

BOGANGREEN, COLDINGHAM

Supplementary Planning Guidance



Looking east over the site from the proposed access point on School Road



above - looking east over the western part of the site
below - the transition from east to west area

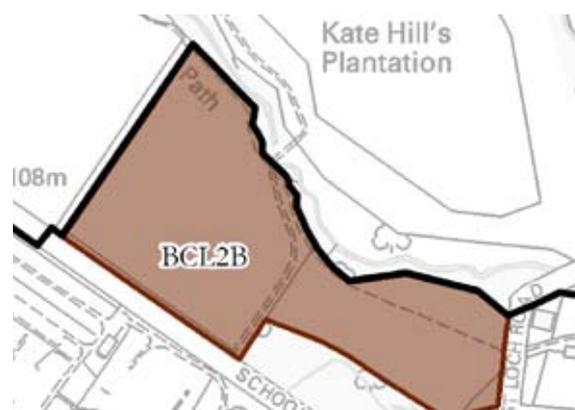


Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing site at Bogangreen, Coldingham. It provides an outline framework for the future development of the site within the period covered by the Scottish Borders Council Finalised Local Plan (following adoption).

The comments within the sub-headings below indicate where detailed attention is required to address specific issues and where developer contributions will be sought. The comments and advice contained within this document should be considered in conjunction with the appropriate planning guidance given at local and national level. A selection of related policy advice and guidance is referred to in this document, but it should not be regarded as comprehensive.

Site Description



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Extract from Scottish Borders Local Plan
Finalised December 2005

The site lies to the west of the existing settlement of Coldingham and covers an area of 2.69 hectares (6.65 acres). To the north it is bounded by a woodland belt and the Bogangreen Burn and to the east it is bounded by residential properties. To the south it is bounded by woodland, School Road and a caravan park, and to the west it is bounded by agricultural land. The site is identified for housing purposes in the Council's Finalised Local Plan and in that document the indicative capacity is shown as 36 units. A more detailed assessment of capacity is included as part of this paper.

Development Vision

The aspiration for the site is that it should provide a very high quality, sustainable mixed residential development. Coldingham is a beautiful village with many distinguishing features. It is considered that this site should provide a benchmark development – a contemporary exemplar demonstrating how new development can incorporate the structuring principles and appreciation of materials that typified traditional development.

Constraints and Opportunities

Consultations and research have been carried out to establish likely constraints and requirements in terms of Local Plan policy, electricity, gas, water, drainage, access, flood prevention, biodiversity, archaeology and architectural and landscape heritage.

Consultation responses have been received from SBC Roads, Scottish Power, National Grid (formerly Transco), SEPA, Scottish Water and Scottish Natural Heritage. Critical issues are summarised below. Certain constraints will require to be addressed through appropriate developer contributions, as indicated:

- Affordable housing: This will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing (see Affordable Housing below).
- Education: The position at Eyemouth High School is such that the Council will be seeking a contribution from each development in the catchment area (see Developer Contributions below). There are no constraints regarding primary school education at Coldingham.
- Open space, landscaping and play facilities: these must be provided together with proposals for long term maintenance (see Developer Contributions below).
- Electricity - an 11kv Scottish Power cable crosses the site.
- Gas – there are no National Gas mains in the area.
- Access and transport – see separate section below.
- Water and drainage – see separate section below.



high quality residential development

Developers are expected to take account of these comments, as may be appropriate for the site development.

Access and Transport

Road construction 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 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.

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.

A Transport Assessment (TA) is required for developments of 50 or more

dwelling units and may be sought for developments of between 25 and 49 units. 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.

Access is to be taken from the A1107 School Road. Extensions must be made to the footway from the village, street lighting and the 30mph limit though care should be taken not to suburbanise the area. Given the number of units it is recommended that the carriageway width would be a minimum of 5.5 metres initially.

Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. The existing path network through the site should be reflected in the new layout for public use. Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

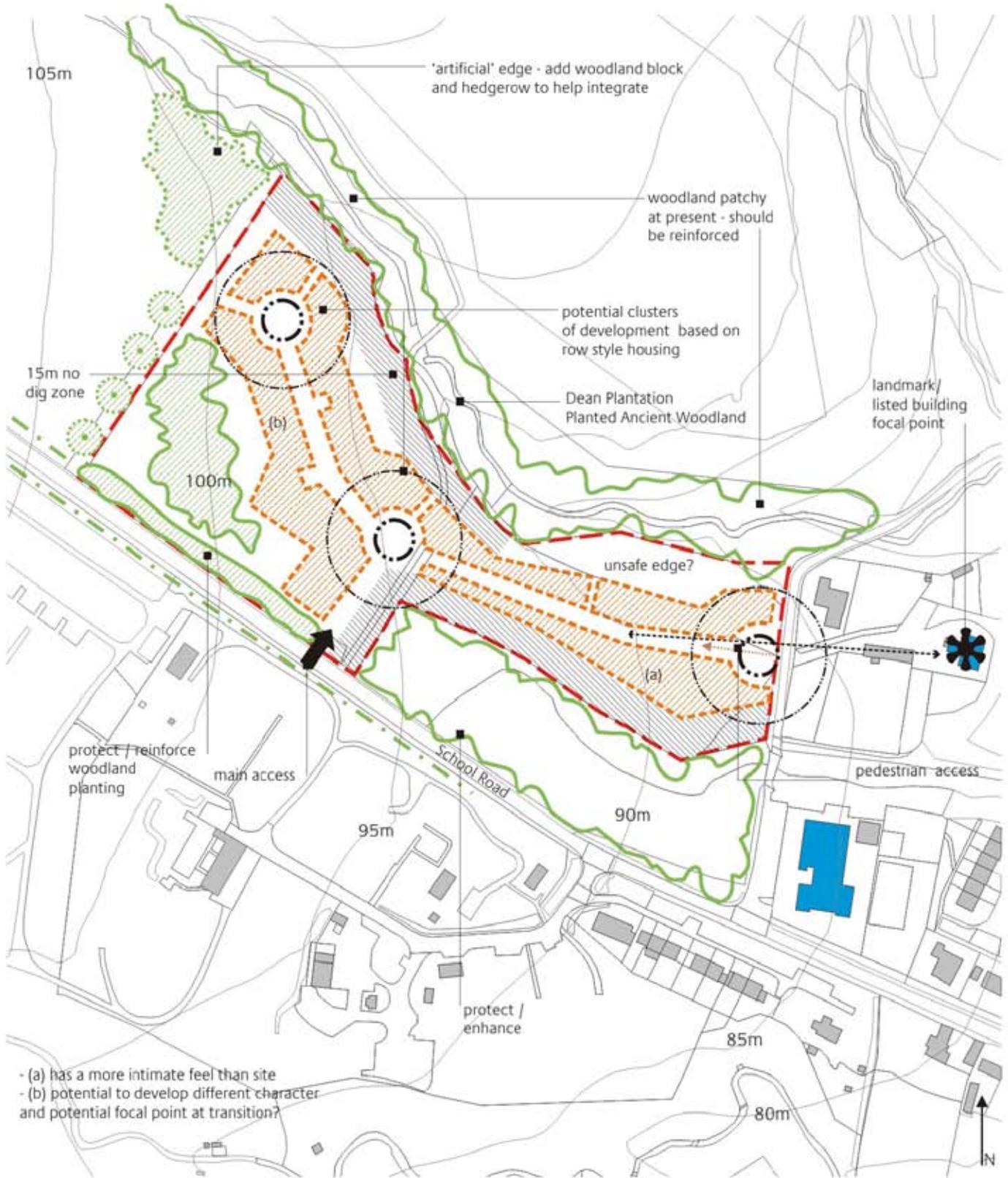
Urban Design and Landscape

The key requirements for the development are:

Buildings and place making

- the development should demonstrate efficient use of energy and resources in terms of layout, orientation, construction and energy supply, to comply with Local Plan Policy G1
- the buildings should be between 1

fig 1 - Design Guidance Plan



scale - 1 : 2500

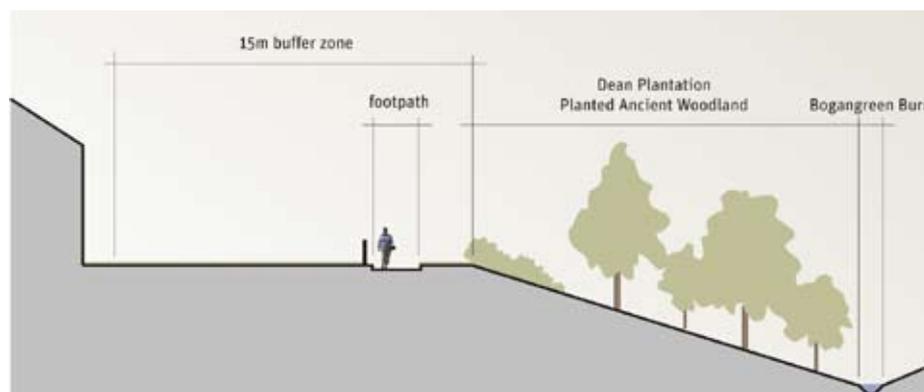
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- main vehicular access
- pedestrian access
- 15m no dig zone
- suggested site dev. structure
- existing trees
- proposed tree planting / within site
- proposed tree planting / outwith site
- focal point
- landmark
- listed building
- site boundary

- and 2.5 storeys in height
- building colour themes should be white into buff render with grey roofs – the occasional red pantile roof is acceptable
- consideration should be given to the use of local sustainable materials, particularly stone and timber throughout the development
- the buildings should present a frontage to the internal street system and should be in the form of traditional row housing – the development should avoid presenting rear garden fencing to the principal street
- care should be taken with the setting of the listed buildings shown above
- the focal points or places should be created as shown on the Design Guidance Plan for the site
- the development should incorporate a footpath network through the site linking to the proposed focal points as shown on the Design Guidance plan and to the Right of Way running to the east of the site



above: working with landscape and materials exemplar
below: section through Bogangreen Burn Valley and Dean Plantation



Landscape and orientation

- establishment of a permeable high quality mixed residential development
- buildings should take advantage of views to the west and south
- buildings should be set out with the grain and contours of the site and the surrounding area
- by preference, houses should not breach a ridgeline, but if this is unavoidable, a backdrop of trees of an appropriate scale should be introduced
- it is necessary to protect existing vegetation on the site and extend and reinforce as shown on the plan
- existing landscape features represent opportunities for place-making and care should be taken to integrate important features as indicated above
- new blocks of woodland planting need to be substantial in size to work properly

Boundaries and edges

- the development should avoid making 'compartments' - ie overly uniform boundary planting around each site margin
- the use of inappropriate brick walls, coniferous hedges,

- decorative gateways to individual developments is not acceptable
- existing patterns of field walls/hedges/woodland blocks/shelterbelts in the countryside around each site should be used for clues for new boundary or subdividing elements
- the site edge facing open countryside is potentially very unnatural and should be broken up with a combination of block woodland, hedgerow (with mature trees at intervals) and stone walls
- the edge along main roads should take references from the countryside – stone walls, hedges and deciduous trees
- existing trees/hedges should be retained and protected even if they are not appropriate species as they help to marry new development to the landscape
- a sense of enclosure should be created throughout the development by linked frontages, garden walls and hedges and consistency of materials

Ecology and habitat

- a planning application for the development of this site will require to be supported by an Ecological

Impact Assessment

- planting should focus on native species
- there are opportunities for habitat reinforcement and creation along the north, east and west boundaries of the site as well as along the north-south running central spine
- the position and sensitivity of Dean Plantation Planted Ancient Woodland should be noted

Parking and the external environment

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. This 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 and domestic runways

Water Resource Management

A burn lies close to the northern edge of the site. SEPA guidelines must be adhered to to ensure that there is no detrimental impact on the burn

The site does not have a history of flooding. In these circumstances it is felt unlikely that it will be liable to flooding and in this regard a Flood Risk Assessment will not be required.

There are no capacity issues with either water or waste water networks in this area.

A Drainage Impact Assessment will be required as part of the planning application submission.

In line with the requirements of PAN 61 (Planning and Sustainable Urban Drainage Systems) an appropriate SUDS will be required as part of the site development. This must be designed as part of the overall site and should be visually attractive, safe and accessible for maintenance purposes. Given the nature of the site it may be acceptable for the SUDS to be located outwith the shown boundary of the site (to the west), provided that agreement of the landowner(s) can be shown.

Density

Following the assessment of the site it is felt that the net developable area

should be limited to 1.2 hectares and that the density should not exceed 30 units per hectare. This would give a maximum capacity of 36 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.

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 include as part of the garden areas. The figures shown in the table below assume that the density will be 30 houses per hectare and for standard houses and affordable housing elements.

Affordable Housing

To comply with the Council's Planning Guidance on Affordable Housing, provision of affordable housing units will be required on-site. It is estimated that the site has a capacity of 36 units. 7 of these units should be affordable.

The final number of affordable housing units that will be required will be determined at the detailed design stage and will be dependent upon the type, mix and size of proposed houses for the overall development of the site.

Developer Contributions

Under the terms of Policy G5 of the Finalised Scottish Borders Local Plan 2005 developers are required to make full or part contribution (through the terms of a Section 75, or alternative legal, Agreement) towards the cost of addressing specific infrastructural or environmental deficiencies. With respect to the site at Bogangreen, Coldingham the following issues require to be addressed:

- Transport: Contribution towards 'Safer Routes to School' initiative and possible upgrading the existing access road(s) serving the site, to overcome congestion issues in the settlement.
- Education: contributions towards increasing secondary school capacity will be required at the approved Council rate.
- Open space, landscaping and play facilities: Provision of appropriate landscaping, open space and play facilities will be required together with details of their long term management.

Further Information

For further information on the development of this site please contact:

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site name	total site area (ha)	net developable area	density normal per ha	area for standard units (ha)	total standard units	density affordable per ha	area for affordable units	total affordable units	net developable density	total units
Bogangreen	2.69	1.20	30	0.96	29	30	0.24	7	30.00	36

