

BURNSIDE, EDDLESTON

Supplementary Planning Guidance



Looking north over the site



above - the site context to the north east
below - west of the site, a bus turning area and school



Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing site at Burnside, Eddleston. It also 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

- Land Use Proposals (H3 Applies)
- housing
- Policy Boundaries
- development boundary (G8)
 - conservation area (BE 4)

The site lies in the south-east corner of the settlement of Eddleston and covers an area of 1.9 hectares (4.7 acres). To the north and east it is bounded by agricultural land, to the south it is bounded by a track and the Longcote Burn and to the west it is bounded by Eddleston Primary School.

The site is identified for housing purposes in the Council's Finalised Local Plan and in that document the indicative capacity is shown as 30 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 high quality, sustainable mixed residential development that successfully sits between the suburban character of this side of Eddleston and the bleaker upland countryside to the east. It is expected that the development will provide a sheltered environment for the new houses on what is an exposed site. The new development will have to create its own character and sense of place. In doing so, it should look to the centre of Eddleston village for design cues that will inform the new built environment and to the wider countryside for appropriate cues relating to shelter and habitat creation.

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:** Peebles Secondary School will face severe capacity issues from 2012 onwards and further housing development can only be accommodated with appropriate developer contributions (see Developer Contributions below).
- **Open space, landscaping and play facilities:** these must be provided together with proposals for long



high quality local building materials

term maintenance (see Developer Contributions below).

- **Gas** – there are no National Gas mains in the area.
- **Access and transport** – see separate section below.
- **Water and drainage** – see separate section below.

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.

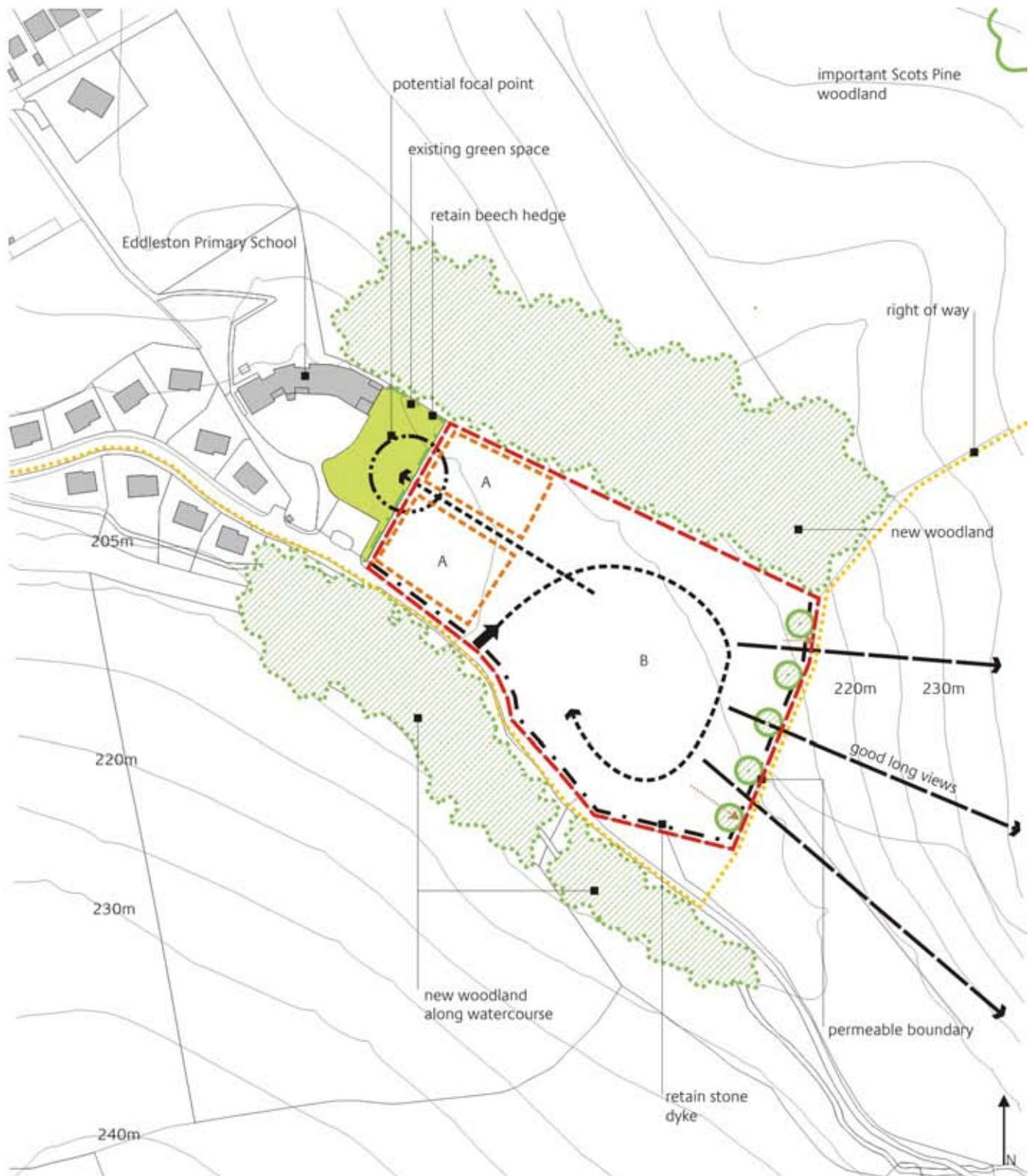
Where parking spaces are allocated to individual properties the provision requirement will be 2 parking spaces per dwelling unit (discounting garages) along with 25% visitor parking which should be provided in groups of at least 2 spaces and must be strategically located. For communal parking the provision 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.

A single access point from the existing road end is proposed. Given the number of units it is recommended that the carriageway width would be a minimum of 5.5 metres. Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

The path along the southern edge of the site alongside the stream should be kept open for public access – it is a Public Right of Way.

fig 1 - Design Guidance Plan



scale - 1 : 2500

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- main vehicular access
- pedestrian access
- loop system for roads
- suggested site dev. structure
- existing trees
- proposed tree planting / within site
- proposed tree planting / outwith site
- existing green space
- focal point
- long view
- right of way
- site boundary

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 1 or 2 storey
- building colour themes should be white into buff render with slate roofs
- consideration should be given to the use of local sustainable materials, particularly stone and timber throughout the development
- site area A is considered to be the best location for affordable housing while area B is for standard housing
- the buildings should present a frontage to the internal street system and could be terraces in part – the development should avoid presenting rear garden fencing to the principal street
- focal points or places should be created as shown on the Design Guidance Plan
- the development should link to the surrounding footpath system serving adjacent areas, in particular to the Right of Way along the south and east boundary of the development site

Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- creating shelter and place-making should be a strong theme of this development and the developer will be expected to provide substantial planting areas – note that these are off site
- buildings should take advantage of views to the east
- buildings should be set out with the grain and contours of the site and the surrounding area
- existing landscape features represent opportunities for place-making and care should be taken to integrate important features as indicated above



above: integrating buildings in the landscape
below: boundary wall exemplar



- 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 developer should use some of the common landscape features of Eddleston as cues for this development – this might include stone walls, mown grass verges with semi-mature trees or stone entrance features
- 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 as appropriate

- 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 adjacent to the site along the north, east and south boundaries of the site

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

The site lies close to the Longcote Burn (south) and to water sinks and issues (east). A Flood Risk Assessment will require to be submitted as part of any planning application.

The Longcote Burn adjacent to the site is a tributary of the Eddleston Water. SNH has advised that the Eddleston Water is covered by the River Tweed 1981 Act SSSI, the Tweed River 1949 Act SSSI and the River Tweed SAC: care must be taken to ensure that the development works do not conflict with the aims of this legislation.

There are known capacity issues with the waste water network in this area and no development can take place until additional capacity has been provided (see Developer Contributions below).

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 south), 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 1.7 hectares and that the density should not exceed 20/30 units per hectare (normal/affordable). This would give a maximum capacity of 39 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 for standard houses the density will be 20 houses per hectare and for the affordable housing element 30 houses per hectare.

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 39 units. 15 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 Contribution

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. The following issues require to be addressed:

- Transport: The developer may be required to implement traffic calming measures on the public road between the site and the main road
- Waste water treatment: No capacity within existing facility. Developer contribution will be required before any development commences
- 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
Burnside Eddleston	1.90	1.70	20	1.19	24	30	0.51	15	23.00	39

