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SCOTTISH BORDERS COUNCIL
SUPPLEMENTARY PLANNING GUIDANCE
Langton Edge, Duns
Planning Brief



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SITE CONTEXT & DESCRIPTION

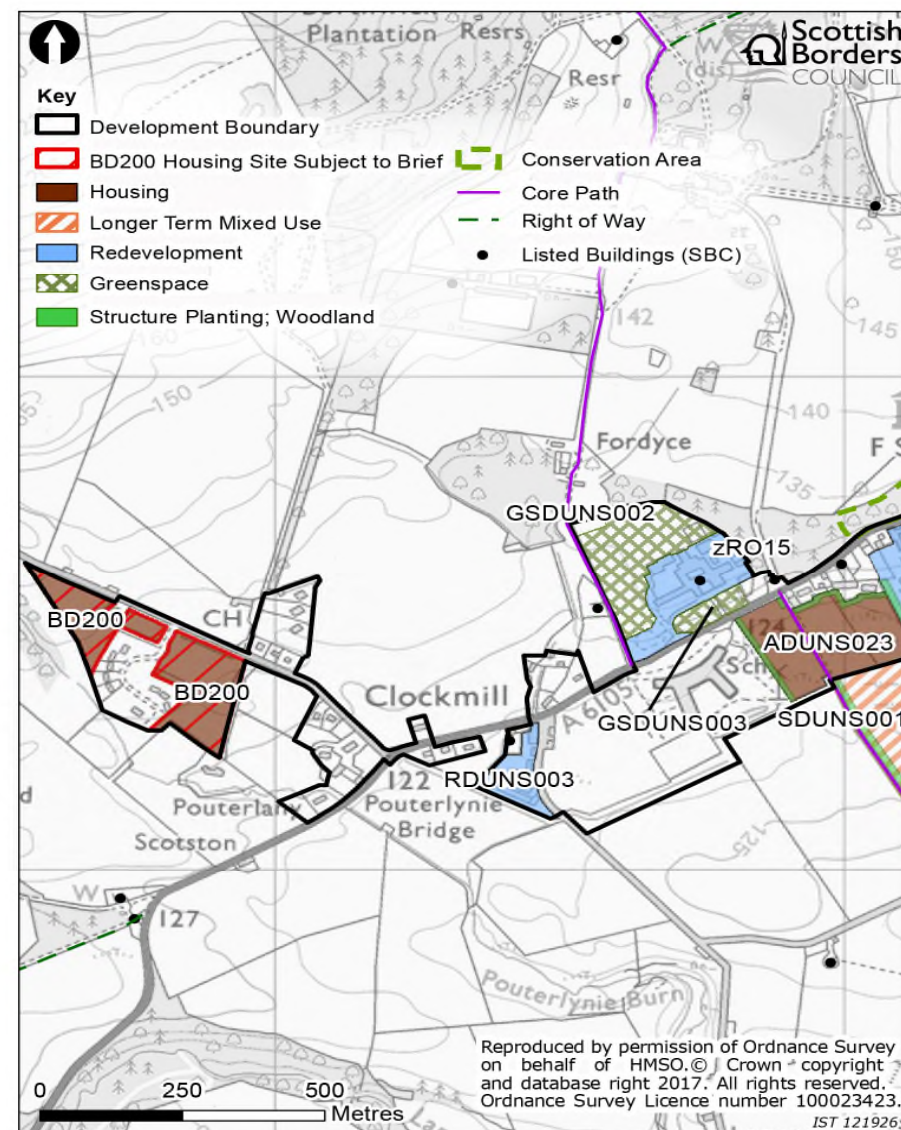
INTRODUCTION: This Supplementary Planning Guidance (SPG) sets out the main opportunities and constraints relating to the proposed housing land allocation at Langton Edge, Hardens Road, Duns. It provides a framework vision for the future development of the site which is allocated within the adopted Local Development Plan (LDP) 2016 (site ref BD200). The planning brief should be read in conjunction with the developer guidance in Appendix A.

SITE LOCATION: The site at Langton Edge is located to the west of Duns within the settlement boundary. Duns is located in central Berwickshire, 16 miles west of Berwick Upon Tweed on the A6105 and has a population of 2,753. There are a considerable number of housing and business allocations around the town.

SITE DESCRIPTION: The site is a greenfield site with an area of 4.0ha, split into two parts of similar size, and has an indicative site capacity of 20 units. The site is predominantly flat and is bounded by Hardens Road to the north, part of Duns golf course to the west and open fields to the south-west and east. A detached property known as Scotston Park is located at the extreme southern tip. Between the two sites is an area of land now developed for detached houses and their respective garden grounds known as Wellrig Park. On the northern roadside outwith the site boundary is a detached property known as Rathowen.

The site boundaries include a mix of post and wire fences, a hedgerow along the public road, a stone wall along the eastern boundary and a hedge along the north western boundary. The main vehicular access point into the site is at Wellrig Park. The nearest bus stop is 300 metres away on the A6105 with a pedestrian link.

Figure 1—Site Context and Description



RELEVANT PLANNING POLICY & GUIDANCE

- [Scottish Planning Policy](#) encourages the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. The Scottish Government also has a number of Planning Advice Notes (PANs) that could be useful to this development including PAN2/2010—Affordable Housing, PAN2/2011 Planning & Archaeology, 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 and PAN 83 Master planning.
- SESplan is the strategic planning authority for south east Scotland who produced the adopted [Strategic Development Plan 2013](#). It provides the strategic direction for regional land use policy for the period to 2032. The SESplan identifies a number of Strategic Development Areas (SDA), one of which is the Eastern Borders SDA, which includes Duns.
- The [Local Development Plan](#) includes various land allocations in Duns including housing sites, redevelopment opportunities and key greenspaces. The LDP also identifies strategic business and industrial opportunities within the town. A number of policies included in the Local Development Plan will be applicable to the general development of this site including, but not limited to: Policy PMD1 Sustainability, Policy PMD2 Quality Standards, Policy PMD3 Land Use Allocations, Policy HD1 Affordable and Special Needs Housing, Policy IS2 Developer Contributions, and Policy IS9 Waste Water Treatment Standards and Sustainable Urban Drainage.
- [Designing Streets](#), produced by the Scottish Government, changes the emphasis of guidance on street design towards placemaking and away from a focus on the dominance of motor vehicles. The policy states that street design must consider place before movement and puts an emphasis on the creation of successful places through the creation of good street design.
- The aim of this SPG is to ensure that the Scottish Borders will be a quality place in which to live, providing attractive, sustainable towns and villages that are distinct and diverse. This SPG provides guidance in relation to successful placemaking and design principles and the impact this can have on the social and economic wellbeing of communities and the environment at large. These principles are taken from the Council's [Placemaking and Design Guide 2010](#).



EXISTING SITE FEATURES AND KEY CONSIDERATIONS

- A Section 50 Legal Agreement, which was recorded in 1994, applies to the land subject to this planning brief. The Agreement was put in place alongside a planning approval for the Wellrig Park development and the golf course extension to the south of the site. The Agreement in essence sought to control other land uses in the vicinity of the site in control of the land owner and currently prevents the site being developed for housing. However, since the Agreement was put in place the land subject of this planning brief has subsequently been allocated for housing following Examination of the Local Development Plan by a Reporter (site ref BD200). Consequently the Agreement requires to be amended in order for the housing development to take place. The Amendment to the brief will be subject to a separate application. One of the issues to be addressed and resolved as part of the application to amend the Agreement is with regards to an area of land to the immediate west of the access point (as identified in fig 3). At present that land is required to be safeguarded for use as parking for the nearby Duns Golf Club. Although there has been considerable discussion between the Council, the land owner and the golf club to address this matter and agree an acceptable use of this land for all parties, this matter remains unresolved. Consequently it is proposed that when this matter is concluded as part of the application to amend the Agreement, this planning brief will be amended accordingly to coincide with the Agreement
- The local archaeological site of a farm stading in the western site should be evaluated and mitigated (see green highlight in fig 2)
- A key public view onto the allocation is from the golf course. Create an open space along the golf course edge of the western site to safeguard the countryside setting of the golf course
- Development to maximise benefit of south facing aspect
- Vehicular access to be taken from Hardens Road to the north of the site via the existing access serving Wellrig Park. Further access points could be provided onto Hardens Road to provide connectivity within the site

Figure 2—Site Features and Key Considerations



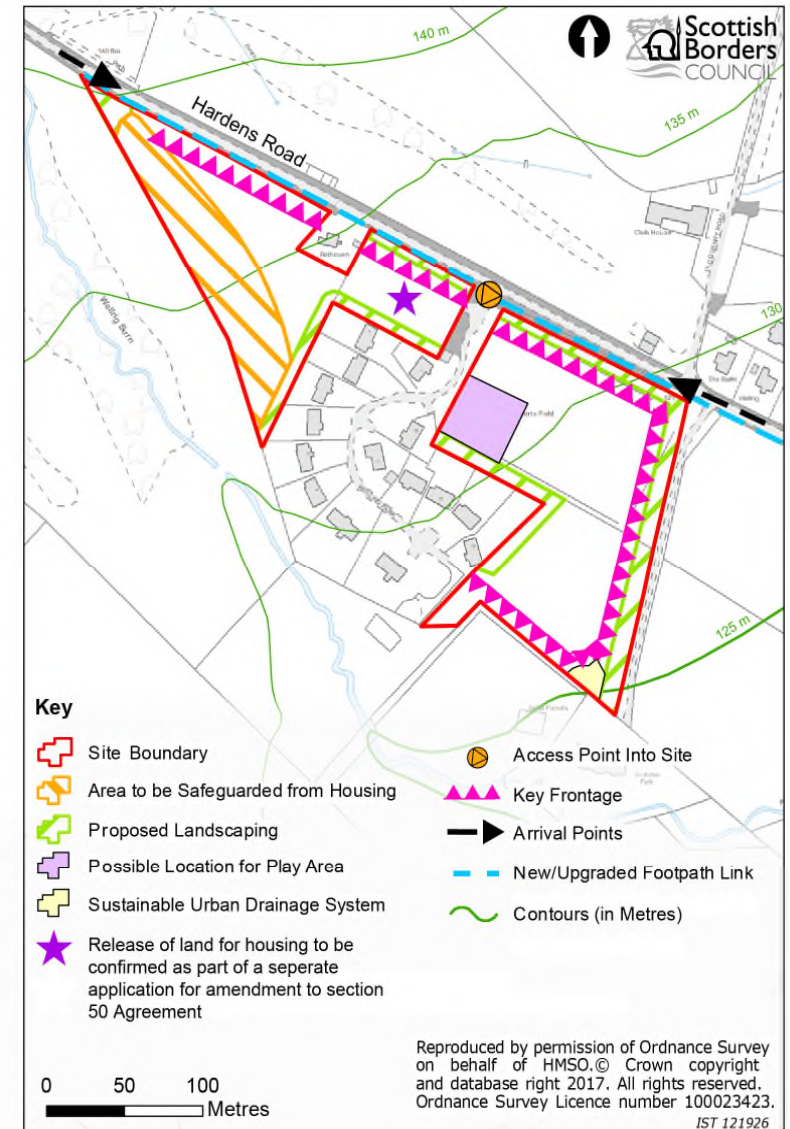
DEVELOPMENT VISION

The allocated land is within a remote part of the Duns development boundary. Given its peripheral and rural location it would not be appropriate to allow a high density scheme. The indicative figure of 20 houses in the Local Development Plan suggests a low density development which will help integrate the existing housing at Wellrig Park into the surrounding landscape. This would help the overall development merge more appropriately into the rural landscape, particularly when viewed from Hardens Road and the golf course.

The key requirements of this development are as follows:

- Development should be in accordance with best practice as advocated in the Council’s Supplementary Guidance “Placemaking and Design”. Good design is at the heart of sustainable communities, and well designed places acknowledge the social function of the built environment, the need to be adaptable within the environment, and the most efficient way to use our resources.
- The access into the site can be taken from the existing junction to Wellrig Park. Further access could be provided onto the Hardens Road to the east of the existing junction to allow traffic circulation. There is the potential for development fronting onto Hardens Road to take access directly from it.
- Improve pedestrian and cycle links to the High School, which provides a local bus route and links to local facilities.
- Perimeter planting to be carried out including along boundary of Wellrig Park
- The orientation of houses should maximise energy efficiency.
- The layout of development should create a frontage along Hardens Road and the main entrance onto the site and Wellrig Park. This entrance could be enhanced and a strong arrival point created by appropriate linked frontage development
- The design of development should enhance the key frontages along the eastern and south eastern part of the site. These are important in views from the A6105 and Hardens Road.
- Parking should be provided to the rear of properties where appropriate, particularly along the key frontages.
- The scale and height of development should minimise the visual impact on the surrounding countryside and relate to existing development. A mix of two, one and a half and single storey buildings would be appropriate. Higher density development may be appropriate at the entrance to the site and along the key frontages.

Figure 3—Development Vision



DEVELOPMENT VISION FOR LANGTON EDGE (continued)

- In terms of layout, orientation, construction and energy supply, appropriate measures must be 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, and comply with all relevant Council policy relating to these matters. Further guidance can be viewed within Appendix A.
- Finishing materials and design should reflect the character and architecture of existing good quality buildings in Duns. Building colour themes should respect the local context and include light rendered finishes, grey roofs and local materials where appropriate.

IMAGES FROM AROUND THE SITE



View of the site from the east.



View of the western side of the site.



Dyke alongside eastern edge of the site.

ENVIRONMENTAL IMPACTS AND HOUSING DENSITY

ENVIRONMENTAL IMPACTS

- Archaeology - There are the archaeological remains of a farm steading in the north of the western part of the site, recorded as a Sites and Monuments Record (see figure 2). LDP policy EP8—Archaeology will consequently have to be adhered to in any development. An Archaeological evaluation may be required prior to detailed planning consent being granted. This evaluation would require a Written Scheme of Investigation to include a desk-based assessment of the site and a recommended programme of geophysical survey combined with targeted test 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. If development is approved, the council will require that any development is carried out with an approved strategy designed to minimise the impact of the impact upon the asset.
- Water, Sewerage and Sustainable Urban Drainage Systems - Early discussions with Scottish Water and SEPA on water and sewerage provision are advised. The existing sewerage works at Wellrig Park should be upgraded to serve this site. Provision for Sustainable Urban Drainage will be required. This effectively manages the flow of rain water run off by treating it within the site in accordance with SEPA best practice design principles. It is understood there are surface water drainage issues at the site and issues with sewerage and reed bed smells at the site which need to be investigated and resolved.

HOUSING DENSITY

- Given the density and site layout of the existing residential development at Wellrig and the rural setting of the location, a low housing density of 20 houses is appropriate for this allocated housing site. It should be noted that this figure is indicative only and the final number will be determined at the detailed planning application stage.
- The calculations for density within the site are approximate and are based on the Net Developable Area. This area excludes landscape buffer zones. Where appropriate, buffer zones may be included as part of the garden areas. The figures shown in the table demonstrate the density calculations for this development.

| Total Site Area | Developable Area | Area for low density Main-stream Housing | Number of Units for Mainstream Housing | Area for Affordable Housing | Number of Units for Affordable Housing | Total Units |
|-----------------|------------------|--|--|-----------------------------|--|-------------|
| 4ha | 2.6ha | 2.1ha | 16 | 0.5ha | 4 | 20 |

DEVELOPER CONTRIBUTIONS AND OTHER REQUIREMENTS

DEVELOPER CONTRIBUTIONS

In accordance with LDP policy IS2 the following Developer Contributions would be associated with the development :

- Affordable Housing - there will be a requirement for 25% on site provision of affordable housing in compliance with the Local Development Plan Policy HD1 Affordable Housing and Special Needs Housing
- Education and Lifelong Learning - a contribution will be required for Duns Primary School and Berwickshire High School
- Play Area - on-site provision of an equipped play area may be required subject to a factoring agreement or alternatively a contribution towards an off-site play facility may be required
- Transport Upgrades - Contribution towards footpath linkage to Duns High School. Any network upgrading work identified through the Transport Assessment process
- Please note this list is not exhaustive and additional contributions may be required. More information is available from the LDP Policy IS2 Developer Contributions and the Council's Development management team (see page 15). Early discussion is advised.

OTHER REQUIREMENTS

- As stated on page 5, a Section 50 Legal Agreement requires to be amended as part of a separate application in order to release the land subject to the SPG for development. Once the Agreement is formally approved any relevant changes to this planning brief will be made.
- There are several options for vehicular access to the site. The main access can be taken from the existing road into Wellrig Park (Figure 3) or from a new access into the eastern site connecting into Wellrig Park
- The road and street layout of the proposed development must embrace the principles of the current 'Designing Streets' policy and the Councils' Placemaking and Design Supplementary Planning Guidance. These promote an informal system of well connected streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal consideration given to sustainable transport modes such as walking, cycling and public transport.

OTHER REQUIREMENTS (CONTINUED) AND SUBMISSION REQUIREMENTS

OTHER CONSIDERATIONS (CONTINUED)

- A Transport Statement will be requested as part of any planning application for this site. The developer will be expected to implement any identified off-site transport work required as a result of the development and/or the cumulative effect of development on a wider scale
- 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
- 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.

SUBMISSION REQUIREMENTS

The following documents should be submitted alongside any detailed planning application:

- Context study demonstrating an understanding of the local context
- Site photos: highlighting key views and how the design will respond to these
- Processing Agreement
- Design statement
- Energy Statement
- Landscape Plan including landscape management scheme
- Drainage Impact Assessment - looking at impact on the catchment area and waste and surface water drainage solutions
- SUDS scheme for treatment of surface water run-off
- Transport assessment
- Ecology Impact Assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.
- Details of play area provision including reference to any factoring proposals for maintenance

APPENDIX A—DEVELOPMENT GUIDANCE AND REQUIREMENTS

INTRODUCTION

One of the main aims and principles of the Scottish Borders Local Development Plan (LDP) 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 sites allocated in the LDP to achieve this.

The aim of this supporting appendix to this planning brief is to set out guidance to developers that apply to this site in order 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’](#), [‘Trees and Development’](#) and [‘Landscape and Development’](#).

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 Environmental Assessment Method (BREEAM) is a sustainability rating scheme for the built environment. It evaluates the procurement, design, construction and operation of development against targets and benchmarks. Assessments are carried out by independent, licensed assessors and developments rated and certified on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The categories covered are:

- Management
- Health and wellbeing
- Transport
- Energy
- Water
- Materials
- Waste
- Land use
- Pollution
- Innovation

APPENDIX A—DEVELOPMENT GUIDANCE AND REQUIREMENTS (CONTINUED)

Developments will be expected to achieve the rating of “Excellent”. The 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 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 by contacting the [BREEAM office](#).

SUSTAINABILITY

The Scottish Borders Council SPG on Placemaking & Design sets out guidance on ‘designing out’ energy needs and creating sustainable new development. The SPG requires that new development is as efficient as practically possible in the use of natural and man-made resources. The principles apply to the building design, construction and operational requirements. This includes considering the site layout (microclimate, building orientation, water handling and use of sustainable resources) and the individual buildings design. Any new development on the site will have to demonstrate comprehensive integration of these principles to both the site layout and the individual building design.

There is a Scottish Government commitment to increasing the amount of renewable energy generated through appropriately designed buildings . Micro-renewable technologies can now be applied within the design of new housing development with confidence and should be incorporated where appropriate into development proposals.

APPENDIX A—DEVELOPMENT GUIDANCE AND REQUIREMENTS (CONTINUED)

Strategic Development Plan 2013 states that Local Development Plans must:

“Set a framework for the encouragement of renewable energy proposals that aims to contribute towards achieving national targets for electricity and heat, taking into account relevant economic, social, environmental and transport considerations, to facilitate more decentralised patterns of energy generation and supply and to take account of the potential for developing heat networks”.

The LDP 2016 states under Policy PMD1 Sustainability:

“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... e) the efficient use of energy and resources, particularly non-renewable sources”.

The LDP also states under Policy PMD2 Quality Standards:

“The standards which will apply to all development are that a) 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”.

The Building Control process covers some of the energy issues new buildings must address relevant to this brief and relevant guidance can within a technical handbook can be viewed on the following link: <http://www.gov.scot/Topics/Built-Environment/Building/Buildingstandards/techbooks/techhandbooks/th2016domenergy>

The Climate Change (Scotland) Act 2009 <http://www.gov.scot/Topics/Environment/climatechange/scotlands-action/climatechangeact> creates a statutory framework for delivery of greenhouse gas emissions reductions in Scotland. The Act sets an interim target of a 42% reduction in emissions (compared to 1990) by 2020, and an 80% reduction target for 2050, with annual targets set in secondary legislation. The high level measures required in each sector to meet Scotland’s statutory climate change targets, for 2022 and in the long term, were set out in the Scottish Government’s Climate Change Delivery Plan. This includes recommendations for the delivery of low carbon new buildings. The construction sector has a major role to play in this respect. Emissions from the burning of fossil fuels are contributing to climate change, with energy use in buildings a significant source of such emissions. Increased energy efficiency and promotion of renewable energy are therefore an important element of Scotland’s strategy to tackle climate change. To deliver buildings that are more energy efficient and have fewer carbon dioxide emissions, a greater emphasis is needed on the overall effect that design and specification choices, construction and commissioning of new work can have on building performance.

APPENDIX A—DEVELOPMENT GUIDANCE AND REQUIREMENTS (CONTINUED)

The standards and guidance given are intended to achieve an improvement, for new homes reducing emissions by approximately 21% compared to the previous 2010 standards (45% compared to the 2007 standards). However, nothing here prevents a domestic building from being designed and constructed to be even more energy efficient or make greater use of low carbon equipment.

In terms of energy performance certificates part 6.9 of the technical handbook (see previous link) confirms the mandatory standard (with regards to buildings over 250 sq m in area) for obtaining energy performance certificates.

Energy Performance of Buildings requires that, when buildings or building units are constructed, sold or rented out, an energy performance certificate (EPC) or a copy thereof is shown to the prospective new tenant or buyer and handed over to the buyer or new tenant. Standard 6.9 ensures the continued presence of such information for buyers and tenants by also making EPCs fixtures within buildings. EPCs must be produced in an independent manner and be carried out by qualified/ accredited experts.

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 a development proposal and the level of carbon dioxide reduction that will be achieved.

Broad guidance on the carbon dioxide reductions achievable from a range of sustainable energy technologies is provided in the table below (indicative only— ongoing up to date information can be obtained from the energy saving trust and specialist suppliers and contractors):

| Scale of technology | Name of technology | Potential CO2 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% |

KEY CONTACTS WITHIN SCOTTISH BORDERS COUNCIL

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