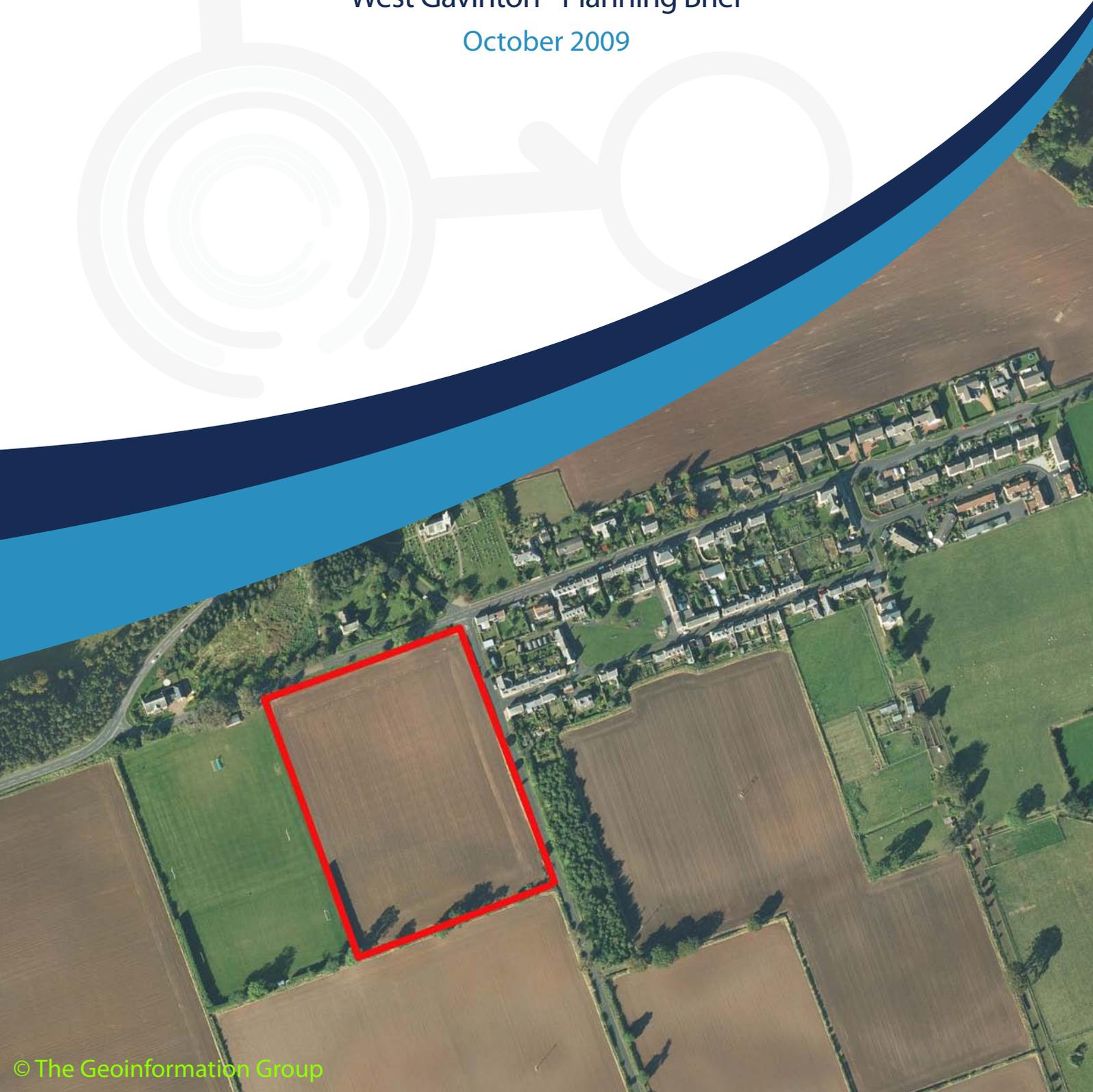


Scottish Borders Local Plan

Supplementary Planning Guidance on

West Gavinton - Planning Brief

October 2009



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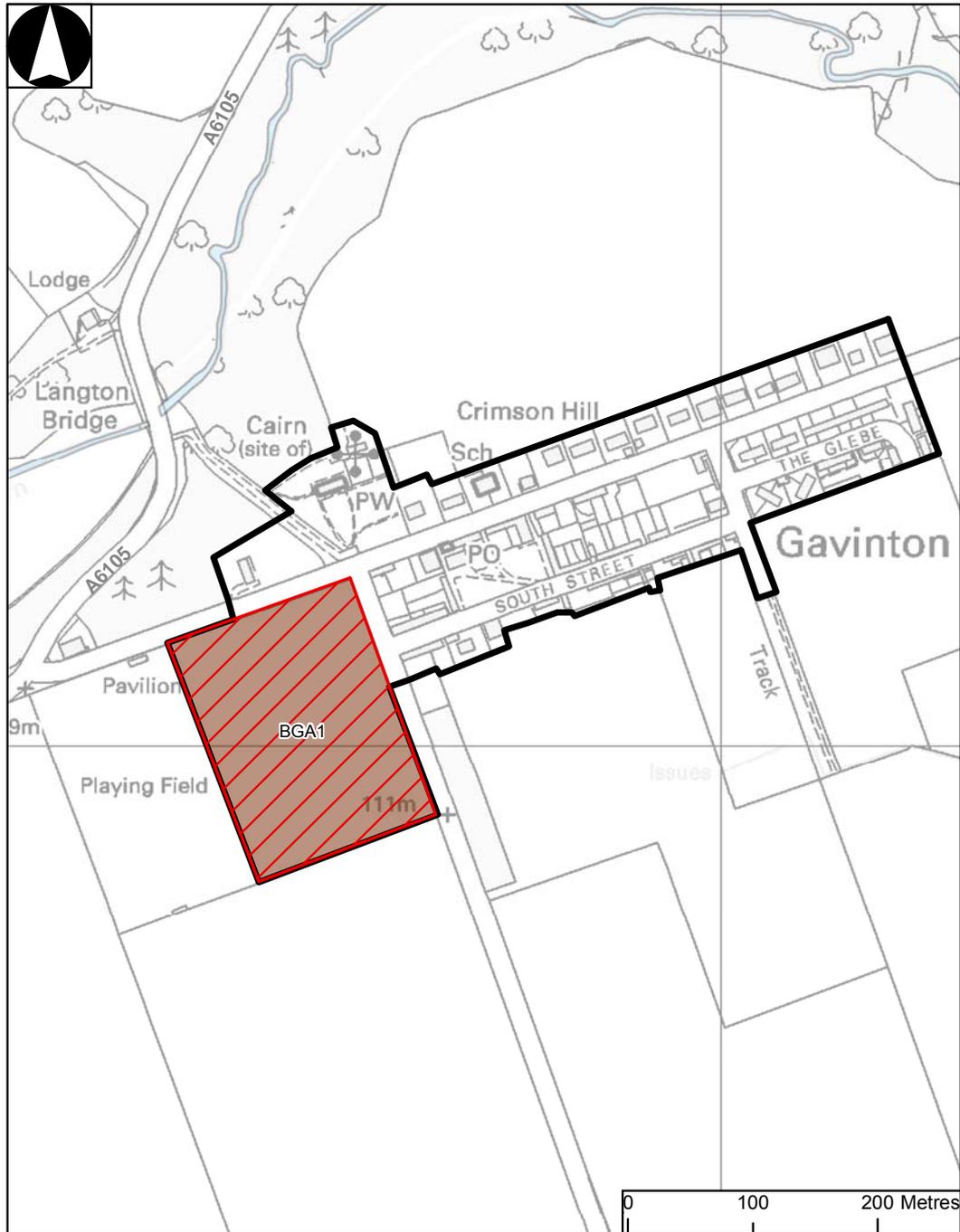
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Figure 1 - Site BGA1 West Gavinton



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Key

-  BGA1 Housing Site (Subject to Brief)
Site Area 3.2 Hectares
Site Capacity 45 Units
-  Housing Allocation (Local Plan Policy H3)
-  Development Boundary (Local Plan Policy G8)

1. Introduction

- 1.1 This planning brief sets out the main opportunities and constraints relating to the proposed housing site at West Gavinton, Gavinton. It provides a framework vision for the future development of the site within the period of the recently adopted Local Plan.
- 1.2 The brief identifies where detailed attention to specific issues is required and where developer contributions will be sought. The brief should be read alongside relevant national, strategic and local planning guidance, a selection of which is provided in Section 3.

2. Site Context

- 2.1 Gavinton is located in central Berwickshire and is approximately 2.5 miles south west of Duns and 18 miles west of Berwick-Upon-Tweed. Residents use services and facilities in Duns, such as the schools and shops. The main bus stop for the settlement is on the A6105 near Langton Bridge and is linked to it by a footpath. There are regular bus services between Gavinton & Duns.



- 2.2 The land subject to this brief is located at the western end of Gavinton (see Figure 1). The land is identified in the Adopted Local Plan for housing (site code BGA1), has a site area of 3.2 hectares (7.9 acres) and an overall indicative capacity figure of 45 units. It is currently used as an agricultural field, is bounded by roads to the north and east, open fields to the south and a playing field to the west (see Image 1). The issues identified in a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of this site have been addressed below as key considerations for the site and in Section 4, the Development Vision. The SWOT analysis is attached as Appendix 1.

Image 1: Aerial Photograph of the site

- 2.3 The key considerations for the site are identified on Figure 2. The site is very visible from east bound traffic on the A6105, the main access road to Gavinton from the west and the recreational open space to the west (see Image 2). The land on the site slopes from the north east to a flat area in the south and benefits from a south/ south westerly aspect.



Image 2: View of the site from the A6105, Eastbound.

2.4 The roads to the north and east of the site are suitable for vehicular access and there is a footpath link to the main bus stops for the settlement, to the north east. There is a Local Equipped Area for Play in Gavinton's green to the east. However it is a sensitive location in the Conservation Area with limited space for expansion.

2.5 The trees and hedgerow on the boundaries of the site contribute to Gavinton's landscape setting. In particular the trees in the verge to the north of the site are part of a tree lined arrival to Gavinton from the west (see Images 2 & 3). The mature trees along the southern boundary are important features and the hedgerow on the eastern boundary is an attractive one (see Image 4). Other site boundaries are mainly open post and wire fences. A short section of hedge on the western boundary with the recreational open space (see Image 5) prevents footballs being kicked into the field. To the east of the site there are young trees in the verge. A tree belt to the east of the road screens the site from the countryside to the south east.



Image 3: Woodside and the Trees Along the Road to the West of Gavinton.



Image 4: The South East of the Site with Boundary Hedge & Trees

2.6 The nearest archaeological sites and monuments record to the site is a burial cairn to the north east of the Church. This is not affected by the site. However there is an area with potential archaeological interest in the north of the site, due to a circular crop-mark consistent with a pre-historic feature.

2.7 The site is adjacent to Gavinton Conservation Area. The core of the Conservation Area has a planned rectangular layout, dating from the 18th century with a strong east west emphasis along North and South Streets (see Figure 2 and Image 1), punctuated by side lanes. The category B Listed Gavinton Parish Church dates from 1872, with a landmark spire and attractive graveyard (see Image 6). This church, the village hall and the village green in South Street are focal points in Gavinton. The character of the settlement is established by linked single, one and a half and two storey buildings (see Image 7). The street frontages contain a mix of the fronts & backs of houses with gables at the corners with secondary streets. Materials in this area are mainly buff colour rubble sandstone, harling and slate roofs. The Old Manse is a B listed building dating from 1843 to the north of the site. It is separated from the site by the road to the west of Gavinton and the trees that line it. This house, the trees in its grounds and the mature hedge along its boundary are an attractive feature on the western approach to the settlement (see Image 3). The C(S) listed houses of Butterwell & Southview are situated to the east of the site but their main frontages are on South Street and facing south, not onto the site. Therefore development will not adversely affect their setting.



Image 5: View Westwards across the Site to the Recreational Open Space.

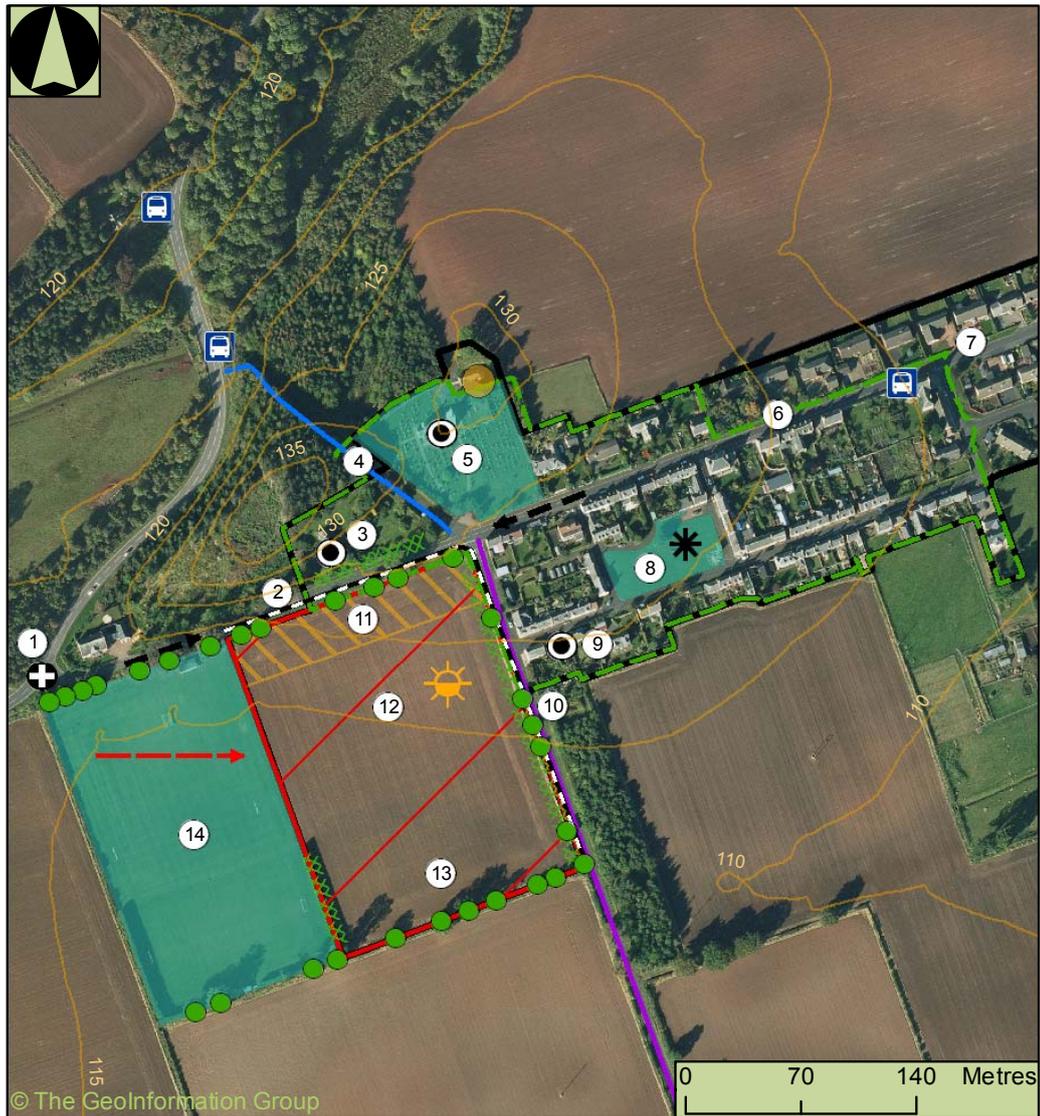


Image 6: The Landmark of Gavinton Church



Image 7: South Street Showing Linked Properties of Varied Heights

Figure 2 - Key Considerations



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Key

- | | | | |
|---|--------------------------------------|---|-----------------------------------|
| ① | Key Considerations | ⦿ | Adjacent Listed Building |
| 📐 | BGA1 Housing Site (Subject to Brief) | ● | Existing Tree |
| ⬛ | Development Boundary (G8) | 🚌 | Bus Stop |
| 🌿 | Conservation Area (BE4) | ⊕ | Road Junction with A6105 |
| 🏠 | Potential Archaeological Interest | ★ | Local Equipped Area for Play |
| ⊕ | Open Space | ● | Key Sites & Monuments Record |
| 📏 | 5 Metre Contour | ☀ | South or South West Facing Aspect |
| 🚶 | Core Path Network | | |
| 🚶 | Existing Path | | |
| ➡ | Key View | | |
| ➡ | Arrival Point | | |
| 🌿 | Existing Hedge | | |
| ⬛ | Road Frontage | | |

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Key Considerations for the West Gavinton Site & Surrounding Area (See Figure 2).

Key Issues:

- 1 Road Junction with the A6105 needs to be improved, this A road leads to Duns and Greenlaw.
- 2 The two main arrival points for the site are from the road in the north west of the settlement. Trees bounding the road are important to the setting of the settlement. This stretch of road is suitable for vehicular access.
- 3 Category B listed Old Manse. The mature roadside hedge and trees in its grounds are attractive landscape features, within the Conservation Area.
- 4 Pathway link to the main bus stops on the A6105.
- 5 Category B listed Gavinton Parish Church with a landmark spire and attractive graveyard. The burial cairn to the north east of the church is an archaeological site identified in the Sites and Monuments Record.
- 6 Gavinton Conservation Area's layout is an important feature, particularly rows of development along the two streets and rectangular green, punctuated by side streets or paths. Building heights range from single to one and a half and two storey and materials are sandstone, harling and slate. Street frontages contain a mixture of the fronts and backs of houses, with gables at corners.
- 7 Unclassified road leading to Duns & Coldstream.
- 8 Village green focal point, which also contains a Local Equipped Area for Play.
- 9 The site will have little or no impact on the category C(S) listed buildings of Butterwell & Southview as their main facades do not face onto the site.
- 10 Unclassified road leading to Fogo with proposed core path network alongside it. Attractive boundary features of hedge and young trees to the east of the site. This stretch of road is suitable for vehicular access.
- 11 Area with potential archaeological interest, due to a circular crop-mark consistent with a pre-historic feature.
- 12 The northern portion of the site benefits from a south/ south westerly aspect.
- 13 Flatter southern part of the site and landscape feature of mature trees along southern boundary.
- 14 Site is very visible from a straight stretch of the A6105, to eastbound traffic. Site's western boundary is open apart from a section of hedge in the south west; balls from the recreational open space can be kicked into it.

3. Policy Context

3.1 National

The Scottish Government has a number of policy and guidance documents that could be useful to this development:

- SPP 3: Planning for Homes
- SPP 17: Planning for Transport
- SPP 23: Planning & The Historic Environment
- PAN 42: Archaeology – the Planning Process and Scheduled Monument Procedures
- PAN 44: Fitting New Housing Development into the Landscape
- PAN 61: Planning & Sustainable Urban Drainage Systems
- PAN 65: Planning & Open Space
- PAN 67: Housing Quality
- 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
- Designing Places: A Policy Statement for Scotland

3.2. Structure Plan

The Scottish Borders Council Structure Plan was approved in 2002. The Development Strategy guides development to existing towns or villages which are readily accessible to the principal public transport corridors. Gavinton is within the Berwickshire Housing Market Area. An alteration to the Structure Plan on housing was approved with modifications by the Council in May 2008 and submitted to the Scottish Ministers in summer 2008.

3.3 Local Plan

The Local Plan identifies the West Gavinton site as a housing allocation (BGA1). The following policies also closely relate to this development:

- Principle 1 Sustainability
- Policy G1 Quality Standards for New Development
- Policy G5 Developer Contributions
- Policy H1 Affordable Housing
- Policy H3 Land Use Allocations
- Policy BE2 Archaeological Sites and Ancient Monuments
- Policy NE3 Local Biodiversity
- Policy NE4 Trees, Woodlands and Hedgerows
- Policy Inf6 Sustainable Urban Drainage

3.4 Supplementary Planning Guidance (SPG)

SPG 10, Affordable Housing, advises that the Council will seek that 20% of a residential development in the Berwickshire Housing Market Area is to be affordable. SPG 18, Renewable Energy sets out planning requirements in relation to: the use of renewable energy systems for new developments and the reduction of carbon dioxide emission levels from new developments. It provides guidance on renewable energy technologies, energy efficiency, combined heat and power and carbon dioxide emissions assessments. The Draft SPG on Provision for Play Areas gives further guidance on space requirements per unit. The SPG on Trees

and Development and the SPG on Landscape and Development sets out the Council's requirements when developing near trees. Advice on designing out crime is provided in SPG17.

4. Development Vision

4.1 The aspiration for the site is to provide a high quality mixed residential development which incorporates sustainable design and construction. Good quality design and layout is required which reflects and enhances the historic character of Gavinton. The key frontages to the north and west of the site will be an important part of the townscape of Gavinton, on its western approach. Therefore these key frontages should be designed to the highest standard. The Gavinton Conservation Area is characterised by linked development of varying heights along streets so the northern part of the site should reflect this. The boundary treatment should seek to frame development in views from the west. The site should provide the focal point of an amenity open space/ green and two options have been provided. Development Vision Option A proposes the green as a feature in the middle of the site (see Figure 3) and Option B proposes it as a feature on a main approach to Gavinton, adjacent to the road to the north (see Figure 4).

4.2 The key requirements of this development are as follows:

Sustainable Design

- Sustainable design and construction is encouraged. Development will be expected to achieve the Building Research Establishment Eco-Homes rating of "Excellent".
- The use of renewable energy systems for new developments and the reduction of carbon dioxide emission levels from new developments are required. A reduction in carbon dioxide emissions of 15% beyond the 2007 Building Regulations carbon dioxide emission levels is required. This should be achieved through energy efficiency and building design measures and/or on site low or zero carbon technologies.

Building Design & Place Making

- The key frontages along the northern and western boundaries of the site are very visible on the approach to the settlement from the west. They should be designed to the highest standards.
- The layout and road pattern of the site should reflect and align with the grid pattern layout of the Conservation Area, particularly the road in the north and South Street.
- Development in the in the northern part of the site should be medium density (approximately 30 units to the hectare) and create streets to reflect the form of the existing Conservation Area. This will also create a safe, overlooked environment.
- Development in the medium density area should be designed to reflect and complement the design, form and materials of the conservation area. Streets should include linked buildings. There should be a mix of two, one and a half and single storey houses; properties mainly fronting onto key or secondary frontages and gables at the corners with secondary streets. Buildings should be designed to limit the overshadowing of north facing gardens.

- Affordable Housing could be located in both the medium density and lower density areas to allow for a range of property types and sizes.
- Lower density development in the southern part of the site should consist of detached and semi detached single, one and a half and two storey houses in large garden grounds.
- Finishing materials and design should reflect good quality existing buildings in Gavinton Conservation Area, see Local Plan Policy G1 Quality Standards for New Development. Building colour themes should be buff walls with grey roofs. Roof pitch should reflect existing buildings. Local materials such as sandstone and slate must be used where possible on frontages, details and boundary walls. This applies in particular to the key frontages, where chimneys should also be incorporated into the design.
- There is an opportunity for focal point buildings on the north west corner of the site at the gateway to the settlement and at the end of the South Street axis. These will also create interest when approaching the development from the west.
- Provide mews style houses in the courtyards to provide informal surveillance of the parking areas.
- The Local Equipped Area for Play should be located on the west of the site where it will be accessible to all parts of the site and benefit from the security of being overlooked by the fronts of development. It will also complement the existing recreational open space.
- Cognisance should be taken of the properties directly across the public road to the east, including The Smiddy, to ensure that any development does not have an unacceptable adverse impact on the amenity and privacy of the properties.

Landscaping, Boundary Treatment and Open Space

- The trees in the verges to the north and east of the site should be protected from ground disturbance. This protection area should be measured from the main stem and be a minimum of 6 metres or to the outer crown spread of the existing tree, whichever is greater.
- Create a 15 metre buffer zone along the southern edge of the site to protect the mature trees along this boundary & prevent shading of properties. This can form part of garden grounds.
- Conserve the existing hedgerow on the eastern edge of the site and provide appropriate replacement planting where necessary. The minimum distance for no ground disturbance from the hedge is 1.5 metres and a minimum distance from the road is 2 metres.
- Create a new amenity open space, a rectangular green, reflecting the green on South Street. This will provide a new focal point for the development and could either be located in the centre of the development (see Figure 3) or on the north eastern corner (see Figure 4). If located in the north eastern corner the amenity open space should relate to the setting for the existing church. Small trees could be provided in this area.
- Create a 20 metre buffer zone along the western edge of the site to keep a separation between the recreational open space and development and provide space for tree planting. This could include an access road.
- The western and southern edges of the site should be improved by the creation of hedgerows. Large avenue trees should be planted along the western boundary and existing trees along the southern boundary reinforced with new planting where necessary. This will frame the development. This planting along the western boundary will also help screen the site from the

recreational open space (see Image 5). Appropriate native species should be encouraged to enhance biodiversity.

- Provide small garden trees and hedges in the gardens in the lower density area to help integrate development into the landscape.
- Locate a play area, amenity open space, and Sustainable Urban Drainage Systems in the south western part of the site. This will stagger the western building line when viewed from the A6105 or the recreational open space.

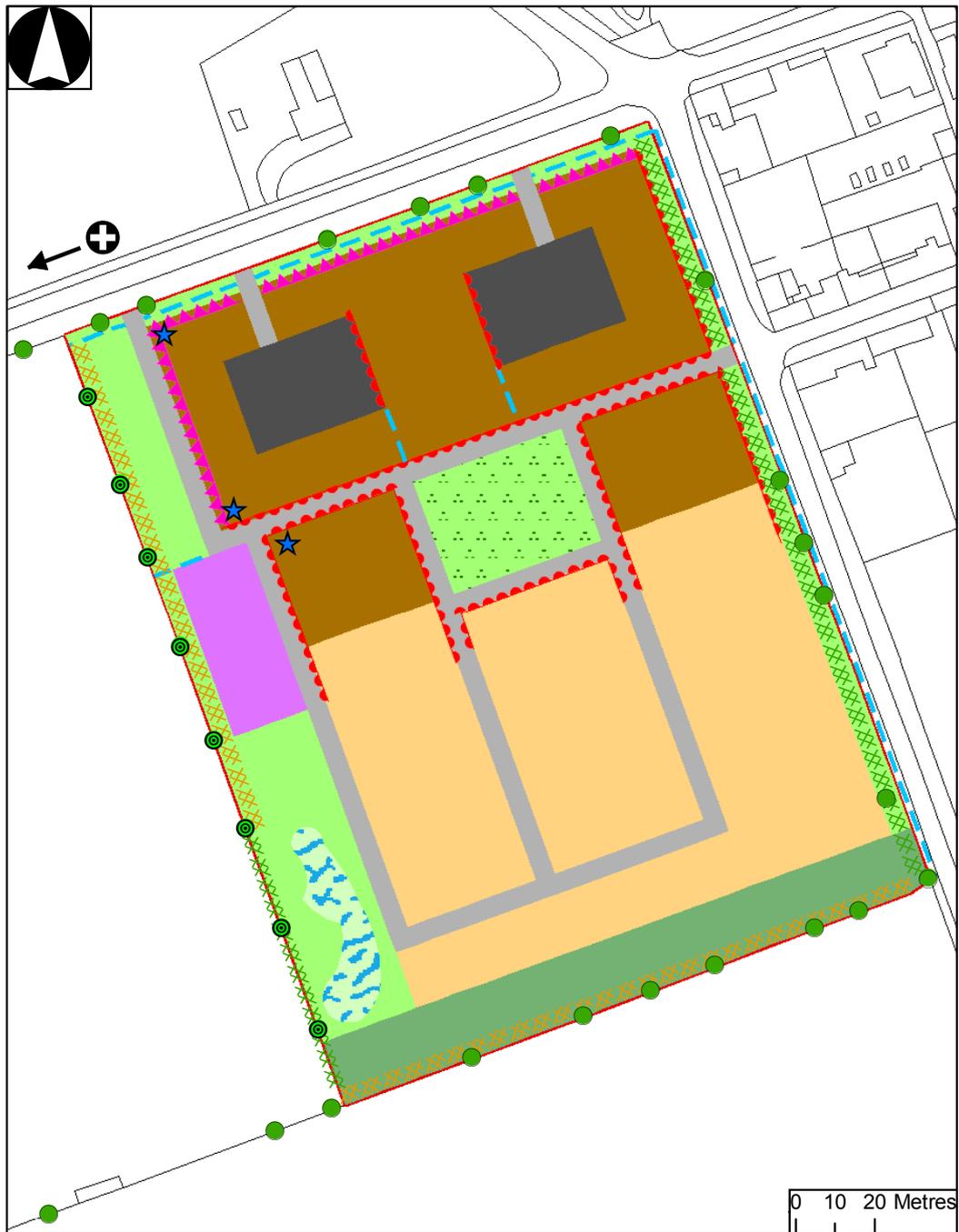
Potential Archaeological Interest

- The potential archaeological interest in the northern part of the site should be evaluated and mitigated (see Figure 2).

Access & Parking

- The main access points to the site are from the road to the north and at the west end of South Street.
- For Option A there is the possibility of providing two vehicular accesses to courtyards from the road to the north (see Figure 3). For Option B there is the possibility of providing a vehicular access to the courtyard from the road to the north (see Figure 4).
- There is potential for private vehicular accesses along the unclassified road to the east.
- Provide a remote footpath along the north of the site, to provide access to the properties facing the road to the north. Provide a footpath link from the middle of the site into the recreational open space. Provide a footpath link along the unclassified road to the east of the site that can also be used as part of the proposed core path network. Provide footpath links from the parking courtyard/ courtyards to the street to the south to improve access, in particular to the amenity open space and play area.
- Provide rear courtyard parking in the medium density area in the north of the site. For Option A this will be two courtyards and for Option B one courtyard (see Figures 3 & 4).

Figure 3 - Development Vision
Option A



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Key

- | | | |
|------------------------|---------------------|---|
| BGA1 | Medium Density Area | Existing Tree |
| SUDS | Lower Density Area | Tree Planting |
| Green | Key Frontage | Key Building |
| Street | Footpath | Improvement or Relocation of A6105 Junction |
| Play Area | Secondary Frontage | |
| Amenity Open Space | Existing Hedge | |
| Car Parking | New Hedge | |
| Buffer Protection Zone | OS MasterMap | |

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Figure 4 - Development Vision
Option B



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Key

- | | | |
|------------------------|---------------------|---|
| BGA1 | Medium Density Area | Existing Tree |
| SUDS | Lower Density Area | Tree Planting |
| Green | Key Frontage | Key Building |
| Street | Footpath | Improvement or Relocation of A6105 Junction |
| Play Area | Secondary Frontage | |
| Amenity Open Space | Existing Hedge | |
| Car Parking | New Hedge | |
| Buffer Protection Zone | OS MasterMap | |

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5 Development Guidance Context

The key requirements for the development are:

5.1 Sustainable Design

5.1.1 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.

5.1.2 Development 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).

5.1.3 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.

5.1.4 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).

5.1.5 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.

5.2 Renewable Energy & Energy Efficiency

5.2.1 The Scottish Borders Structure Plan (approved by Scottish Ministers in 2002) 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.”

5.2.2 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.”

5.2.3 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,”

5.2.4 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.

5.2.5 SPG18 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.

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

5.2.7 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.

5.2.8 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.

5.2.9 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.

5.2.10 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))

5.2.11 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.

5.3 Affordable Housing

The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG 10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 20%. The affordable housing units are likely to be required on site. Units could be provided on both the medium and lower density areas to allow a range of sizes and types of unit. They should be designed to integrate with other houses on the site.

5.4 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. The Council embraces the concepts of PAN 76 on 'New Residential Streets' and its replacement the Scottish Government's forthcoming 'Designing Streets' Manual. These 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.

A Transport Assessment (TA) will be requested as part of any planning application for this site. 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. This is likely to include improvements to or relocation of the junction of the road to the west of Gavinton and the A6105 and may necessitate improvements to the existing pedestrian links to the bus facilities on the A6105 and any other pedestrian linkages.

The site should be accessed directly from the road to the north and the unclassified road to the east, opposite its junction with South Street. Traffic calming should be introduced as a self-enforcing measure. Secure and convenient walking and cycling connections must be provided to local facilities and public transport access points. Developers are advised to contact the Council's Technical Services Department for further advice, see Appendix 2.

5.5 Parking

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.

5.6 Water, Sewerage and Sustainable Urban Drainage Systems

The existing sewerage works at Duns and water treatment works at Rawburn have capacity to service this site. Provision for Sustainable Urban Drainage, effectively managing the flow of rain water run off by treating it within the site, which accords with current design principles, as detailed in Planning Advice Note

67 – Housing Quality, will be required. Scottish Water and SEPA can provide more detailed advice, see contacts in Appendix 2.

5.7 Waste Management

Waste management facilities for recycling and collection should form an integral part of the development, in terms of storage provision within the site and off site collection.

5.8 Potential Archaeological Interest

There is a potential for archaeological remains in the northern half of the field at Gavinton. An assessment of aerial photography has revealed a circular crop-mark consistent with a pre-historic feature. Given the proximity of the site to the location of a pre-historic burial at Crimson Hill, there is a chance that this crop-mark represents the location of a burial cairn. As such, an archaeological evaluation will be necessary prior to detailed planning consent being granted in accordance with Structure Plan Policy N16, Local Plan Policy BE2 and national policy SPP23. This evaluation will require a Written Scheme of Investigation (WSI) to include a desk-based assessment of the site and a recommended programme of evaluation by trial trenching. This work must be conducted by a registered archaeologist. Provision should be made for the proper recording, analysis, curation and publication of any archaeology recovered. Additionally, it would be helpful to indicate the location of the archaeology with some form of appropriate marker. The Council's Archaeology Officer will be able to provide more detailed advice, see contacts in Appendix 2.

5.9 Landscape Maintenance

Detailed arrangements for the future maintenance of landscaping on the site will be requested as part of any planning application for the site.

5.10 Ecology, Habitat and Trees

Local Plan policies NE3 Biodiversity & NE4 on trees and hedgerows and the SPGs on Trees and Development and Landscape and Development provide guidance on these issues. An Ecological Impact Assessment and tree and land survey should be submitted along with any planning application for the development of the site.

6 Developer Contributions

6.1 Policy Background

In some instances developers will be required to make contributions towards the cost of addressing specific infrastructural or environmental deficiencies. These are required by Policy G5 - Developer Contributions of the Adopted Local Plan 2008 and further information is provided in SPG 9 - Developer Contributions. Specific advice on the levels of developer contributions required for this site will be provided by the Development Negotiator, see contacts in Appendix 2. Constraints where developer contributions are likely to be required are as follows:

6.2 Education

There is currently a requirement for a developer contribution for the new Berwickshire High School. A contribution will also be sought towards facilities for Duns Primary School. Details of the amount can be obtained from the Development Negotiator.

6.3 Play Areas

The site needs to fulfil the requirements for play areas in the draft SPG on Play Areas for on-site. Provision of appropriate open space and play facilities to a Local Equipped Area for Play (LEAP) standard will be required, together with details of its long term management. The existing LEAP in the village green is in a sensitive location and has limited space for expansion, to accommodate the development of the site subject to this brief, therefore on site provision is required. The play area should be located along the central western edge of the development where it is easily accessible from all parts of the site and can be used in conjunction with the recreational open space to the west. Provision of details of the longer term management of the play facilities will be required. Further guidance must also be sought from the Parks section, see contacts in Appendix 2.

6.4 Transport Upgrades

Any network upgrading work identified through the Transport Assessment process. In particular this would include improvements to/ realignment of the junction between the road to the west of Gavinton and the A6105 and may necessitate improvements to the existing pedestrian links to the bus facilities and any related upgrades to these bus facilities on the A6105.

6.5 Affordable Housing

The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG 10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 20% of the developable area. The affordable housing units are likely to be required on site.

7 Housing Density

- 7.1 The density and site layout of the existing residential areas in Gavinton is medium density. The site has been assessed as having a developable area of approximately 2.3ha and can be developed with an indicative capacity of 45 housing units with a mix of density within the site. The northern part of the site which is adjacent to the existing settlement should be a medium density to reflect the density of development in the settlement itself. The southern part of the site is adjacent to open space and agricultural land so a lower density would be appropriate in this area. It should be noted that the number of units will depend on the final design and size of units. Therefore this figure is indicative only and the final number will be determined at the detailed planning application stage. Currently 20% of the developable area should be made available for affordable units, approximately 0.5ha. The existing site capacity means that the site should include 36 mainstream and 9 affordable housing units.
- 7.2 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 areas of open space. Where appropriate, buffer zones may be included as part of the garden areas. The figures shown in Figure 5 demonstrate the density calculations for this development.

Figure 5 – Density Calculations

Total Site Area	Developable Area	Medium Density Area	No. of Medium Density Units	Lower Density Units	No. of Lower Density Units	Total Units
3.2ha	2.3ha	1.1ha	30	1.2ha	15	45

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Appendix 1: SWOT for West Gavinton Site

Strengths

- Attractive setting with views over the surrounding countryside
- Sloping land reasonably easy to develop.
- The site capacity is low density, therefore there is space available for landscaping/ play areas.

Weaknesses

- The A6105 junction with the road to the west of Gavinton is substandard and needs relocated/ improved.
- The site is highly visible from the A6105 at the main western approach to the settlement.
- Development of the site is likely to change the countryside setting of the settlement.
- Site is open and not contained by landscape features
- There are few local services and facilities in the settlement and residents have to travel two miles to Duns for the majority of these, such as schools and shops

Opportunities

- The south facing aspect is good for energy efficiency.
- The site is adjacent to the existing Gavinton Conservation Area which provides a strong local context which can be respected in the site design.
- There is space to improve footpaths along the road to the north between the settlement and a bus stop on the junction with the A6105 and along the lane to the east which is a potential core path.
- The road to the north and the lane to the east are suitable for vehicular access.

Threats

- The recreational open space to the west may impact on the site when stray balls are kicked into it. Fences/ landscaping are likely to be required to contain this.
- There is potential archaeology on the north edge of the site that needs further investigation. If areas of significant archaeology which need to be retained are identified then the site design will need to be modified to ensure that they are not developed.

Appendix 2: Contacts

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