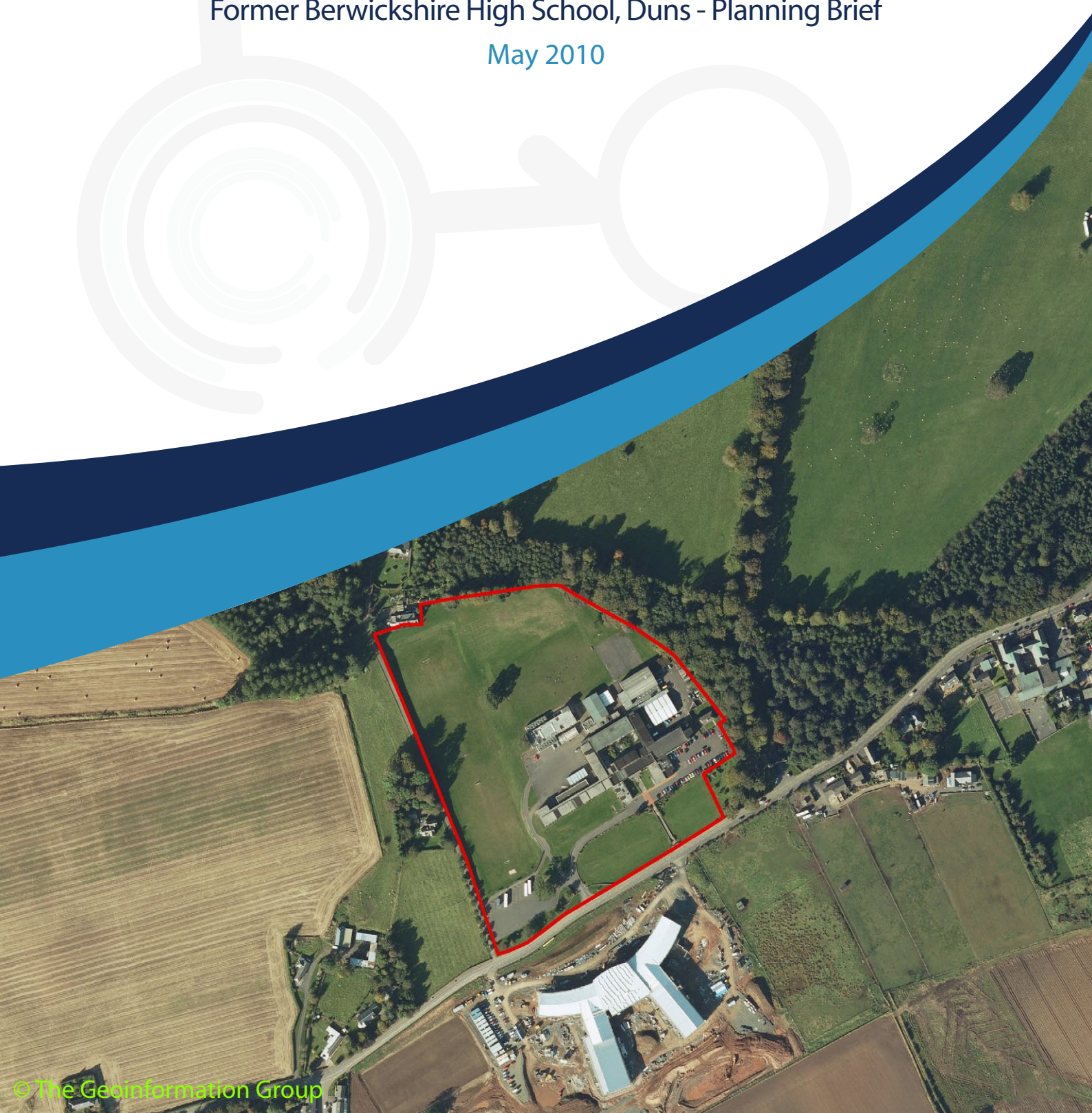


Scottish Borders Local Plan

Supplementary Planning Guidance

Former Berwickshire High School, Duns - Planning Brief
May 2010



Former Berwickshire High School Planning Brief

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Former Berwickshire High School Planning Brief

Introduction

This planning brief sets out the main opportunities and constraints relating to this former High School site in Duns. It provides a framework vision for the future development of the site which is allocated in the Finalised Local Plan Amendment as a redevelopment opportunity.

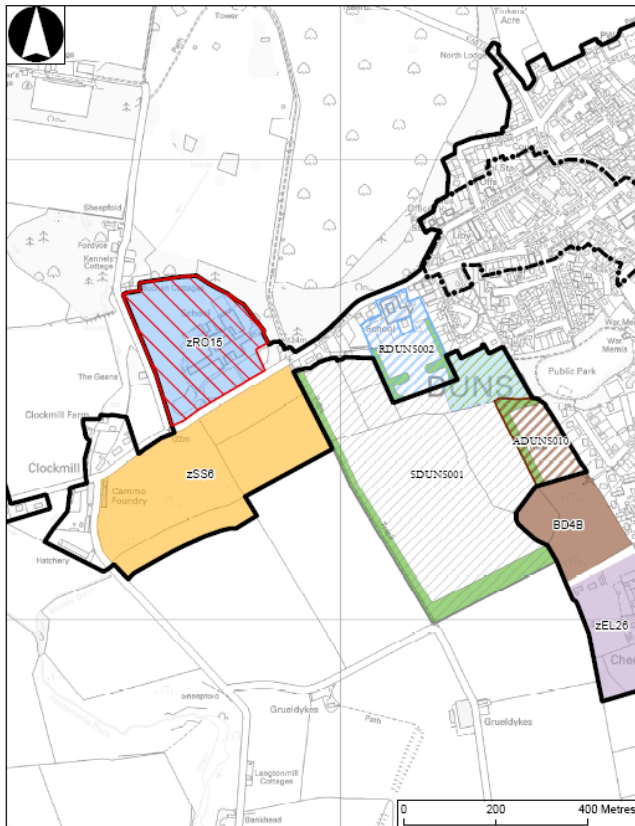
The brief identifies where detailed attention to specific issues is required and where development contributions may be sought. The brief should be read alongside relevant national, strategic and local planning guidance, a selection of which is provided on Page 4, and should be a material consideration for any planning application submitted for the site.

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



Former Berwickshire High School Planning Brief

Figure 1 - Site zR015, Former Berwickshire High School, Duns



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Key

- zR015 Redevelopment Site (Subject to Brief)
Site Area 6.4 Hectares
- Development (Local Plan Policy H3)
- School (Local Plan Policy H3)
- Employment Land Safeguarding (ED1)
- Development Boundary (Local Plan Policy G8)
- Housing (Local Plan Policy H3)
- Housing (Local Plan Amendment Policy H3)
- Long Term Mixed Use (Local Plan Amendment Policy H3)
- Redevelopment (Local Plan Amendment Policy H3)

IST ID: 121518

Local context

Duns is located within the eastern Borders and is identified as one of the principal towns within the Eastern Development Hub in the Scottish Borders Structure Plan 2002.

The town, with a population of 2,626 (2001 Census), sits with the Castle to the north whilst the southern edge of the settlement sits on the Lower Merse lowland with drumlins. A myre (bog) runs east to west across the town. Duns and its hinterland are of high amenity value and there are many attractive views of the town.

As an important administrative centre in Berwickshire, Duns plays an important complementary role with Eyemouth in helping meet housing and employment needs in the area. The 3 High Schools Project has delivered a new high school and associated playing fields to the south of the A6105 on the approach into the town from the west. Duns Primary School has severe capacity issues as a result of recent developments in the catchment area.

Former Berwickshire High School Planning Brief

Policy context

The brief should be read alongside relevant national and local planning guidance, the most relevant 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 (revised 2008)
- SPP 6: Renewable Energy
- SPP 17: Planning for Transport
- PAN 61: Planning & SUDS
- Designing Places: A Policy Statement for Scotland
- SPP23: Planning & The Historic Environment
- PAN 33: Development of Contaminated Land
- PAN 65: Planning & Open Space
- PAN 67: Quality Housing
- PAN 74: Affordable Housing
- PAN 76: New Residential Streets
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design
- PAN 83: Masterplanning
- PAN 84: Reducing Carbon Emissions in New Development

Structure Plan

The Scottish Borders Structure Plan was approved in 2002. In terms of this plan, Duns lies within the Berwickshire Housing Market Area. An alteration to the Structure Plan was approved by Scottish Ministers in June 2009.



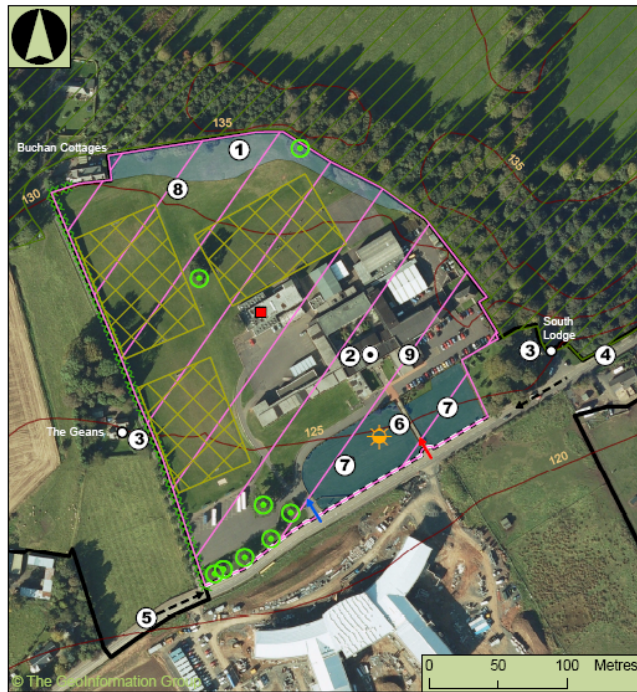
Local Plan

The Local Plan identifies the former Berwickshire High School site for Redevelopment Opportunity (zRO15), with potential uses including a primary school, sports facilities, community facilities and recreational open space. The existing playing field at Todlaw in Duns would transfer to the brief site, which would then allow the Todlaw playing field to be redeveloped for housing, as proposed within the Finalised Scottish Borders Local Plan Amendment. Policy H3 of the Local Plan states that sites proposed for redevelopment may be developed for housing, employment (classes 4, 5 and 6 of the Use Classes Order) or retailing, subject to the sequential test, or a mix of uses that could include community facilities and open space depending on the location of the site, the needs of the community and the deliverability of alternative uses. Redevelopment sites may be developed for single uses.

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', 'H1-Affordable Housing' and 'H3-Land Use Allocations'. The former high school buildings are Category B listed (Policy BE1).

Former Berwickshire High School Planning Brief

Figure 2 - Key Considerations



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Key

- | | | | |
|----|---|----|---|
| ① | Key Considerations | → | Existing Vehicular Access |
| 📍 | zRO15 Redevelopment Site (Subject to Brief) | → | Existing Pedestrian Access |
| 🏠 | Development Boundary (G8) | ➡ | Arrival Point |
| 🌿 | Sensitive Landscape Setting | ⊙ | Category B Listed Former Berwickshire High School |
| 🛡️ | Safeguarded to protect setting of Listed Building | ○ | Adjacent Listed Building |
| 🏟️ | Existing Playing Fields | 🌳 | Existing Tree |
| 🌿 | Duns Castle Designed Landscape | ☀️ | South or South East Facing Aspect |
| 📏 | 5 Metre Contour | 🏊 | Swimming Pool |
| 🌿 | Existing Hedge | | |
| 🛣️ | Road Frontage | | |

IST ID: 121518

Figure 2—Key Considerations

Key Issues:

- 1 Sensitive landscape setting of Duns Castle Designed Landscape would require to be safeguarded. Many mature trees within the Designed Landscape overhang the site.
- 2 The character and setting of the Category B Listed Former High School buildings would require to be protected.
- 3 The proposals for the site would have little or no impact on the Category C(S) Listed Buildings of The Geans and South Lodge as their main facades do not face onto the site and there would be minimal external physical development on site. Landscape features provide separation between the properties and the planning brief site.
- 4 A6105 road leading to Gavinton and beyond.
- 5 A6105 road leading to Duns Town Centre and beyond.
- 6 The site benefits from a south / south easterly aspect.
- 7 Land to be safeguarded from development in order to protect the prominent frontage of the Category B Listed Former School buildings.
- 8 Flatter northern part of the site with landscape features including two trees within the site and mature trees along the northern and north eastern boundaries as well as an established hedgerow along the western boundary.
- 9 The south east facing elevations of the main element of the former school buildings are particularly prominent from the A6105.

Former Berwickshire High School Planning Brief

Site analysis – context and consideration

The site was formerly occupied by the Berwickshire High School, is located on the north western edge of the settlement, in a relatively prominent position on the approach into the town from the west (See Figure 1). The southern part of the site abounds the A6105.

The 3 High Schools Project has delivered a new high school and associated playing fields to the south of the former High School, on the opposite side of the A6105. As a consequence, a proportion of the former buildings and land associated with the former High School are now vacant and available for appropriate redevelopment and are the subject of this brief.

Following consultation with the Technical Services and the Education and Lifelong Learning Departments of Scottish Borders Council, it is fully expected that the site will be developed to accommodate a primary school, sports facilities, community facilities and recreational open space. It is on this basis that this planning brief is prepared.

The brief must also, however, prepare for alternative uses particularly as the site is identified within the Adopted Local Plan for redevelopment opportunity which includes alternative options such as housing, employment, retailing or a mix of uses that could include community facilities and open space depending on the location of the site, the needs of the community and the deliverability of alternative uses.

The key considerations for the site are identified in Figure 2. The site is prominent for both east and west bound traffic on the A6105 (Image 1). It is, for the most part, relatively flat with the

exception of the southern part which slopes from the former school buildings down to the A class road. The site benefits from a south / south easterly aspect.



Image 1: View along A6105 towards Duns, new High School to the south, former High School to the north

The existing buildings currently comprise the former school with its principal elevation facing south eastwards, running parallel with the A class road. There is a collection of buildings to the rear including a gymnasium and squash court. To the north east of the former school complex is a pair of semi-detached dwellinghouses (janitor's house) with the swimming pool building, which remains in use today, to the north west.

The former High School is a Category B listed building (Image 2). This listing includes the former gymnasium, squash court, janitor's house and swimming pool complex. The building is noted as being a fine example of a streamlined Modernist building, redolent in period details such as box frame windows. It is understood the school was designed just prior to the 2nd

Former Berwickshire High School Planning Brief

Site analysis – context and consideration (cont)

World War and work was not started until the 1950s, when money was made available. It was opened in 1958.



Image 2: Category B listed former High School

An existing dwellinghouse to the west of the site, known as 'The Geans' is Category C(S) listed. South Lodge to the east of the site, at the entrance to the Duns Castle Estate, is Category B Listed.

The site is bounded to the north and east by a well established wooded area. This wooded area forms part of the Duns Castle Designed Landscape. Existing mature trees within the Designed Landscape currently overhang the northern and eastern boundaries of the brief site (Image 3). To the south is the A6105 with the new Berwickshire High School beyond, and to the west is agricultural land.



Image 3: Trees overhanging the northern & eastern boundaries

The site currently accommodates three sports pitches. These are located to the north and west of the redundant school buildings, see Figure 2.

The site is currently served by one vehicular access off the A6105, located within the south western corner of the site. Within the site, vehicles have access to parking facilities within the eastern corner of the site, with an access extending along the front of the school, as well as parking to the rear of the main building.

An existing footpath leads directly from the A6105 to the main entrance on the south facing elevation of the school buildings. Open space between the former school buildings and the A6105 provides an attractive setting to the listed building. There is a drop off area used by school buses and cars within the south western corner of the site, this is now used by pupils and parents to drop and collect pupils attending the new High School. Pupils park their cars here during the day and a couple of public service buses have short term lay-ups here. No school buses use this area. Two bus stops will be provided on the A6105 close to the site in the near future.

Former Berwickshire High School Planning Brief

Opportunities and constraints

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

Opportunities

The location of the site creates a wide range of opportunities for the site:

- The south / south east facing aspect is good for energy efficiency.
- The land is flat for the most part making it easy to utilise and develop.
- The site is bounded by well established trees and hedgerows, providing an attractive backdrop and natural screen, which could be enhanced.
- Good access to services and facilities and employment in the settlement with good access to public transport, being located on the A class road.
- The site offers the opportunity for the relocation of the existing Primary School which is currently operating at capacity.

Constraints

Landscape designation

The site is located immediately adjacent the Duns Castle Designed Landscape. This designation needs to be considered when developing the site, avoiding negative impact on the environment or the landscape. It is particularly important to safeguard the existing trees which are located within the Designed Landscape which overhang the site.

Listed Buildings

The site is occupied by the category B listed former high school buildings and lies adjacent to 'The Geans', a Category C(S) listed dwellinghouse, and 'South Lodge', a Category C(S) listed dwellinghouse. The character and setting of these buildings must be respected in the site layout and design.

Water and drainage

In respect of Waste Treatment Works, there is capacity in Duns although contributions may be required for connections. Developers will be required to pay for minor water network improvements to enable development. Contact should be made with Scottish Water.

Contaminated Land

In terms of potential sources of contamination that may be present, historic maps indicate tanks of unspecified use to be present on site. Additionally, asbestos may be present within the fabric of the buildings.

Transport

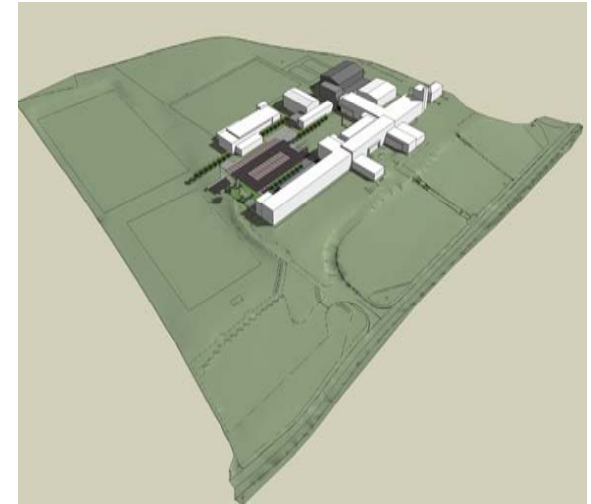
There will be a requirement of any development for provision of car parking spaces.

School

The existing primary school is located approximately 325m to the east of the brief site. This primary school is suffering from severe capacity issues.

Former Berwickshire High School Planning Brief

Figure 3—Development vision—for illustrative purposes only



Former Berwickshire High School Planning Brief

Development vision

The aspiration for the site is to provide accommodation for the relocation of Duns Primary School, sports facilities, community facilities and recreational open space for the settlement of Duns. Figure 3 indicates possible reuses of the main building currently under consideration.

The brief must, however, prepare for any other eventualities in the future should current proposals for conversion of the buildings not come to fruition. The site may be developed, for example, for housing as this would be consistent with the requirements of Policy H3 (Land Use Allocations). Opportunities for new build housing within the site are extremely limited, however, as a result of the fact that the three existing playing fields would remain safeguarded. It is possible that the most likely location of housing would be within the range of existing buildings, whether it is new build or the part conversion of these existing buildings.

Primary school

The existing primary school within Duns has severe capacity issues as a result of recent developments in the catchment area and it is likely this will be relocated to the former High School site. The Finalised Local Plan Amendment allocates the existing primary school site as a redevelopment opportunity in the event of it being relocated. The Plan also allocates the Todlaw Playing Fields for housing. This allocation can be redeveloped when the existing playing fields are transferred to the former Berwickshire High School site.

Listed building

The original building is Category B listed and must therefore be maintained and protected. Any development would require to be in keeping with the character and appearance of the listed building. Any alterations /extensions/demolitions to the building would likely require full planning permission and/or listed building consent.

It is anticipated that the privately run Allsorts Nursery would be relocated to this building from its town centre location and accessed from the courtyard and car park to the rear of the relocated Primary School. The Jim Clark Museum on Newtown Street is also presently housed in too confined a space. The former High School technical block has been identified as a suitable alternative building and has public and service access from different sides, and vehicular access into the building from the service side. The original High School Gym and changing rooms would be retained for community use and for the use of the primary school. Sports Duns have indicated an interest in owning the larger sports hall and associated changing rooms with a view to upgrading the facility. The swimming pool would remain unchanged (See Figure 3).

The proposal at the outset of this process was to develop the playing fields for housing, and locate new sports facilities in the Todlaw area of the town. However, through the consultation process it became clear that the consensus was to retain sports use on this site and release recreational land at Todlaw area for housing.

Former Berwickshire High School Planning Brief

Development vision (cont)

Access and parking

The principle adopted for vehicular movement on site has been to place all car parking on the existing playground to the rear of the proposed Primary School building, in a location with easy access to all the different occupancies. This would mean that controlled service access would only be required within the Primary School area. The areas to the front of the school building would be used for school playgrounds.

A new pedestrian access to the site is proposed to the east to provide a barrier free access. Due to the gradient it is possible that this would not be Disability Discrimination Act (DDA) compliant. Generally pedestrian accesses have been kept as independent as possible from vehicular routes.

The former bus parking area within the western corner of the site is to be used for parent drop off and pick up. This, and all movement on the site, has been developed with the Safer Routes to School Section and discussed at public meetings.

The Primary School will occupy the main listed two storey building to the front of the site. It is currently proposed that one of the rear wings of the listed building and a later extension be demolished to open up the rear courtyard to the proposed car park. These demolitions would require the benefit of listed building consent. The enlarged courtyard landscaping would be improved and made into an attractive area from which the various buildings would be accessed. The Allsorts Nursery would require part of this area as a secure playground.

The entrance to the Jim Clark Museum will need to be improved and made visually prominent. A visitor's access from the car park to the main school entrance/reception area will also have to be clearly visible. Significant work will be required to modernise the older buildings fabric. Internal alterations will be required to adapt the original High School to current Primary School use. This will be mostly to classroom areas as the rooms are too small at present. The former janitor's houses to the east of the site may be used by the Social Work Department as overnight accommodation.

A School Travel Plan will be required. Further guidance should be sought from the Council's Strategic Transportation Planning Section, see contacts in Annex 2.

- At the existing road junction with the A6105 there will be a need to improve sight-lines to afford visibility splays of 4.5m by 90m in each direction. This would entail realigning the roadside boundary wall.
- Safe provision would need to be made for pedestrians crossing the A6105 in the vicinity of the new pedestrian route.
- The main internal vehicular route, generally following the line of the existing access road, will have to be upgraded in terms of horizontal alignment, vertical alignment and make-up. It is expected the road and car park will be adopted as public.
- Careful design consideration will be required where the pedestrian routes cross the vehicular routes.

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Development contributions

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 20% 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 located within the catchment area of Duns Primary School and Berwickshire High School. For any residential development within the site, there would be a requirement for a financial contribution towards education infrastructure provision. Development contributions required for Duns Primary School are currently £3,124 for each house and £468 for each flat with two or more bedrooms. For Berwickshire High School the amount requested is £4,386 per house and £658 for each flat with two or more bedrooms. One bedroom residential units and those satisfying SBC Affordable Housing policy definitions are currently exempt from E & LL contribution requirements. These figures are valid until 31 March 2010 when they are updated via the Building Cost Information Service (BCIS) indices.

Play areas and open space

Contributions towards play areas and green space should be in line with the Council's Green Space Strategy SPG. Upgrading of existing playing fields could be considered as a part of the provision for play areas. It is also required that maintenance for any play area, proposed paths and open space are addressed as part of the considerations.

Access

Any developer will require to either fully or partially accommodate the costs of identified off-site sustainable access routes necessitated by cumulative settlement development. Development contributions will be required for upgrading of pedestrian and cycle links to/from the site.

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Submission requirements

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
- Listed Building

Traffic Assessment (TA)-Developers must through a traffic assessment demonstrate how the development will function in transport terms with emphasis on sustainable travel patterns.

School Travel Plan-Needs to detail any travel issues a school has and how these would be addressed. It should contain clearly stated aims and objectives detailing how the school could improve road safety and promote sustainability.

Ecological Impact Assessment-This would be required including an extended Phase 1 habitat survey and survey for bats and breeding birds of any buildings to be demolished or restored.

Drainage Impact Assessment-A drainage impact assessment needs to be included in any submissions 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. The non-domestic aspects of the development must be assessed against BREEAM (Building Research Establishment Environmental Assessment Method) principles and it is expected that it would achieve an 'excellent' rating.

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).

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Refuse vehicle access strategy-The strategy should include details of suitable turning areas for refuse vehicles, swept path analysis and details of bin locations.

Contamination-An appropriate assessment of any contamination within the site should be undertaken, with any mitigation measures identified and undertaken prior to any development.

Listed Building-Any alterations to the Category B listed building would likely require a separate application for listed building consent.

Checklist for key submission requirements

Key parts of submission	Included in submission?
Design statement	
Traffic assessment	
School Travel Plan	
Ecological Impact Assessment	
Drainage impact assessment	
Energy efficiency statement	
Eco-home statement	
Landscaping statement	
Refuse vehicle access strategy	
Contaminated Land Assessment	
Listed Building Consent application	

Former Berwickshire High School Planning Brief

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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. Consideration should be given to 'Designing out Crime' and 'Trees and Development' and 'Landscape and Development'.

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 policies 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 climate 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 in 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 & 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 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 Alteration (approved by Scottish Ministers in June 2009) 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 Adopted Local Plan (ALP) 2008 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.”

The ALP 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 SPG18: 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 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 System'. Scottish Water and SEPA can provide more detailed advice.

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 PAN 77 '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 safer 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 Etrick 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.

Some sites in the Local Plan will be located close to or in conservation areas or close to listed buildings. For new development not to have a 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 Scottish Historic Environment Policy.

Structure Plan policy N14, N15 and N16 and Local Plan policy BE2 'Archaeological Sites and Ancient Monuments' requires detailed investigation where a development proposal impacts 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' needs to be considered as well as the SPG 'Green Space' when preparing development proposals.

The SPG on Green Space states 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 SPG and it also encourages pre-application discussions with the 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 respect of the Ecological Impact Assessment, further guidance is available in the Council's Supplementary Planning Guidance for biodiversity: <http://www.scotborders.gov.uk/life/planningandbuilding/plansandresearch/6003.html> Section 4.2 (*Ecological Impact Assessment*), Section 4.3.1 (*Demolition or change of use etc*).

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 close 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 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.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These 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, subject to adoption requirements, and domestic driveways.