

SUMMERFIELD 1+2, HAWICK

Supplementary Planning Guidance



Looking west over the site from Mayfield Drive



above - general view looking west
below - the northern boundary of the site



Introduction

This guidance sets out the main opportunities and constraints relating to the proposed housing sites at Summerfield 1 and 2, Hawick. It provides an outline framework for the future development of the sites within the period covered by the Scottish Borders Council Finalised Local Plan (following adoption).

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

Site Description



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Extract from Scottish Borders Local Plan
Finalised December 2005

- Land Use Proposals (H3 Applies)
- housing
- Policy Boundaries
- development boundary (G8)

This brief relates to two sites, which lie together to the north-west of Hawick and in total cover an area of 5 hectares (12.35 acres). The individual characteristics of each site are shown below:

- Summerfield One: this covers an area of 1.7 hectares (4.2 acres) and to the north it is bounded by agricultural land; to the east it is bounded by residential properties; to the south it is also bounded by residential properties and to the west it is bounded by the adjoining site of Summerfield Two. The site is identified for housing purposes in the Council's Finalised Local Plan and in that

document the indicative capacity is shown as 40 units.

- Summerfield Two: this covers an area of 3.3 hectares (8.15 acres) and to the north it is bounded by agricultural land; to the east it is bounded by the adjoining site of Summerfield One; to the south it is bounded by residential properties and to the west it is bounded by larger detached houses. The site is identified for housing purposes in the Council's Finalised Plan and in that document the indicative capacity is shown as 60 units.

A more detailed assessment of capacity is included as part of this paper.

Development Vision

The aspiration for the site is that it should provide a high quality, sustainable mixed residential development in an atmospheric and sheltered location. The site is not particularly prominent in the overall landscape but it is sensitive to change – especially to the west. It is expected that effort should be made to integrate new development in this landscape, pay due regard to existing landscape features and set out a landscape framework which will reduce the impact of the housing on the immediate landscape and adjacent developments.

Constraints and Opportunities

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

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

- Affordable housing - This will require to be provided under the provisions of Policy H1 and the Supplementary Planning Guidance on Affordable Housing (see Affordable Housing below)



contemporary residential development

- Waste Water Treatment - although there is currently capacity in Hawick, emerging development proposals mean that this is likely to become a constraint. Contributions may be required for connections (see Developer Contributions below)
- Open space, landscaping and play facilities - these must be provided together with proposals for long term maintenance (see Developer Contributions below)
- Electricity - 33kv cables run through the central portion of the site and other high voltage cables along the eastern boundary
- Gas – there is a National Grid gas main within the southern part of the site
- Water and Drainage – see separate section below
- Access and Transport – see separate section below

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

Access and Transport

Road construction should not be conceived in isolation, but as an element in the overall design of the development.

The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area. The Council embraces the concepts of PAN 76

on 'New Residential Streets' which promotes an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport walking and cycling.

Where parking spaces are allocated to individual properties the provision requirement will be 2 parking spaces per dwelling unit (discounting garages) along with 25% visitor parking which should be provided in groups of at least 2 spaces and must be strategically located. For communal parking the provision requirement (including visitor parking) is 1.5 to 1.75 spaces per dwelling unit.

A Transport Assessment (TA) is required for developments of 50 or more dwelling units and may be sought for developments of between 25 and 49 units. The developer will be expected to pay for or contribute towards the cost of identified off-site transport work required as a result of the development and/or the cumulative effect of overall development.

The main access points for the development at Summerfield 1 and 2 would be from the existing public road at the east of the site – Mayfield Drive. In addition it is recommended that there be vehicular and pedestrian links between the two sites as shown on the Design Guidance drawing on page 3. Also it is recommended that a minor access link be provided from Langlands Road via Rosalee Brae.

Given the number of units it is recommended that the main access carriageway width would be a minimum

fig 1 - Design Guidance Plan

- sites (a) and (b) rather different in character
- site (a) less sensitive



scale - 1 : 2500

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- main vehicular access
- vehicular access
- existing trees
- proposed tree planting / within site
- proposed tree planting / outwith site
- suggested site dev. structure
- focal point
- landmark
- site boundary

of 5.5 metres. Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Traffic calming should be introduced as a self-enforcing measure to maintain vehicle speeds below 20 mph.

Urban Design and Landscape

The key requirements for the development are:

Buildings and place making

- the development should demonstrate efficient use of energy and resources in terms of layout, orientation, construction and energy supply, to comply with Local Plan Policy G1
- the buildings should be 1 or 2 storey
- building colour themes should be white into buff render with grey roofs
- consideration should be given to the use of local sustainable materials, particularly stone and timber throughout the development
- the site divides itself naturally into two parts as indicated on the above plan – (a) is considered to be suitable for affordable housing – although not exclusively, (b) for lower density housing
- the buildings should present a frontage to the internal street system and could be terraces in part – the development should avoid presenting rear garden fencing to the principal street
- the focal points or places should be created as shown on the Design Guidance Plan
- the development should incorporate a footpath network through the site linking to the proposed focal points as shown on the Design Guidance Plan and to the Right of Way running to the east of the site

Landscape and orientation

- establishment of a permeable and outward looking high quality mixed residential development
- some existing landscape features represent opportunities for place-making and care should be taken to integrate important features
- buildings should take advantage of views to the west and south
- buildings should be set out with the



above: site boundary exemplar
below: contemporary residential exemplar



- grain and contours of the site and the surrounding area
- by preference houses should not breach a ridgeline, but if this is unavoidable, a backdrop of trees of an appropriate scale should be introduced
- it is necessary to protect existing vegetation on the site and extend and reinforce as shown on the plan
- new blocks of woodland planting need to be substantial in size to work properly
- creating a sense of enclosure throughout the development by linked frontages, garden walls and hedges and consistency of materials

Boundaries and edges

- the development should avoid making 'compartments' - ie overly uniform boundary planting around each site margin
- the use of inappropriate brick walls, coniferous hedges, decorative gateways to individual developments is not acceptable
- existing patterns of field walls/ hedges/woodland blocks/ shelterbelts in the countryside around each site should be used as clues for new boundary or subdividing elements

- the site edge facing open countryside is potentially very unnatural and should be broken up with a combination of block woodland, hedgerow (with mature trees at intervals) and stone walls
- the edge along main roads should take references from the countryside – stone walls, hedges and deciduous trees
- existing trees/hedges should be retained and protected even if they are not appropriate species as they help to marry new development to the landscape

Ecology and habitat

- a planning application for the development of this site will require to be supported by an Ecological Impact Assessment
- planting should focus on native species
- there are opportunities for habitat reinforcement and creation along the north, west and south boundaries of the site

Parking and the external environment

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

This might include a combination of:

- avoiding front garden space being entirely given over to parking
- using traditional front garden walls and hedges to structure the street appearance
- designing in shared small scale semi-private courtyard parking
- placing larger parking courtyards behind perimeter blocks
- building shared surfaces in traditional materials rather than using coloured concrete block surfaces - for example in parking zones and domestic runways

Water Resource Management

Although the sites lie close to ditches and issues (to the north) they do not lie close to any major any water courses and do not have a history of flooding. In these circumstances it is felt unlikely that they will be liable to flooding and in this regard a Flood Risk Assessment will not be required.

Although there is currently capacity for waste water treatment in Hawick, emerging development proposals mean that this is likely to become a constraint. Developer contributions may be required (see Developer Contributions).

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

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

Density

Summerfield 1: the net developable area should be limited to 1.56 hectares (3.85 acres) and the density should range from 25 units per hectare for standard units and 30 units per hectare for affordable housing.

Summerfield 2: the net developable area should be limited to 2.48 hectares

(6.12 acres) and the density should range from 25 units per hectare for standard units and 30 units per hectare for affordable housing.

The maximum capacity of the site as a whole would be 107 units. It should be noted that this figure is indicative only and that the final number of houses will be determined at the detailed design stage.

Density Calculation

The calculations for density within the site are approximate and are based on the Net Developable Area (NDA). This area excludes landscape buffer zones and site constraint features. Where appropriate, buffer zones may include as part of the garden areas. The figures shown in the table below assume that for standard houses the density will be 25 houses per hectare and for the affordable housing element 30 houses per hectare.

Affordable Housing

To comply with the Council's Planning Guidance on Affordable Housing, provision of affordable housing units will be required on-site. It is estimated that the site has a capacity of 107 units. 36 of these units should be affordable.

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

Developer Contributions

Under the terms of Policy G5 of the Finalised Scottish Borders Local Plan 2005 developers are required to make full or part contribution (through the terms of a Section 75, or alternative

legal, Agreement) towards the cost of addressing specific infrastructural or environmental deficiencies. With respect to the sites at Summerfield, Hawick the following issues require to be addressed:

- Transport: Possible contribution towards upgrading the existing access roads serving the site.
- Open space, landscaping and play facilities: Provision of appropriate landscaping, open space and play facilities will be required together with details of their long term management.
- Waste water treatment: there is limited capacity in Hawick. Developer contributions may be required.

Further Information

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

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site name	total site area (ha)	net developable area	density normal per ha	area for standard units (ha)	total standard units	density affordable per ha	area for affordable units	total affordable units	net developable density	total units
Summerfield 1	1.70	1.56	25	1.09	27	30	0.47	14	26.50	41
Summerfield 2	3.24	2.48	25	1.74	43	30	0.74	22	26.50	66