Introduction

This brief sets out the main objectives and issues to be addressed in the development of two adjacent housing sites:

- Denholm Hall Farm (RD4B); and
- Denholm Hall Farm East (ADENH001)

The sites are located on the north east edge of Denholm Village and the boundaries are shown on the aerial photograph in Figure 1.

The brief provides a framework for the future development of the sites which are allocated for housing in the Consolidated Scottish Borders Local Plan 2011.

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 on page 4, and should be a material consideration for any planning application submitted for the site.

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

Figure 1—Denholm Hall Farm East housing site - aerial view
Denholm is situated in the central Borders, mid-way between Hawick and Jedburgh on the A698. It falls within the Central Borders Strategic Development Area, a primary development hub identified in the Consolidated Scottish Borders Structure Plan and Local Plan.

The village, with a population of 608 (2001 Census), sits in the lowland Teviot valley. The River Teviot to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The village has an attractive rural setting and is surrounded by agricultural land.

At the heart of Denholm is a Conservation Area centred on a large green surrounded mainly by two storey sandstone buildings. This gives the original part of the village a distinct historic character.

The most recent expansion of the village has taken place on the eastern side of the village on housing land site RD3B to the north side of Jedburgh Road (A698).

A small number of shops and two pubs/hotels are situated in the village centre. The new Denholm Primary School is situated on the western edge of the village about 500 metres to the west of the site.
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:
- Scottish Planning Policy (SPP)
- Designing Places: A Policy Statement for Scotland
- Designing Streets: A Policy Statement for Scotland
- PAN 61: Planning & SUDS
- PAN 65: Planning & Open Space
- PAN 67: Quality Housing
- PAN 74: Affordable Housing
- PAN 77: Designing Safer Places
- PAN 78: Inclusive Design

Structure Plan
The Consolidated Scottish Borders Structure Plan, provides the strategic planning context. In terms of this plan, Denholm lies within the central strategic development hub.

Local Plan
The Consolidated Local Plan 2011 identifies Denholm Farm Hall Farm (RD4B) and Denholm Hall Farm East (ADENH001) as housing sites to which Policy H3: Land Use Allocations applies. Policy H3 effectively means that housing development on the Denholm Hall Farm sites will be approved in principle and should be carried out in accordance with this brief.

A number of local plan policies apply to this site, including:
- Principle 1: Sustainability
- H1: Affordable Housing
- H3: Land Use Allocations
- G1: Quality Standards for New Development, and
- G5: Developer Contributions.

Denholm Conservation Area is located adjacent to the western corner of the site (Policy BE4). Relevant Supplementary Planning Guidance includes:
- Placemaking and Design
- Affordable Housing
- Privacy and Sunlight Guide
- Renewable Energy
- Landscape and Development
- Trees and Development
- The Use of Timber in Sustainable Construction
- Designing out Crime in the Scottish Borders.
1 Visually prominent from the A698 at eastern gateway to the village.
2 Safeguard amenity of existing residential properties.
3 House designs and layout should reflect the locality. Designs could draw inspiration from the historic part of the village (conservation area) and use design features and materials similar to those on adjacent developments.
4 Existing hedge boundaries to be safeguarded and retained unless otherwise agreed. Eastern boundary will be long-term edge for village.
5 Existing trees to retained.
6 Character and appearance of the Denholm Conservation Area should be respected and taken into consideration as part of any development proposals. This is particularly relevant to the Cannongate frontage and the overall site layout.
7 The site benefits from a southerly aspect, which provides opportunities for solar gain.
8 Site slopes from south-east to north-west.
9 Mature trees alongside track to River Teviot and surrounding the cemetery provide excellent rural edge landscape to north of site.
**Background**

Denholm Hall Farm (RD4B) is a neglected site in a rough and overgrown condition following the demolition of the old Denholm Farm buildings which were destroyed by fire a number of years ago. An application for 19 dwellings, ref. 07/01300/FUL, has been approved on the site, subject to a legal agreement.

The Denholm Hall Farm East (ADENH001) site is currently grassland, in agricultural use for grazing.

Both sites adjoin the partly completed Croft Field housing development to the south west (see aerial photo, right). This site was allocated for housing in the 2008 local plan with the site name Jedward Terrace (RD3B).

**Site analysis - description, context and considerations**

The site is currently unoccupied, apart from a builder’s site compound connected with the ongoing development of the adjacent site to the south west. The extent of this can be seen in the aerial photograph. A temporary access track connected the compound to the A698 Jedburgh Road—the main road through Denholm which marks the south eastern boundary of the site. Cannongate, a minor single track road, surrounds the north western and north eastern boundaries of the site. The road provides a connection to the A698, although it is signposted as a ‘no through road’ and has been subject to a formal closure.

The western corner adjoins the Denholm Conservation Area and the established older part of the village. Beyond Cannongate to the north is Teviot Bank, a development of detached houses and bungalows built over five years ago. The remainder of the site is surrounded by farmland and open countryside to the east. This eastern boundary will become the long term edge of the built up area of the village and will need careful landscape treatment. The double hedge line either side of the lane will help to provide landscape strength and permanence.

The site slopes gently downwards from Jedburgh Road to Cannongate. The northern part (RD4B) is generally flatter, but with a steeper fall down to the Cannongate Lane in the northern corner.
The site has a prominent frontage onto the A698 Jedburgh Road. This is the main road from Hawick to Kelso, with a significant, but intermittent flow of through traffic, including HGVs. An hourly bus service between Jedburgh and Hawick operates along this road with the nearest bus stop being 100 metres away from the southern corner of the site.

The site is located at the eastern gateway to Denholm—a key entrance to the village. Development of this site affords the opportunity to create a high quality scheme which would provide an attractive site frontage and approach into the village.

Vehicles arriving from the east along the A698 can approach at high speed, as the 30 mph limit only begins at the eastern end of Jedward Terrace. A bend in the road immediately to the east of the site helps to slow the traffic, but visibility is poor, especially for vehicles exiting the lane linking Cannongate.

The boundaries of the site are a mixture of stone walls (NW), hedgerows (NE & SE) and timber garden fences (SW). A number of mature trees and shrubs are situated in the northern corner of the site, most notably a large ash tree.

Shops and other local facilities are situated around the green in the centre of village, with Denholm Primary School at the western corner, approximately 500 metres from the site.

Development should take account of the design, scale and massing of existing properties within the vicinity of the site. The proposals should also build upon the agreed design principles of the approved layout for Denholm Hall Farm (site RD4B).

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

Opportunities
- Reflect the historic character of Denholm in the site design
- Build upon the design and layout approved for site RD4B
- Create a striking new village entrance feature at the eastern corner of the site and high quality frontage, including potential frontage access, to Jedburgh Road
- Robust landscaping to eastern site boundary
- A range of house types could be provided, together with affordable housing to help meet local needs
- Access to shops, primary school and other village services should be maximised by the creation of good pedestrian and cycle links to the village centre
- Design and layout should take advantage of solar gain
- Take advantage of the vistas to the hills and countryside.

Constraints
Conservation Area
The site is located immediately adjacent to the Denholm Conservation Area and the development must have no detrimental impact upon its character and setting.

Access
No vehicular access should be taken from the single track road alongside the north eastern boundary. The 30 mph speed limit will need to be moved eastwards to ensure safe access to the site.

Landscape & biodiversity
The mature trees and boundary hedgerows on the site should be retained for landscape, amenity and ecological benefit, subject to sight lines for access. All existing trees and hedges should be considered as part of a landscape strategy for the site.
Figure 4—Development vision—for illustrative purposes only
Denholm Hall Farm East Development Brief

**Development vision**

**Scale and Layout**
- The development needs to complement the scale of the existing settlement, the landform and setting of the site. The layout could reflect the rectangular planned form of the village with a central open space, and should build upon the approved layout for the northern part of the site.
- The proposed buildings and proposed landscaping should consider overshadowing issues and neighbouring amenity.
- Street layout should encourage low vehicular speeds.
- The location and orientation of buildings should seek to maximise passive solar gain and ensure that houses and gardens avoid permanent shade as far as possible.
- The streetscape should incorporate soft landscaped areas of trees and shrubs to provide visual interest and contrast with built features.
- The housing layout should help to create a safe environment, with dwellings overlooking public spaces such as play areas and pedestrian routes.
- An appropriate SUDS system will be required, which is likely to be located in the lower northern corner of the site, integrated with the landscape design, visually attractive, safe and accessible for maintenance purposes.

**House type**
- Create a development with a mix of house types and tenure within the site.

**Affordable Housing**
- The requirement for affordable housing should be met in line with Local Plan Policy H1 and Supplementary Planning Guidance (SPG10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 25% of the developable area.
- On-site affordable housing units should be developed and integrated in the same style and quality as the market housing in order that it should not be possible to distinguish which properties are affordable housing from their external appearance.

**House Design**

**Materials**
- A high quality of design and materials is required, which should harmonise with materials used in the existing town such as stone and rendered walls, with grey slate roofs.
- Road/pavement surfaces should be made of a permeable material to aid water run-off where considered appropriate.

**Style**
- Appearance should reflect the house styles in Denholm, especially those in the vicinity of the site, with a mix of one and half and two storey dwellings and bungalows.
- Building design and garden boundary treatments fronting onto roads and other public areas shall be of high quality and durability to create and maintain an attractive environment.
Denholm Hall Farm East Development Brief

Roads
Road layout should not be conceived in isolation, but as a main element in the overall design of the development. The Council’s standards for development should serve as a guide and an innovative, less car dominant layout, would be supported. The Council promotes an informal system of well connected streets with natural traffic calming built in (varied building lines, squares, shared surfaces, etc). Figure 4 is indicative only, and the layout should allow for streets with different characters (straight, curved, splaying, lanes and with tree lined footpaths and verges)

Streets and spaces
Access and links
Vehicular connections into the site should be provided:
- From Jedburgh Road approximately 50 metres from the southern corner of the site. The 30mph limit will require to be moved eastwards to ensure highway safety.
- From Cannongate approximately 50 metres from the western corner of the site.
- From Croft Field if this can be reasonably achieved
The road layout shall provide vehicular connectivity between Jedburgh Rd, Cannongate and Croft Field, but designed to discourage the generation of through traffic.
- Pedestrian and cycle links are important for sustainable travel, particularly for short journeys to access local services in Denholm. Convenient links should be provided within the site, between the site and Croft Field, and to the cemetery to the north east.
- Parking should be located to the rear of properties or within overseen courtyards to avoid streets being dominated by cars.

Landscape
Existing and improved landscaping
- The existing boundary hedges should be retained and safeguarded as they provide an established natural edge and setting for the development.
- Mature and established trees on the perimeter of the site should be retained and incorporated as part of the landscaping scheme for the site.
- Tree planting should be provided along the north eastern boundary of the site to enhance the existing hedgerow and provide a substantial landscaped edge to the village. Reference should be made to the Council’s Landscape Guidance Note 2: Shrub and Small Tree Planting, should which is reproduced on page 15.
- Planting schemes should make use of indigenous tree and shrub species, particularly along the more natural boundaries with open countryside.
- A management plan for planting is required.
- Open space areas should be safe, practical and attractive for play and relaxation.
- A single play area should be provided to serve the site (and the adjoining Croft Field) to obtain a wider range of equipment and to minimise maintenance liabilities.
- Careful attention must be given to the edge treatment of the site, especially the frontage with Jedburgh Road which needs to be of very high visual quality.

Waste
Waste and recycling facilities and collections needs to be considered in the layout and design and should be discussed with the Council’s Waste Strategy Manager (see Contacts) prior to the submission of a formal planning application.
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 and Supplementary Planning Guidance (SPG10) on Affordable Housing. The proportion of affordable housing to be provided, in accordance with the present policy, is currently 25% of the number of houses proposed. In terms of location, there should be no assumption that the affordable housing element should be located in the less desirable parts of the site. Affordable housing as defined in should be well integrated and designed into the scheme.

School provision
There is a requirement for a developer contribution towards Denholm Primary School. The amount currently being sought is £2,788 per house and £418 per flat. These figures are updated annually (next on 1 April 2013) in line with the Building Cost Information Service indices.

Units satisfying the SPG10 definition of Affordable Housing are currently exempt from this contribution.

Play areas and open space
Contributions towards play areas and green space should be in line with the Green Space Strategy SPG. There is a requirement for on-site open space provision, including a play area for young children, ideally co-ordinated jointly with provision for the adjoining Croft Field development. A contribution towards off-site provision will also be required to fund improvements or additional play and recreation facilities in Denholm or surrounding area. The Parks Manager (see contact list) should be contacted by any developer prior to any application submission to discuss this further.

Access
The developer will be expected to meet the cost of, or contribute towards the cost of, identified off-site highway and access work required as a result of the development and/or the cumulative effect of development on a wider scale.

Development contributions will be required for any alterations to the highway associated with the formation of the site access and ensuring road safety, including for example moving the location of the 30 mph limit eastwards.
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 principles of their development in a design statement and demonstrate that due consideration has been given to the following issues:
- Spaces between buildings
- Density and use
- Localised topography
- Views (on site, and to and from surrounding countryside)
- Landscaping and natural 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
- Sunlight and shading
- Contribution to wider townscape
- Distinctiveness

Traffic assessment (TA)—Developers must demonstrate through a traffic assessment how the development will function in transport terms and promote sustainable travel patterns.

Drainage impact assessment—A drainage assessment needs to be included in any submission and address issues such as the development's impact on the catchment area and the means of disposal for waste and surface water.

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. Account must be taken of the Climate Change Act 2008.

Eco-homes—A eco-home statement should demonstrate how advice has been sought from a licensed assessor at an early stage in the project to ensure that the estimated rating will be obtained. A full list of licensed assessors can be found at the EcoHomes website (www.ecohomes.org).

Landscaping statement—a statement explaining how maintenance of the trees, hedges, landscaping and open space will be ensured in the future.

Refuse collection strategy—an explanation of how refuse vehicles will serve the site, including details of suitable turning areas, swept path analysis and bin locations.
### Checklist for key submission requirements

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<thead>
<tr>
<th>Key parts of submission</th>
<th>Included in submission?</th>
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<tr>
<td>Design statement</td>
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<td>Traffic assessment</td>
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<td>Drainage impact assessment</td>
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<td>Energy efficiency statement</td>
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<td>Eco-home statement</td>
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<td>Landscaping statement</td>
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<td>Refuse collection strategy</td>
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Protect planting with stock proof fencing, where required.

Clear tree/shrub positions of all grass and weeds minimum 1 metre diameter per plant either by hand or by using glyphosate herbicide according to manufacturers instructions.

Use cell grown or bare root plants. To protect bare rooted plants from drying out, keep roots covered until immediately before planting and use root dip.

Pit or notch plant into prepared ground at 1–1.5 metre centres with shrubs in irregular groups towards the outside edge. Avoid planting in straight rows. This density is equivalent to 44 – 1 plant / m² or 4400 – 10,000 plants / hectare.

Attach rabbit netting to fence and/or use tree shelters to protect against rabbits where required.

Maintain tree/shrub positions weed and grass free for a minimum period of 2 years post-planting to ensure establishment.

Some suitable species:

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<tr>
<th>Shrubs</th>
<th>Smaller trees</th>
<th>Evergreens</th>
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<tr>
<td>Amelanchier species</td>
<td>Alnus species (elbows)</td>
<td>Eleagnus abbingei</td>
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<td>Cretaegus species (hawthorn)</td>
<td>Betula pendula (silver birch)</td>
<td>Escallonia species (privet)</td>
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<td>Buddleia species</td>
<td>Sorbus aucuparia (rowan)</td>
<td>Ilex aquifolium (holly)</td>
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<td>Cornus species (dogwoods)</td>
<td>Sorbus species (whitebeam etc.)</td>
<td>Ligustrum japonicum</td>
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<td>Colneaster species</td>
<td>Laburnum species</td>
<td>Prunus laurocerasus (laurel)</td>
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<td>Euonymus europaeus</td>
<td>Malus species (apples)</td>
<td>Prunus lusitanica (Portuguese laurel)</td>
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<td>Hippophae rhamnoides</td>
<td>Prunus species (cherries)</td>
<td>Rhododendron species (in-some areas)</td>
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<td>Philadelphus species</td>
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<td>Vburnum species</td>
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<td>Polenillo species (low growing)</td>
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<td>Ribes species</td>
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<td>Sambucus species (elbows)</td>
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<td>Spiraea species</td>
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<td>Symphoricarpos species (snowberries)</td>
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<td>Syringa varieties (lilac)</td>
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<tr>
<td>Vburnum species</td>
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For further details please contact the landscape architect.
**Contacts**

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Denholm Hall Farm East Development Brief

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