelso. 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 various land allocations in Kelso including housing sites, redevelopment opportunities, and key greenspaces. The LDP also identifies strategic business and industrial opportunities within the town.

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 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
- Opportunity to encourage walking and cycling to Broomlands Primary School, new Kelso High School and Kelso town centre with increased permeability of movement throughout the development by pedestrians and cyclists
- The site benefits from good vehicular access directly onto the B6461
- Opportunity for innovative high quality design using appropriate local materials sensitive to the townscape and landscape setting - which includes established woodland and natural stone wall boundaries
- Promote biodiversity by establishing new habitats and enhancing existing environments by incorporating open space, landscaping and a SUDS scheme
- The site layout should be in accordance with Placemaking and Design principles

CONSTRAINTS

- High pressure and low pressure gas main through the site
- Gas pumping station located on the eastern site boundary – this will require a buffer with no development within 14m of fence
- Overhead and underground electricity cables within the site
- The existing stone boundary walls should be conserved and enhanced wherever possible
- There should be no negative impact on the neighbouring Hendersyde Park Gardens and Designed Landscape
- The site should not feel disconnected from Kelso and pedestrian links should be created to the Primary School, new High School and town centre
- Consideration must be given to the lodge to the south west of the site which includes an archaeological record.

IMAGES FROM WITHIN AND AROUND THE SITE



SITE CONSIDERATIONS

LDP SITE REQUIREMENTS

- The site is to be masterplanned together with future development phases to the north east of the site
- The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks
- Strategic improvements to the foul drainage system will be required
- Archaeological evaluation/mitigation required
- Ecological assessment required
- Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures
- Links required to the settlement including the adjacent Eildon housing site and Broomlands Primary School
- Structure planting is required to provide setting for development and reinforce the settlement edge. Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required
- Retention and improvement of stone walls, subject to creation of a new access
- A Transport Assessment will be required
- A Water Impact Assessment would be required
- Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.

LANDSCAPE CONSIDERATIONS

- The site will effectively extend the urban edge of Kelso out into the countryside on the north east side of the town. The area already has a strong established character created by the existing designed landscape features associated with Hendersyde Park Garden and Designed Landscape (GDL), especially the gatehouse and wooded access road to Hendersyde House that form the southern boundary of this site. Although it is not included within the designated area, the Designed Landscape includes the two metre high stone wall that runs along the roadside from the Hendersyde Gatehouse up to the cottages that form the north west corner of the site and forms the western boundary of the site
- Protection of the established policy woodland in the Designed Landscape along the southern boundary and the roadside wall are both key requirements for conserving existing landscape character. To protect the woodland, a generous allowance needs to be made for both shading and falling distance of the trees
- Landscaping within the site should reflect the surrounding area of wooded and walled areas
- Structure planting is to be provided to the north of the site to protect the residential amenity of the neighbouring properties at Cotterlee
- The landscape framework should be enhanced by the retention and improvement of the existing stone boundary walls.

OTHER CONSIDERATIONS

- It is considered that a high standard single point of access possibly incorporating a right turn lane, from the B6461 would be acceptable for serving this site
- A well connected street layout would be required and must be designed to provide natural traffic calming
- Road and footpath connections to the adjacent private road to the south of the site, and residential street network beyond, need to be explored in order to achieve full integration, allow dispersion of traffic and to afford the opportunity of a secondary vehicular access into the development
- The road and street layout of the proposed development must embrace the principles of the current 'Designing Streets' policy and the Council's Placemaking and Design Supplementary Planning Guidance
- Due to the retention and enhancement of the stone walls appropriate visibility and access must still be considered alongside this. Consideration must be given to the road geometry within the proposed site layout in agreement with the Council's Roads Planning Team
- Any potential surface water flood risk identified on the site should be investigated further as part of the Water Impact Assessment
- Careful consideration must be given to potential pedestrian links near to the north drive as this access is used for vehicles in connection with the Horse Trials as well as occasional use by farm machinery.

EXISTING SITE FEATURES & CONSIDERATIONS

Vehicular access to be taken from the B6461. A pedestrian footway would be required along the B6461 along the frontage of the site

Existing stone wall to be retained and realigned to create an attractive street frontage. Road visibility requirements must also be considered in relation to the site access

Archaeological records recorded at Hendersyde North Lodge

Hendersyde Gardens & Designed Landscape - to be protected and enhanced wherever possible



Development of phase 1 must not compromise the development of future phases

Existing stone walls to be retained and enhanced wherever possible

Pedestrian links to be created including a potential woodland link to the adjacent residential development and Broomlands Primary School

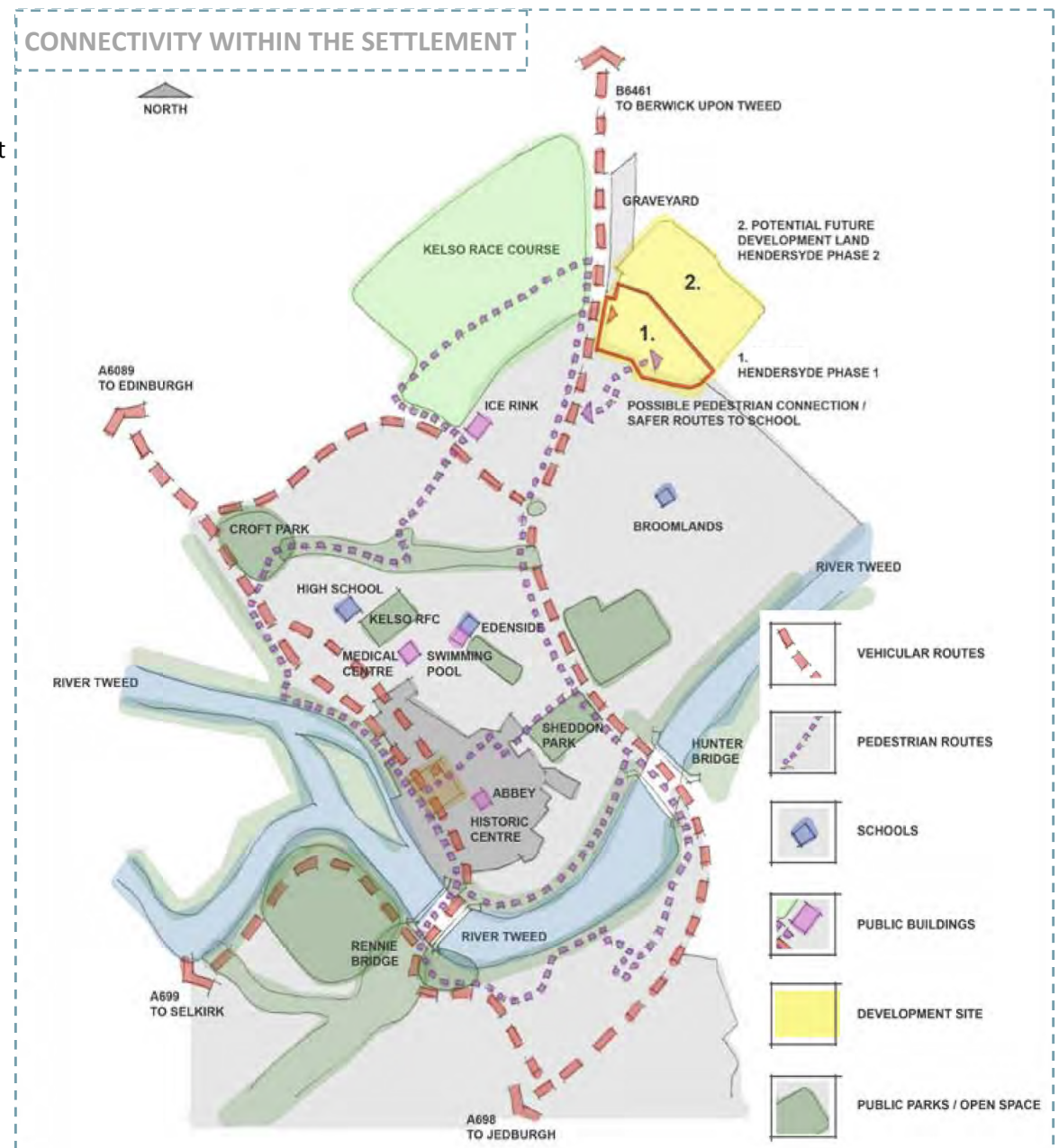
Buffer area required due to pipelines and pumping station within and adjacent to the site

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DEVELOPMENT VISION FOR HENDERSYDE

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, the designated Garden and Designed Landscape at Hendersyde and adjacent housing development whilst creating an appropriate edge to the settlement. The following points are to be considered:

- The **design (scale, massing, form and materials)** must 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
- **Access** to be taken from the B6461, consideration must be given to the relationship of housing to the B6461 and the boundary walling in this area, including retention and realignment of walling to accommodate site access
- 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
- The use of perimeter blocks and active frontage addressing the key site features such as the boundary wall, landscape of Hendersyde Park and **street frontage** are all positive features which must be incorporated into the site design
- **Car parking** should be accommodated by a variety of means to provide flexibility and lessen visual impact.



DEVELOPMENT VISION FOR HENDERSYDE (CONTINUED)

- Due to pipelines throughout the site careful consideration must be given to the design of a ‘**wayleave**’ in consultation with the Health and Safety Executive. Any buffer area for cabling/pipeline safeguarding should be an attractive feature of the site. Additional open space with a clear overall purpose and function should also be incorporated throughout the site.
- Given the Designed Landscape adjacent to the site, the use of soft landscaping to anchor the site into its surroundings should be fully considered
- There must be use of appropriate styles of **high quality boundary treatment** within the site to help frame spaces and improve landscape amenity within the site yet not restricting the development of further phases
- Consideration must be given as to how to connect the site with future phases of development at Hendersyde as well as the overall approach on how to integrate the new development with the existing settlement



- Surface water run-off is to be treated by a **Sustainable Urban Drainage System (SUDS)** within the site
- The existing street lighting will require to be extended to the site entrance as will the existing 30 mph speed limit, this will be at the expense of the developer
- **Waste Management Facilities** to be provided on site in consultation with the Council’s Waste Management Team and Waste Management SPG
- A pedestrian footway is required along the B6461 along the frontage of the site and further **pedestrian links** would need to be incorporated into the site design including a potential woodland link to the Eildon residential development and Broomlands Primary School.

DEVELOPER CONTRIBUTIONS

IN ACCORDANCE WITH LOCAL DEVELOPMENT PLAN POLICY IS2 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 Broomlands Primary School and Kelso High School
- **Play Area** - on-site provision of an equipped play area may be required or alternatively a contribution towards an off-site play facility may be required
- 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
- Site Waste Management Plan (SWMP) - showing which waste materials are going to be generated and how they are going to be treated and disposed of
- Water Impact Assessment
- SUDS scheme for treatment of surface water run-off
- Transport Assessment
- Ecology Assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.

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