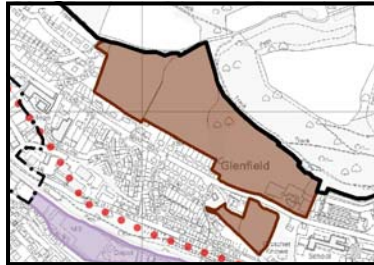


# SUPPLEMENTARY PLANNING GUIDANCE PLANNING BRIEF

## CROTCHETKNOWE GALASHIELS

APPROVED FEBRUARY 2006



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Scottish Borders Council, LA09049L, (2005).

### INTRODUCTION:

This **Brief** sets out the main opportunities and constraints relating to the allocated site, and is intended to create an outline framework for its future development within the forthcoming local plan period. The comments within the subheadings below indicate where detailed attention is required to **specific issues** and where **contributions** will be sought from the developer. The comments should be read in full consultation with relevant guidance at both Local Authority and national level. A selection of related guidance is provided at the end of the document.

### SITE DESCRIPTION:

This **12.72** ha Greenfield site is centrally located on the northern valley slopes of Galashiels. The site is currently in agricultural use. The site slopes significantly from North to South. The site contains an area of **mixed woodland** which forms a prominent central landscape feature within the site linking with Langlee Woods associated with Wester Hill and Blaikie's Hill to the North. The site is contained on three sides by existing housing and by existing mature trees. The site is accessed from the **B6374** at the eastern end of the site.

The site is proposed for Housing in the **Scottish Borders Local Plan: Finalised (December 2005)**. The site is allocated for **100** units. The site has no environmental designations.

## **DEVELOPMENT VISION:**

A high quality residential environment is to be created with **house styles adapting and integrating** with the **sloping landform** supported by a **robust landscape framework**. Subject to a feasibility study, a **single vehicular linkage** may be acceptable through the **retained central woodland** to serve development in the western part of the site. Suitable **pedestrian connections** are to be provided where practicable.

**1. Constraints/ opportunities:**

- i. The site is constrained by the **steep gradient** which approaches **1 in 3** and by **existing mature woodland**. The site has **visual prominence** above and on the settlement fringe of Galashiels and limited screening within the western part of the site.
- ii. Constraints which require to be addressed through appropriate contributions (see Developer Contributions section/ appropriate sections below) include deficiencies in potential **vehicular access points** and the **long term maintenance of existing woodland and landscaping**. Aspects which may require contributions include **possible deficiencies** in the **wider transport network** and **in terms of the capacity** in the **Waste Water Treatment Works**. There are also **limited education capacities** in the **Galashiels catchment area**.
- iii. The site shall also contribute as appropriate to the local and wider provision of **affordable housing** and **railway reinstatement**.

**2. Basic infrastructure:**

- i. Suitable **vehicular access** can be achieved from the **B6374** via a **T-junction**. Achieving necessary visibility sightlines will involve retaining structures and necessitate some removal of existing trees (see Developer Contribution section below). This provision must include an extension of footpaths within the site to **connect** into existing public pavements on the B6374.
- ii. A **transport study** is also to be prepared for the **Galashiels area** by **SBC**. Findings from this study will be used to determine whether contributions towards additional off site road improvements linked to the wider transport network may be required in accordance with **Circular 12/1996**. This will be subject to further discussions and agreement between the developer and SBC.
- iii. Subject to a **feasibility study** (see Landscape Section below), a **single vehicular link** through the existing central woodland strip would permit development in the western part of the site (see Landscape/ Ecology section below). A vehicular link must minimise damage to existing trees via the inclusion of services within the road boundary.
- iv. Internal roads to meet “**Standards for Development Roads**”. The Finalised Local Plan specifies parking to be provided at a ratio of **2** spaces per dwelling unit (**discounting garages**) for residents parking allocated to individual properties and **25%** visitor parking in addition. **Communal parking provision** to be provided at a ratio of **1.5 to 1.75** spaces per dwelling unit including visitor parking.
- v. The site is considered to be a significant travel generating development as defined by the Scottish Executive. A **Transport Assessment** has been prepared for the site the scope of which has been based on full discussions with Technical Services (Roads).

### 3. Urban Design/ Conservation/ Cultural Heritage:

- i. The site is considered **visually sensitive** and **steeply sloping**. House styles must **adapt** and **integrate** with the sloping landform (i.e. use of split level designs where appropriate) rather than using standard platform based house types with prominent under building. Plot ratios to vary across site in response to topography and detail design process. Tree planting to be used where appropriate to help integrate the development in the landscape. A **Design Statement** has been produced by the developer for the site.
- ii. Open space and play facilities are to be fully provided within the site. A **play area** and **kick about area with seating** is to be provided where practically possible within the site. A **'total open space per household'** of a minimum of **60m<sup>2</sup> per household** is required, as per current national research recommendations (please refer to Minimum Standards for Open Space, SEDD 2005, p100).
- iii. Footpath linkages are required connecting to Langlee Woods and to the private road to Langlee Mains Farm. A suitable footpath link to Ellwyn Crescent is **desirable** and will be pursued **where practically possible** and where **Road Safety** concerns of adjoining residents can be met.

### 4. Landscape/ Ecology:

- i. The management of trees and planted buffers on site will be part of a **Woodland Management Plan** and be secured via a developer contribution agreed between the developer and SBC.
- ii. Based on an initial visual appraisal indicative **Buffer zones** with no ground disturbance are shown, (**20m North, 20m central woodland, 15m South, 20m East**). **Buffer zones** are based on **BS Standard 5837: 2005, 'Trees in Relation to Construction' and other relevant criteria**, as defined by SBC and have been designed to protect **existing woodland** bisecting and beyond the site boundaries. Modifications to the identified exclusion areas may be agreed through further discussion between the developer and SBC subject to further information relating to the **surveyed location** and **sizes of existing trees**.
- iii. **Planted buffers (10m West, 10m/ 15m South as appropriate)** are required to protect existing trees and to provide effective screening. Well established specimens to be planted as appropriate. Please refer to SBC Landscape Guidance Notes for suitable planting methods and species.
- iv. **New tree planting** is desirable in the northern western corner of the site.
- v. A **Feasibility Study** is required into a single vehicular break through the central woodland strip based on the retention of existing **form** and **character**. An acceptable location should minimise the requirement for large scale excavation works and retaining structures close to existing trees, and be submitted at an early stage with **detailed section drawings**.
- vi. An existing **dry stone boundary wall** west of the central woodland area shall be retained and restored. Boundary dykes to be retained where practicable, where in public view.
- vii. The site is seen as a **Major** development in ecological terms as defined by the Scottish Executive. An **Ecology Report** has been completed for the site however further mitigation measures may be required as appropriate.

**5. Water Resource Management:**

- i. There may be **capacity issues** within the **water** and **waste water** networks in Galashiels. **Scottish Water** has included **Galashiels** in the **Draft program for investment**. Depending on the program for development at the site appropriate developer contributions may be required.
- ii. The site is elevated above existing water courses. No formal **Flood Risk Assessment** is required however the risks of overland flooding should be assessed within a **Drainage Impact Assessment** for the site.
- iii. An appropriate **SUDS** system is required to the agreement of **SEPA, Scottish Water** and **SBC**. SUDS must be designed to be **visually attractive, accessible** and **safe** and with suitable provisions for **long term maintenance**.

**6. Affordable Housing needs:**

- i. A minimum of **15%** Affordable Housing is required. **On site provision** is recommended setting an indicative requirement for a minimum of **13** affordable units within the site (see density calculation overleaf). SBC may also consider offsite provision or a commuted payment as appropriate.

**7. Density:**

- i. Surrounding development achieves average densities of between **10.5-12** units/ Ha. Based on an assessment carried out for the allocated site, excluding Crotchetknowe House, **92** units at **11** units/ ha may be achievable within the **Net Developable Area** (please refer to Density Calculation overleaf). This total is an indicative figure and includes a **higher density** of **30** units/ ha which is recommended for the Affordable Provision. Final numbers of units will be determined at the detailed design stage and will be dependant on the mix and size of proposed houses.

**8. Developer Contributions required** (as per Draft Developer Contributions SPG):

- i. **Railway:** Waverley Railway Line Reinstatement.
- ii. **Roads:** Provision of **T-Junction** from B7374 and associated retaining structures and **extension of public footpath** along B7374 linking site to Langlee. Contributions towards wider transport improvements in Galashiels area may be required (dependant on findings from **Galashiels transport study**).
- iii. **Water and drainage:** Galashiels catchment area (possible, dependant on the Scottish Water programme for development).
- iv. **Education:** Galashiels catchment area contributions may be required.
- v. **Open space/ play facilities/ woodland:** Provision of suitable **onsite play, open space including central woodland, tree planting** and **planted buffers** with suitable provisions for **long term management**.
- vi. **Footpaths:** Links to **Langlee woods** and the road to **Langlee Mains Farm** are required.

## 9. Density Calculation

**Note:** Calculations for density within the site are approximate and are based on the Net Developable Area (NDA) (i.e. the areas not excluded by buffers, or other constraint features). **Buffered Areas** may be utilised as garden grounds within the development site. The figures assume a density of **10/ ha** within the site, with a higher density of **30/ha** for the provision of Affordable Housing.

Crotchetknowe	No of units for av. density	Indicative affordable units	Land take affordable units (ha)	Recal. Total Units at average density	Recalculated number of units including affordable housing
Net Developable Area (NDA)	84	13	0.42	79	92
Totals					
Final Total Units	92				
Indicative density for NDA (Units/Ha)	11				

## **Related material:**

### **SBC:**

**Development Plan:** Scottish Borders Local Plan (Finalised) (SBC 2005), Scottish Borders Structure Plan 2001-2011 'The Scottish Borders– The New Way Forward' (SBC 2002), **Supplementary Planning Guidance:** Affordable Housing, Developer Contributions (draft), Biodiversity (draft), **Guidance Notes:** Landscape Guidance Notes, Standards for Development Roads, Minimum Distances: A Good Practice Guide (draft).

### **Scottish Executive/ Other relevant national level policy/ guidance:**

Current and forthcoming **Planning Advice Notes** and **Scottish Planning Policy** (particularly in relation to design, transport, housing, flooding), **Circulars**, **Scottish Executive Research** particularly: **Minimum Standards for Open Space**, (SEDD 2005)

**BS Standard 5837: 2005**, 'Trees in Relation to Construction' (Arboricultural Association 2005), Other as appropriate.

## **Contacts SBC Planning Briefs/ Local Plans:**

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### **SBC Countryside & Heritage**

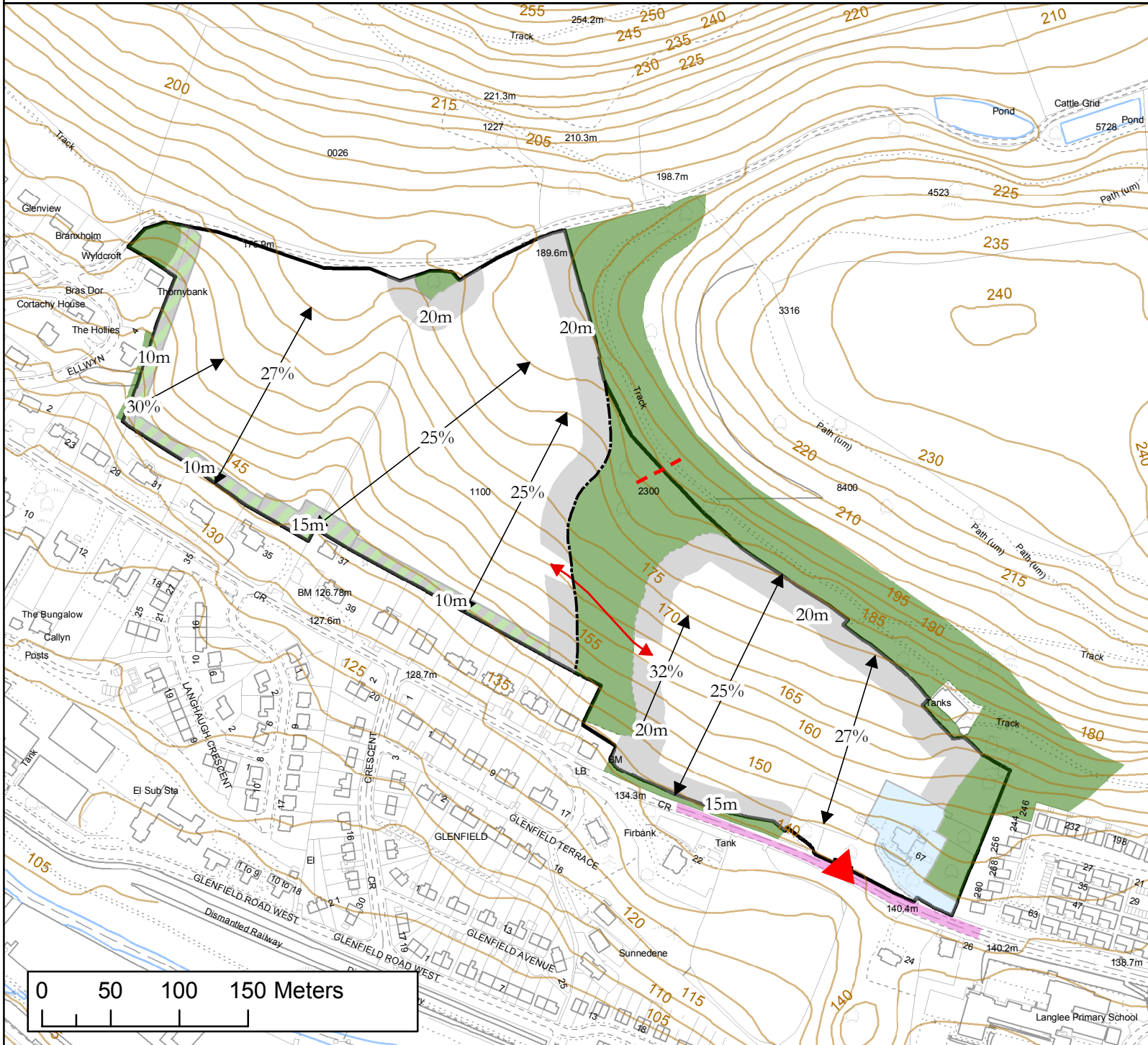
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### **SBC Education:**

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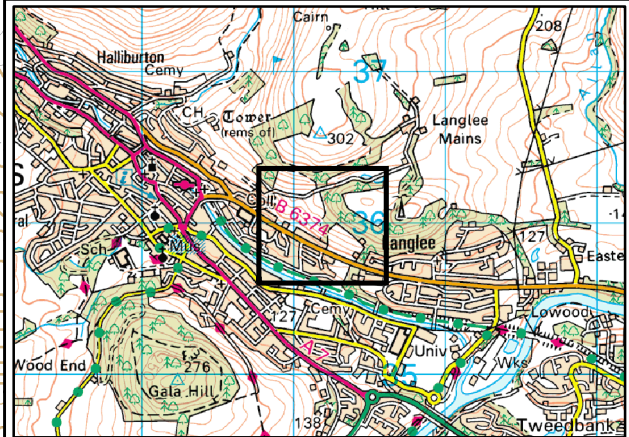
**Other suggested contacts: Scottish Water, SEPA, other as appropriate.**





**Key**

- Site Boundary
- Existing building and garden to be retained
- Buffer Protection Zone (planted)
- Buffer Protection Zone (no ground disturbance)
- Road Improvement Area
- Woodland to be retained
- Potential Site for SUDS detention pond
- Pedestrian/Cycle link
- Slope
- Vehicular Linkage
- Boundary wall to be retained
- Vehicular Access Point



This map has been produced using colours and hatchings to illustrate key components of the brief. Whilst every attempt has been made to make the maps legible in black and white, viewing and printing in colour is recommended.

Disclaimer: Scottish Borders Council uses the most up to date spatial information from a range of sources in order to produce the mapping held within this document.

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