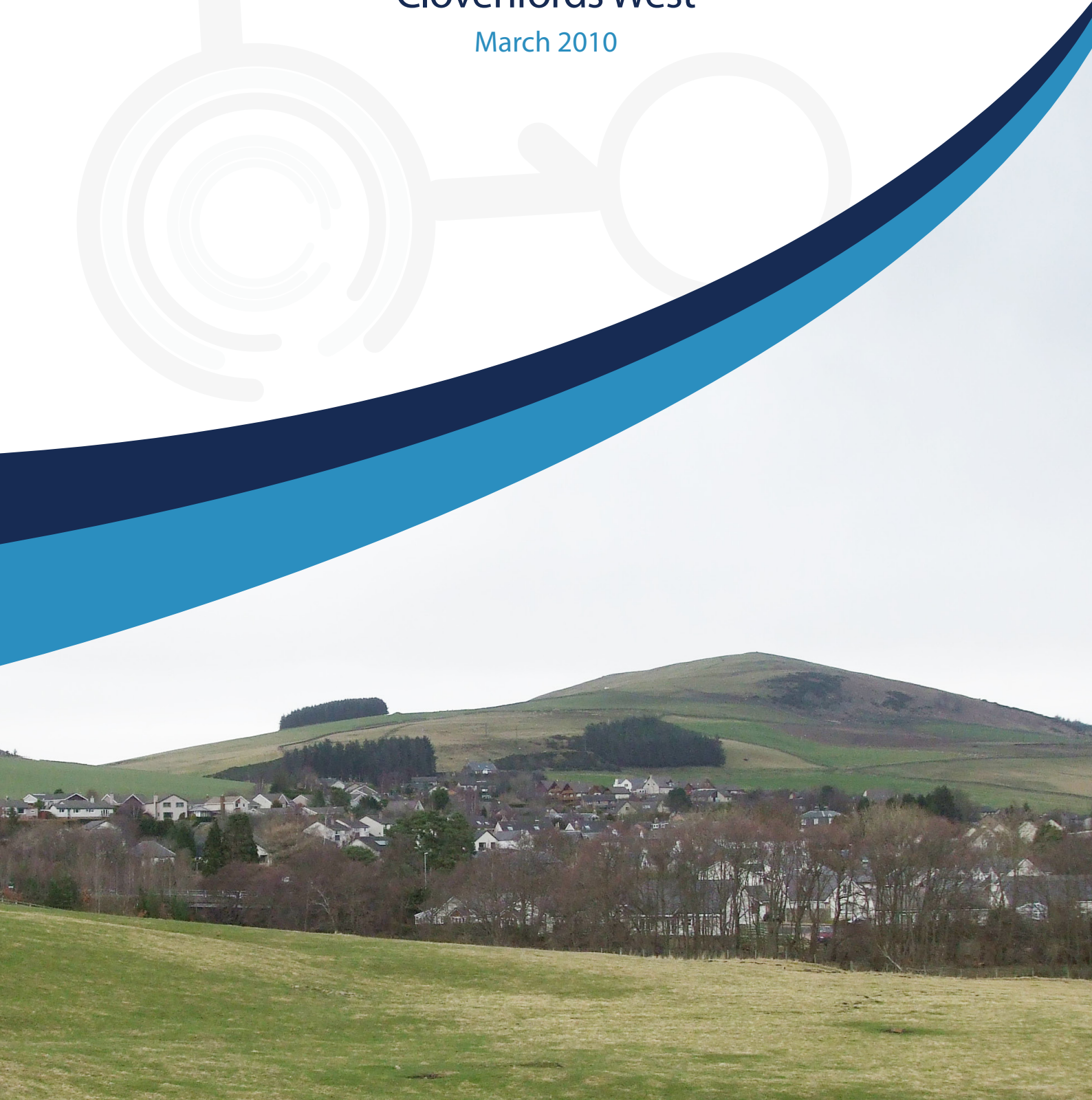


Scottish Borders Local Plan

Supplementary Planning Guidance on

Clovenfords West

March 2010



Clovenfords West Planning Brief

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Clovenfords West Planning Brief

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 Clovenfords West site. The site is included in the adopted Scottish Borders Local Plan as housing allocation EC6 and is 4.9 ha in size, and is expected to provide 60 housing units.

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 Clovenfords it is important that the development fits into to the surrounding countryside and reflects the small scale of the existing settlement.

The brief also highlights where development contributions will be sought.

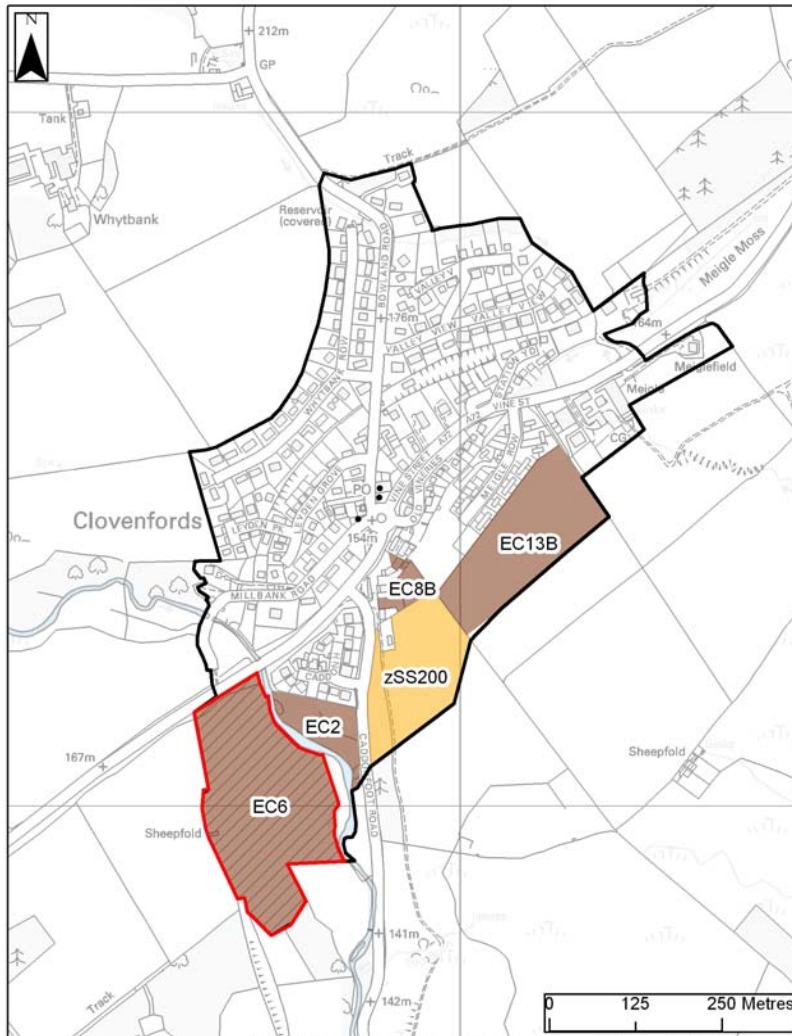
The planning brief should be read in conjunction with the developer guidance in Annex A.



Clovenfords West Planning Brief

Figure 1 - Local Context

For illustrative purposes only



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Key

- EC6 Housing Site
- Housing (H3)
- Listed Building
- School (H3)
- Development Boundary (G8)

Local context

Clovenfords is located within the Central Borders, approximately 3 miles west of Galashiels and connected via the A72. This village is situated by a bridging point over the Caddon Water and is surrounded by undulating hills. It is a well connected settlement with regular bus services between Edinburgh, Peebles, Galashiels and Melrose. In the future, the Waverley Line railway station at Galashiels will be a 10 minute drive from the village.

The settlement is made up of a small historic core area centred on the Clovenfords Hotel with more recent development of detached houses spreading out in small estates. Rather unusually, the Parish Church and the local primary school are located a mile away in Caddonfoot. The existing school does not have the capacity to accommodate the growing school roll and a new school site has been proposed on the southern edge of Clovenfords.

Clovenfords West Planning Brief

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:

- SPP 3: Planning for Homes
- SPP 6: Renewable Energy
- SPP 7: Planning and Flooding
- SPP 17: Planning for Transport
- PAN 61: Planning & SUDS
- Designing Places: A Policy Statement for Scotland
- PAN 33: Development of Contaminated Land
- PAN 65: Planning & Open Space
- PAN 67: Quality Housing
- PAN 76: New Residential Streets
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design

Structure Plan

The Scottish Borders Council Structure Plan was approved in 2002. In terms of this Plan, Clovenfords 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.



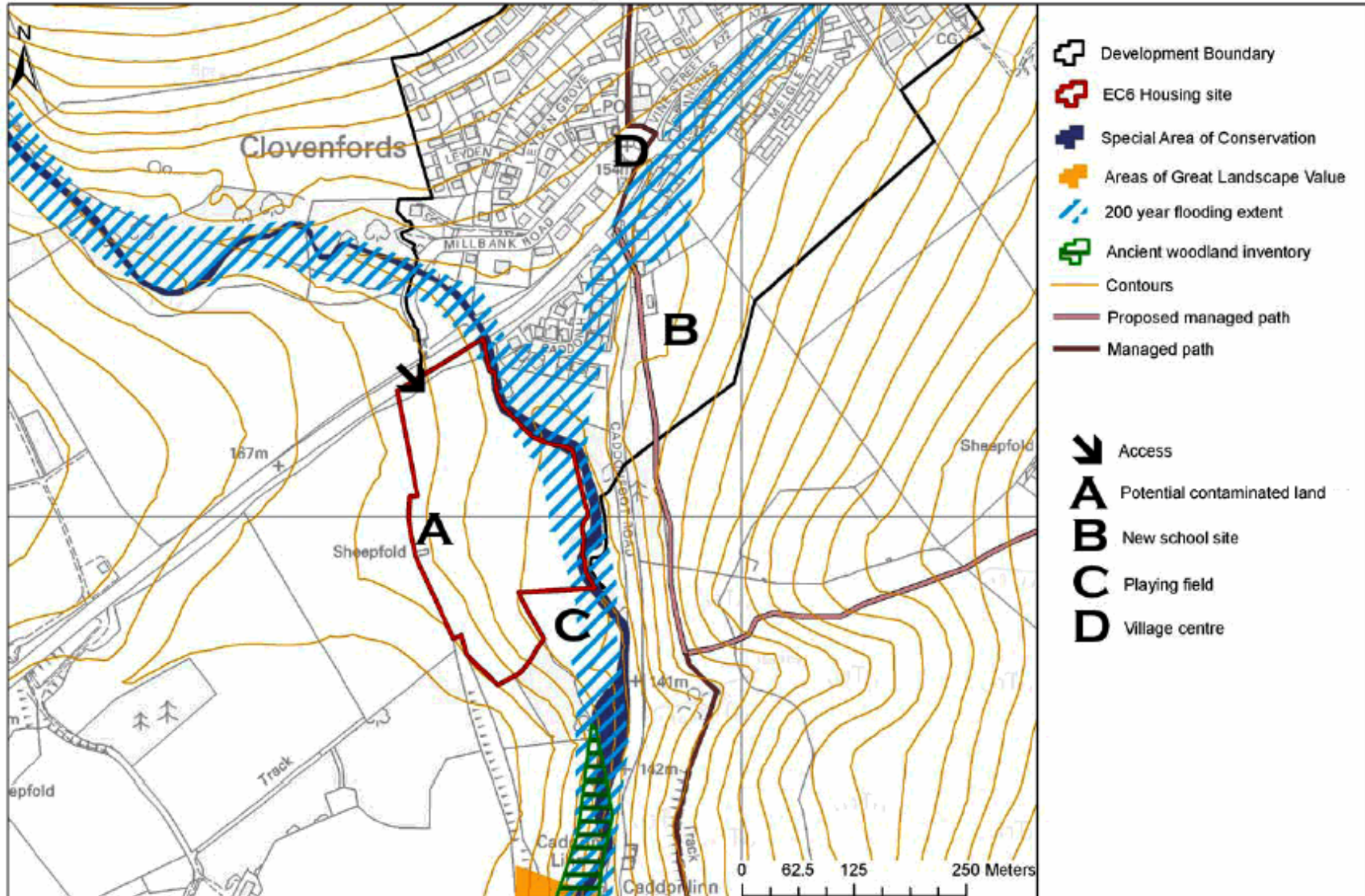
An alteration to the Structure Plan on housing was approved by Scottish Ministers in June 2009.

Local Plan

The site subject to this brief is allocated as housing site EC6 in the adopted Scottish Borders Local Plan. A number of policies included in the adopted Local Plan will be applicable to this site including 'Principle 1—Sustainability', 'G1—Quality Standards for New Development' and 'H1—Affordable Housing'.

Clovenfords West Planning Brief

Figure 2 - Site analysis
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Clovenfords West Planning Brief

Site analysis – context and consideration

The site is located on the south western edge of the settlement and the northern part of the site abounds the busy A72 connecting Clovenfords to Galashiels and Peebles. There is currently one access point into the site that comes straight off the A72 as it travels towards Peebles. The nearest bus stop is located a short walk into the village centre (marked D in figure 2) and there is a pavement for pedestrians.



The site slopes down north east towards Caddon Burn that separates it from the village. The western parts of the site are at 155 meters height and the eastern parts of the site adjacent to the burn are at 145 meters height. The site is therefore reasonably steep for development purposes. The site provides excellent views over Clovenfords and the hills beyond. There are key views from the centre of the settlement especially to the higher parts of the site. The area around the centre of the village creates the main landmark. The site is located within walking distance from the proposed new school site at Meigle (marked B in figure 2).

The boundaries are post and wire fences and older stone dykes on the south eastern and northern edge of the site. The site includes a sheepfold on the western edge and the former railway line between Galashiels—Innerleithen and Peebles runs along the western edge of the site. These former uses are shown as potential land contamination (A) on the site analysis plan. Although the site has no trees or hedges within it, the surrounding area is wooded along the burn and westwards towards Caddonlee Farm. The area to the south of the site includes Eildon Hill/ Bowhill Area of Great Landscape Value (AGLV) and ancient woodland. The Caddon Water that runs along the eastern boundary of the site is included in the River Tweed Special Area of Conservation (SAC). The site is located in an area with several dedicated paths that connect to the surrounding countryside. There is a Council owned playing field, marked C in figure 2, directly to the south of the site.



Stone dykes at southern boundary

Clovenfords West Planning Brief

Constraints and opportunities

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

Constraints

Flooding

The lower lying parts of the site are included in an area of flood risk and a flood risk assessment would be required as part of any development proposal. Development of housing or major structures should not take place on the functional flood plain and the area should be safeguarded for open space. Developers are advised to contact the Council's section for Flood Protection for further advice.

Designated sites

The site is located in proximity to both an AGLV and SAC. Both these designations need to be considered when developing the site, avoiding a negative impact on the environment or the landscape. This is specifically important in developing the pedestrian bridge over Caddon Water to achieve access to the site. More information on designations is available on www.snh.org.uk/snhi/

Water and drainage

As the site is located in proximity to the Caddon Water a drainage impact assessment will be required at the planning application stage, by Scottish Borders Council, together with an assessment of water capacity. Early work on these matters in conjunction with Scottish Water is encouraged.

Contaminated land

The former railway line and the old sheepfold may have resulted in potential land contamination. Developers are advised to contact the Council's Environmental Health section.

School

The existing primary school is less than 1 mile away from the site but it is seen as a potentially dangerous route to walk to school along the B710. Currently children need to be driven to the school in Caddonfoot. A new school is proposed within the village.

Micro climate

The site is exposed to the elements and this must be considered when creating the boundary treatment to the site and the layout of housing units.

Opportunities

The location of the site creates a wide range of opportunities for the site. The main opportunities are in connection with the attractive landscape and the landform which can be used to:

























- Take advantage of vistas to the village and enhance the landscape setting of the site and the village, without compromising the views from the north
- Take the opportunity to create a sustainable place, taking advantage of the proximity to the village and good transport links to the wider area
- Take advantage of attractive location close to the burn and playing fields
- Create links into existing woodland and connect to existing walks.

Clovenfords West Planning Brief

Figure 3—Development vision
- for illustrative purposes only



Key

-  Development Structure
-  Key Frontages
-  Key nodes: arrival point / higher density
-  Arrival point into village defined by built frontage + open space
-  Key node: focal point
-  Road entrance
-  Pedestrian entrance
-  Proposed stile: access to wider countryside
-  Open Space
-  Play Area
-  SUD's area
-  Pedestrian / cycle path
-  Existing boundary wall retained
-  Sympathetic boundary treatment to potentially incorporate stone wall
-  Opening in wall to playing field area
-  Key roofline: visible from existing settlement
-  Key views within site
-  Key views across site
-  Proposed avenue planting
-  Proposed trees
-  Proposed woodland planting
-  Existing woodland
-  Indicative pedestrian / cycle crossing
-  Housing allocation EC2

Clovenfords West Planning Brief

Development vision

The aspiration is to develop a suitable and high quality housing development that integrate the slope and take advantage of the proximity to the surrounding countryside as well as respect the small scale of the existing settlement.

The development needs to address the access to the site and the connection to the village and, to achieve the vision attention needs to be paid to links within the site, with the surrounding countryside and the village for both pedestrians and cyclists. It is of great importance in terms of place- making to create spaces such as vistas to take advantage of the views into the village and the surrounding hills.

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

Sustainable place

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



Entrance to playing fields from Caddonfoot Road



Old railway at western boundary

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 14 for further details.

Scale and layout

- The development needs to harmonise with the scale of the existing settlement and the landform of the site
- The layout of the site should consider and minimise the impact on views from the settlement
- The proposed houses and proposed landscaping should consider overshadowing issues
- Where possible road/pavement surfaces should be made of a permeable material to aid water run-off
- Street layout should encourage lower vehicular speeds

Clovenfords West Planning Brief

Slope

- Development to face the existing village and relate to internal open spaces
- Use house types that take advantage of the land form as split level units
- Take advantage of slope and create gardens to south, southeast wherever possible

Waste

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

Buildings

Materials

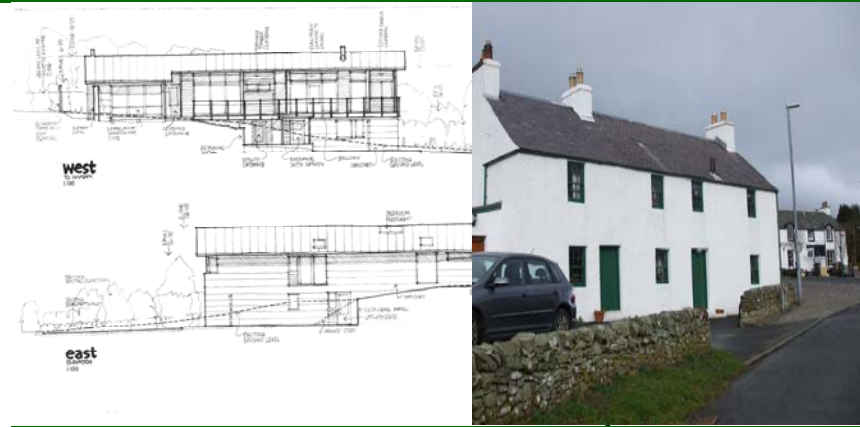
- Materials used should harmonise with surrounding nature and with materials used in the existing village such as slate, stone and wood

House type and tenures

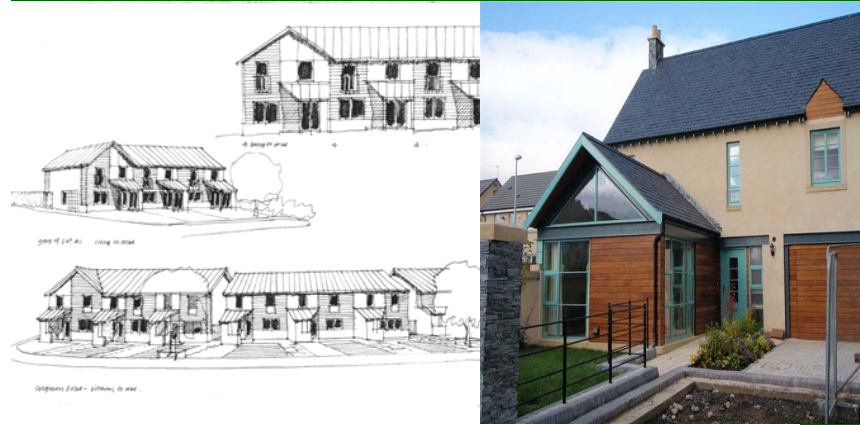
- Create a development with a mix of house types and tenure within the site

Affordable housing

- On-site affordable housing units should be developed and integrated in the same style and quality as main stream housing and it should not be possible to distinguish which properties are affordable housing from their external appearance.



Examples of affordable housing in the Scottish Borders



Clovenfords West Planning Brief

Density

- The site has a developable area of approximately 3ha and can be developed with an indicative capacity of 60 housing units
- The area closest to the existing village should be of higher density to reflect the density of development in the village itself.
- The final number of units will depend on final design and size of units.

Landscape

Improved landscaping

- Landscaping needs to be improved and should link to the existing riparian planting and woodlands
- Retained and improved riparian planting along the burn should aim to enhance biodiversity habitat and promote wildlife corridors
- Creation of a tiered SUDS as part of landscape features

Boundary treatment

- Boundaries and edges to be attractively landscaped, to respect the surrounding countryside and minimise the visual impact of development from the surrounding countryside
- Create woodland edge to include a cycleway on the old railway line
- Existing stone dykes to be retained and amended to create gates to link the site with existing playing fields

Streets and spaces

Access and links

- Access to the site should be taken from A72 with a pedestrian and cycle path to the B710, to create a more direct link to the existing settlement



- Creation of safe access/exit to the site for motorists, cyclists and pedestrians from the A72
- Creation of new footpath along the B710 to join existing footpath at Caddon Haugh
- Ease crossing of B710 for pedestrians and cyclists to create a safer route to the proposed primary school
- If the new primary school is not in use by the time this site is developed, a safe route to the school at Caddonfoot needs to be promoted and agreed by the Council's Roads section
- Creation of cycle path that links the site with the village and existing cycle path along A72
- Create connection from site access point along and across the Caddon Water and within the site for pedestrians and cyclists
- Enhance opportunities for short walks and connections with local footpath network by the use of stile over existing stone dyke
- Extension of the path on the old railway line to meet the track to the south coming from Caddonlee Farm.

Clovenfords West Planning Brief

Recreation

- Children's play areas should be provided within the site
- Consideration should be given to upgrading the existing playing field to the south of the site to provide play areas for older children and teenagers
- Provide a range of recreational opportunities for residents and create formal and informal open space within the site

Parking

- Parking to be located at the rear of properties or within courtyards to avoid streets being dominated by cars

View points and vistas

- Creation of viewpoints overlooking Clovenfords 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

Safety

- Open spaces and play areas should be over-looked by buildings and passers-by



Clovenfords West Planning Brief

Development contribution

Development contributions are sought where provision, improvement and maintenance of infrastructure, services and facilities are required to facilitate the new development.

Affordable housing

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.

Education and Lifelong Learning

The site is within the catchment area for Caddonfoot Primary School, St. Margaret's Roman Catholic Primary School and Galashiels Academy. Development contributions required for Galashiels Academy (secondary schooling) are currently £1,345 for each house and £202 for each flat with two or more bedrooms. For Caddonfoot primary (primary schooling) the amount requested is £9,548 per house and £1,433 for each flat with two or more bedrooms. Exemptions are available for one bedroomed houses/flats which satisfy SBC's policy definitions for affordable housing. These figures are valid until 31 March 2010 when they are updated via the Building Cost Information Service (BCIS) indices.

Waverley Line

The site lies within the area where, the terms of Policy G6 – Developer Contributions Related to Railway Reinstatement will be applicable. The Waverley Line Contributions are currently £1,807 per unit, varying each 1st April in line with BCIS indices.

Play areas and open space

Contributions towards play areas and green space should be in line with the draft SPGs on Provision for Play Areas and Green Space. Upgrading of the existing playing fields could be considered as a part of the provision for play areas. It is also required that maintenance for any play areas, proposed paths and open space are addressed as part of the considerations.

Access

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 be required for upgrading of pedestrian and cycle links to/from the site. Creation of path along the old railway line to the south of the site may require contributions.

Central Borders Road Traffic Network

Development contributions are being sought towards the up-grading of central borders road infrastructures to accommodate the additional traffic anticipated to be generated by cumulative residential development.

The list is not exhaustive and may be subject to change.

Potential developers of this site are encouraged to seek definitive contribution requirements relevant to specific development proposals at an early juncture and should contact SBC's Development Negotiator accordingly (see contacts on page 16).

Clovenfords West Planning Brief

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)—Developers must through a transport assessment demonstrate how the development will function in transport terms with emphasis on sustainable travel patterns. The TA will have to take cognisance of the on-going Central Borders Traffic Study.

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.

Flood risk assessment—A flood risk assessment needs to be included in any submission and address issues such as hydrology, hydraulics, development and mitigation.

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 CO₂ 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)

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.

Clovenfords West Planning Brief

Checklist for key submission requirements

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

Clovenfords West Planning Brief

Contacts

SBC Development Management

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SBC Technical Services (Road User Group)

Ron Elliot (Road User Manager), Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA
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SBC Technical Services (Environmental Services)

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SBC Technical Services (Environmental Services)

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SBC Technical Services (Environmental Services)

Anthony Carson (Principal Environmental Health Officer), 34-42 High Street, Hawick, TD9 9EF.
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SBC Technical Services (Professional Services)

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Clovenfords West Planning Brief

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Business Services Manager, Planning and Economic Development, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Telephone: 01835 825060.

E-mail: ped@scotborders.gov.uk

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 housing 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**.

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 polices 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 climatic 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 CO² 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) or by contacting the BREEAM office, (see contacts 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 and 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 and 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 Scottish Borders Structure Plan 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 Local Plan 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."

Local Plan 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 SPG on ‘Renewable Energy’ requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide (CO₂) emissions by 15% beyond the 2007 Building Regulation CO₂ 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 500m² or more to reduce carbon dioxide emissions (CO₂) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels.
- (2) To achieve this 15% 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 500m² 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.

Planning Advice Note 84 Reducing Carbon Emissions in New Development (PAN84) provides information and guidance on achieving and demonstrating reduced CO₂ emissions.

To achieve the required reduction in CO₂ 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 CO₂ 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 CO₂ 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 CO² emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO ₂ 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 Systems'. SEPA require two levels of treatment to be included in large housing sites, and SUDS should be located out with the 1:30 year flood plain. Scottish Water and SEPA can provide more detailed advice.

Flooding

A number of sites allocated in the Local Plan have issues in terms of flooding. Policy G4 'Flooding' in the Local Plan and SPP7 'Planning and Flooding' sets out the main policy context on flooding. The table below provide the risk framework included in SPP7. The risk framework categorises flood risk into three groups ('little or none', 'low to medium' and 'medium to high') based on annual probability of flooding and provide a planning response to the different levels. As the nature of constraint differs from site to site, early contact with SEPA and the Council's section for Flood Protection is recommended.

THE RISK FRAMEWORK - The Planning Response to Flood Risk (Coastal, Tidal and Watercourse)

This framework has to be read in the context of the whole SPP.

1. Little or no risk area

Annual probability of watercourse, tidal or coastal flooding: less than 0.1% (1:1000), i.e. less frequently than the so-called 1:1000 year flood

Appropriate Planning Response - No constraints due to watercourse, tidal or coastal flooding.

2. Low to medium risk area

Annual probability of watercourse, tidal or coastal flooding: in the range 0.1% - 0.5% (1:1000 - 1:200)

Appropriate Planning Response

It will not usually be necessary to consider flood risk unless local conditions indicate otherwise. Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%) or where the nature of the development or local circumstances indicate heightened risk. Water resistant materials and construction may be required depending on the flood risk assessment. Subject to operational requirements, including response times, these areas are generally not suitable for essential civil infrastructure, such as hospitals, fire stations, emergency depots etc. Where such infrastructure has to be located in these areas or is being substantially extended, they must be capable of remaining operational and accessible during extreme flooding events.

3. Medium to high risk area (see the 2 sub areas below)

Annual probability of watercourse, tidal or coastal flooding: greater than 0.5% (1:200)

Generally not suitable for essential civil infrastructure, such as hospitals, fire stations, emergency depots etc. schools, ground based electrical and telecommunications equipment. The policy for development on functional flood plains applies. Land raising may be acceptable.

3(a) Within areas already built-up - Appropriate Planning Response

These areas may be suitable for residential, institutional, commercial and industrial development provided flood prevention measures to the appropriate standard already exist, are under construction or are planned as part of a long term development strategy in a structure plan context. In allocating sites preference should be given to those areas already defended to that standard. Water resistant materials and construction as appropriate.

3(b) Undeveloped and sparsely developed areas - Appropriate Planning Response

These areas are generally not suitable for additional development, including residential, institutional, commercial and industrial development. Exceptions may arise if a location is essential for operational reasons, e.g. for navigation and water-based recreation uses, agriculture, transport or some utilities infrastructure, *and* an alternative lower risk location is not achievable. Such infrastructure should be designed and constructed to remain operational during floods. These areas may also be suitable for some recreation, sport, amenity and nature conservation uses (provided adequate evacuation procedures are in place). Job-related accommodation (e.g. caretakers and operational staff) may be acceptable. New caravan and camping sites should generally not be located in these areas. Exceptionally, if built development is permitted, flood prevention and alleviation measures are likely to be required and the loss of storage capacity minimised. Water resistant materials and construction as appropriate. Land should not be developed if it will be needed or have significant potential for coastal managed realignment or washland creation as part of an overall flood defence.

Interpretation of the Risk Framework

(a) The annual probabilities relate to the land at the time an application is submitted or a land allocation is made.

(b) In the longer term the calculated probabilities of flooding may be affected by climate change, improved data/methods and land uses elsewhere in the catchment.

(c) As paragraph 33 explains this framework necessarily simplifies the situation

Source: SPP7 Planning and Flooding

If a flood risk assessment is required it should be undertaken in accordance with SEPA's technical guidance. The guidance notes are available on www.sepa.org.uk/customer_information/planning/flood_risk.aspx.

SEPA has recommended that the flood risk assessment for Clovendords West, Clovenfords should include:

- an assessment of the risk of flooding from all sources, including fluvial and pluvial;
- identify the location of the culverts (outwith the site boundary) and the assess the potential flood risk associated with these structures;
- the hydraulic model should include the culverts and bridges located along the two main watercourses and allow a degree of blockage.

Contaminated land

Some sites may have issues with potential land contamination because of previous land uses. The Council's policy on contaminates land is outlined in Local Plan policy G2 'Contaminated Land' and more guidance is available in PAN33 'Development of Contaminated Land' and from the Council's Environmental Health section.

Waste management and recycling

Waste management facilities for recycling and collection should form an integral part of all developments in line with Local Plan policy G1 'Quality Standards for New Development'.

All housing developments including flats are required to have sufficient storage and access to all containers for refuse and recycling. Containers must be stored to be accessible at all times on collection days and the Council must agree collection points for flats prior to construction.

Collection point should be accessible from adopted highway roads, to be suitable for the weight of the waste collection vehicles. Access into the site should also be appropriate for waste collection vehicles. Parking areas should be planned to prevent obstruction of refuse and recycling stores, and to allow containers to be pulled out and emptied without being blocked. Recommended maximum reversing distance is 12 metres, in line with British Standards 5906 (2005), although longer distances can be considered if they are straight routes free from obstacles and visual obstruction. Well-connected streets are beneficial for larger vehicles as shorter routes can be used and reversing can be avoided.

The gradient between stopping point of the waste collection vehicle and storage/collection point should not exceed 1:12 and dropped kerb is required at the planned kerbside location for collection of refuse and recycling containers.

Pathways intended to be used to wheel containers must be wide enough to accommodate the container and a crewmember, therefore 1 metre must be added to the width of the container to estimate the minimum necessary path width. Pathways that are used for refuse collection must be level and have up-stands no higher than 6mm.

Developments in excess of 25 units are required to submit a Refuse Vehicle Access Strategy. This should include details of a suitable turning area for refuse vehicles, a swept path analysis of refuse vehicle turning movements and details of bin locations within residential curtilages and on collection day. Developments of less than 25 units should be able to demonstrate suitable turning facilities. Turning heads for refuse vehicles are not required on side roads less than 20 metres long that do not take access from a classified road.

Development in excess of 100 units will be expected to provide or contribute towards local community recycling facilities, these will be in addition to kerbside recycling. This will be assessed upon the expected future needs of the area.

Contact the Council’s Environmental Services section for detailed advice on waste management facilities and recycling.

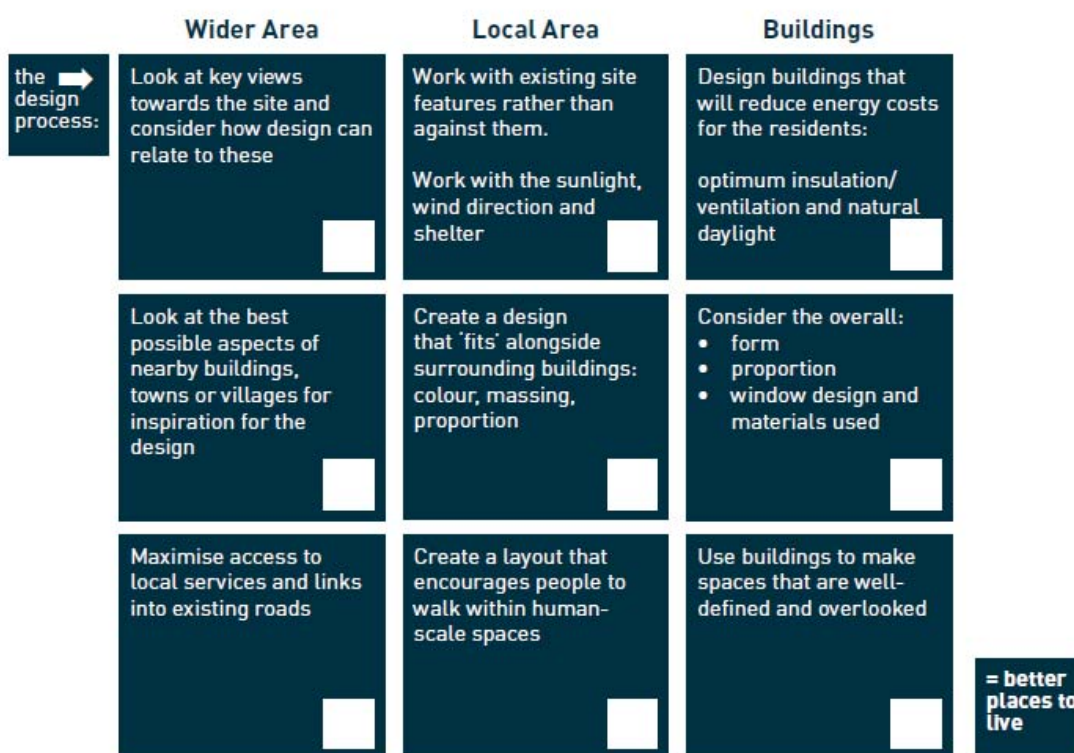
Waste material needed in the construction of the development should only be carried in if a waste management licence is in effect or SEPA are aware of the activity. Contact SEPA for more details.

Sustainable buildings

Design and placemaking

The Council has produced a SPG on ‘Placemaking and Design’ (currently draft). 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 PAN77 ‘Designing Safer Places’.

Designing out crime

The Council has an approved SPG on ‘Designing out Crime in the Scottish Borders’ 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 safe 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 Ettrick 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 will be produced in a forthcoming SPG revision.

Built and cultural heritage

Some sites in the Local Plan will be located close to, or in conservation areas or close to listed buildings. For new development not have 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 Memorandum of Guidance on Listed Buildings and Conservation Areas.

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’ and the draft SPG on ‘Provision of Play Areas’ needs to be considered as well as the draft SPG on ‘Green Space’ when preparing development proposals.

The draft SPG on ‘Provision of Play Areas’ set out the criteria requirement as to what type of play provision is required. This is dependant on the number of housing units proposed and existing facilities:

- For any development of less than 10 units play area provision or commuted payments will not normally be required unless there is a lack of, or poor standards of facilities in the vicinity.
- For development of between 10 to 20 units play space and equipment to a Local Area for play (LAP) standard shall be provided at a rate of 20sqm per unit.
- For development of between 21 to 50 units play space and equipment to a Local Equipped Area for Play (LEAP) standard shall be provided at a rate of 20sqm per unit.
- For development of between 51 to 100 units play space and equipment to a Neighbourhood Equipped Area for Play (NEAP) standard shall be provided at a rate of 20sqm per unit.
- For development of 101 and above, play space and equipment shall be provided following the principle of ratio in the above.

Details of requirements for LAP, LEAP and NEAP are included in the SPG on provision of play areas.

The draft SPG on Green Space state that the Council may, in line with SPP11, 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 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 draft SPG and it also encourages pre-application discussions with Planning Officers.

Advice on national level is available in SPP11 ‘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 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 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. 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) and in PAN76 on 'New Residential Streets' and the forthcoming 'Designing Streets' manual. The national documents promote/ will 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. 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 car 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.