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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100146974-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Gain Planning Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Peter	Building Name:	
Last Name: *	MacLeod	Building Number:	122
Telephone Number: *	01896750355	Address 1 (Street): *	Scott Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Galashiels
Fax Number:		Country: *	United Kingdom
		Postcode: *	TD1 1DX
Email Address: *	pkmacleod@gainplanningservices.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: \*

Other Title:

Building Name:

Old Parish Manse

First Name: \*

Building Number:

Last Name: \*

Address 1  
(Street): \*

Barr Road

Company/Organisation

Wilson G Jamieson Ltd

Address 2:

Telephone Number: \*

Town/City: \*

Galashiels

Extension Number:

Country: \*

United Kingdom

Mobile Number:

Postcode: \*

TD1 3HX

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

636461

Easting

351567

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Extension to provide an additional 7 No workshop units (Class 5/6), 1 No unit to provide dog daycare facility and change of use of paddock to dog exercise area

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The review is requested under Section 43A of the Town and Country Planning (Scotland) Act 1997 as the applicant is of the opinion that planning permission ought to have been granted. A separate statement is submitted outlining the applicant's case.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

We have simply provided additional information regarding the demand for the workshop units and that the doggy day care is diversification of a current dog walking service in Galashiels and will employ two further people.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

An appeal statement is submitted presenting the case for approval. The previous planning statement should be referred to.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

18101229/FUL

What date was the application submitted to the planning authority? \*

19/09/2018

What date was the decision issued by the planning authority? \*

26/11/2018

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Much of the case relates to the minimal impact upon the character of the area, and this is best judged by visiting the site.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Peter MacLeod

Declaration Date: 18/12/2018



APPEAL FOR LOCAL REVIEW AGAINST REFUSAL OF PLANNING  
PERMISSION 18/01229/FUL FOR PROPOSED WORKSHOP UNITS  
AT  
FARKNOWES, LANGSHAW ROAD, GALASHIELS



19 DECEMBER 2018

Prepared on behalf of Wilson Jamieson  
by  
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Gain Planning Services  
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## 1. INTRODUCTION

This statement forms the supporting information for the applicant's request for the Council to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997.

### SUMMARY

**THE SITE** - The site is currently the base for Wilson G Jamieson Fencing & Forestry Ltd (the appellant) and for rentable commercial storage units/space.



Figure 1. An aerial image of the surrounding area. The site is marked by a red dot

**THE PROPOSAL** - The proposal was for an extension to the southern building to create a further 8 units; seven to be used as small workshops (measuring 6 by 7.5 metres) and one as a business unit (6 metres by 15 metres, over two storeys).

The end two storey unit is proposed as a dog day-care business (*sui-generis*). Staff/office floorspace will be on the upper level. The lower level would be the area where dogs are received and handled. An exercise area for dogs will be at the south section of the adjacent paddock. This will be secured with a 1.8 metre high dark green weld-mesh style fence. The surface will be grassed.

The proposal uses existing infrastructure, and existing access. Greenfield run-off rates would be maintained through the use of sustainable drainage features.

### THE REASONS FOR REFUSAL OF APPLICATION 18/01229/FUL

- 1. The development of Class 5 and 6 workshops would be contrary to Policy ED7 of the local Development Plan 2016 in that insufficient justification has been provided to demonstrate an economic or operational need for this particular countryside location and the development would have a significantly adverse impact on the rural character of the surrounding area. Other material considerations do not outweigh this conflict*
- 2. The development would be contrary to Policies ED7 and PMD2 of the local Development Plan 2016 in that the visual appearance of the proposed*

*extension would not be compatible with the rural character of the surrounding area. Other material considerations do not outweigh this conflict.*

- 3. The development of Class 5 and Class 6 workshops would be contrary to Policy PMD1 of the local Development Plan 2016 in that the location of the site and types of uses would mean that there would be significant reliance on the private car, with limited potential for the development to be accessed by other transport modes, ultimately amounting to unsustainable development. Other material considerations do not outweigh this conflict.*

The relevant policies are highlighted in bold text with pertinent phrases underlined. These will be addressed in the response below.

The following are some additional remarks from consultees summarised in the officer's Report of Handling:-

**Roads Planning Service** are generally supportive of the dog day centre proposal, however there are no figures included indicating how many dogs per day they anticipate. This information would have been helpful to have a better understanding of associated traffic movements. A Class 5 General industry use in this location would not encourage sustainable transport means with a heavy reliance on travel by car. They are less concerned about a Class 6 Storage or Distribution use for the units which would be more compatible with the existing storage use on the site. They have a degree of sympathy for a General Industry or Business use on the site if it was related to rural activities, but they are not sure how this can be controlled especially as the units are being provided on a speculative basis. There is no parking area indicated, either for staff or visitors to any of the units. Whilst there is ample room available in the vicinity, they would like to have seen a dedicated area marked out for parking and servicing.

**Economic Development Service** are supportive of the provision of new business premises to support business use, however the proposed facilities appear to be designed for use only as stores since they have no employee facilities such as toilets, are not planned to be insulated, with no evidence of heating indicated, and therefore do not appear to be planned for proper Class 5 business use.

**Environmental Health Service** recommends a condition requiring a management plan for the control of nuisance, including noise and odour (dog day care facilities do not require a licence).

Only one representation was received which raised concerns regarding:- traffic and road safety; lack of detail on the dog daycare proposal, and that an industrial site is not suitable for a dog day care facility (better suited to a rural environment); impact on wildlife; and noise in relation to the expanding residential area of Easter Langlee.

## 2. THE APPEAL

### CONTEXT

The proposed workshop/business unit leasing would operate in tandem with the appellant's ongoing forestry and fencing business and the commercial storage operations currently active on site. The applicant is an established and well known Galashiels based family business, involved in the local business community and a sponsor of the annual Galashiels Braw Lads event.

The site is located in the countryside to the outskirts of Galashiels. It originated as a farm yard but had been in use as a meat supplier's depot prior to ownership by the present appellant. It was more recently granted planning permission to operate as a forestry business including the erection of a new storage building and an extension to the existing building, all as ancillary buildings to the forestry and fencing operations at Farknowes. It was also subsequently granted planning permission to operate a commercial storage facility utilising shipping freight containers which has been very successful to date and which is running close to capacity.

The site no longer forms part of an agricultural unit and is unlikely ever to return to such a use.

Two cattle sheds are located to the immediate west side of the site, and a landfill gas generator sits opposite the site, contributing to local activity and the generally 'developed' appearance of this location. Not much further south of this, on the east side of the road, is the Council's refuse and recycling site (see aerial image above), and the site of the newly approved waste transfer station. There is also an aggregates crushing/sorting plant here.

The site is well contained within the landscape and has limited impact upon the countryside character of the area.

### RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL AND REPORT OF HANDLING

The appellant's original planning statement listed all of the relevant policies, and responded to these in turn, however the only policies referred to in the Council's reason for refusal are **Policies ED7, PMD1 and PMD2**. These relate to business in the countryside, countryside around towns and quality standards respectively. All three are listed in full in the appendix to this appeal statement.

*Reason 1. The development of Class 5 and 6 workshops would be contrary to Policy ED7 of the local Development Plan 2016 in that insufficient justification has been provided to demonstrate an economic or operational need for this particular countryside location and the development would have a significantly adverse impact on the rural character of the surrounding area. Other material considerations do not outweigh this conflict.*

**Policy ED7**, is the Local Development Plan policy designed to guide Business, Tourism and Leisure uses in appropriate locations in the countryside. It lists three main criteria of circumstances under which such uses can be supported. The first two are not relevant here, however the third one is, and it states: *“the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the particular countryside location, and that it cannot reasonably be accommodated within the Development Boundary of a settlement”*.

This is a very similar argument to that which was used to refuse the previously proposed storage use. As was the case before, the site has much more space than the appellant needs for his forestry and fencing business and ongoing storage business. This space had been utilised by a company maintaining power lines in the region, but this contract is now terminated (storage of equipment and timber poles etc). The character of the site has been one of activity in and around buildings for a considerable time now. It is not a green field site and it is no longer a strictly agricultural use. It has evolved expanded and diversified over the past twenty years. It is the only commercial land owned by the applicant, and therefore in order to further develop his business interests without buying further land this is the only location that makes economic sense.

Therefore the primary operational/economic reasons are that the site already contains all the necessary infrastructure and staff resources to support it. There were already business activities on site and it makes good economic and environmental sense to combine the two rather than have two separate sites.

The second reason for locating here is that the site is readily accessible from both the town and the countryside. It is only 850 metres from the B6374 Melrose Road, via the C77 Langshaw Road. Transport has no strong objection to the proposed uses.

Thirdly, there are limited opportunities within the Galashiels development boundary where such a use could be accommodated. It is again argued that the proposed use would not make very good use of urban sites as the small workshops are a relatively low intensity use with very little in the way of job creation (most likely one or perhaps two staff per unit). The urban sites are better reserved for more intensive uses with higher employment rates. Also the urban sites would draw a far higher land cost and this would reduce the attractiveness of the storage units to small business looking for low cost start-up solutions, in particular companies in early stages of development. With regards to the dog day-care business, this is a use that is best located out of, but close to town. Dogs need exercise space and they require a location that is well separated from noise sensitive premises (residential and offices in particular).

Finally, the reason mentions that it *“would have a significantly adverse impact on the rural character of the surrounding area”*. This is already an area with a significant amount of development, it is well contained, and the applicant argues that this impact is not significant and can be further mitigated with additional landscaping if required.

*Reason 2. The development would be contrary to Policies ED7 and PMD2 of the local Development Plan 2016 in that the visual appearance of the proposed extension would not be compatible with the rural character of the surrounding area. Other material considerations do not outweigh this conflict.*

Some concerns have been expressed about the industrial appearance of the proposed sheds. The fact is that these sheds are designed by a local company that specialises in rural buildings, and the colour materials and design are much the same as is utilised on farm buildings. John Thorburn & Sons are based in Duns.

Many farm buildings have an industrial appearance, as they are based on a similar steel frame construction. It is true that often they are open sided, however it is often the upper sections and roofs that are more prominent in a rural landscape setting.

Again it is argued that in the current context it is not true that “*the proposed extension would not be compatible with the rural character of the surrounding area*”.

*Reason 3. The development of Class 5 and Class 6 workshops would be contrary to Policy PMD1 of the local Development Plan 2016 in that the location of the site and types of uses would mean that there would be significant reliance on the private car, with limited potential for the development to be accessed by other transport modes, ultimately amounting to unsustainable development. Other material considerations do not outweigh this conflict.*

The small size of the units will ensure that the level of traffic associated with them will be low. They will not be uses that would generate frequent visits. It is also quite possible that some of the units may not be visited every day.

The most intensive use would be the dog day-care. Although there would only be three staff members, there will be customers visiting the site to drop off dogs in the morning and pick them up in the evening. Once at capacity this could involve up to 25 private cars visiting the site during a one or two hour period at the start of and end of the working day (0700 to 0900 and 1600 to 1800). It is not considered that this would be so excessive as to warrant refusal of the proposal.

Some concern was expressed about a lack of dedicated parking and drop-off for the units, and in particular the dog day-care. There is however plenty of space within the site for vehicle movement and parking.

The 7 small workshops will mostly utilise the space to the front of each unit for access and parking, as identified in the following layout plan. It is quite normal for business units to operate in this way. These are not units that will need visitor parking spaces due to the small size (7.5 by 6.0 metres).

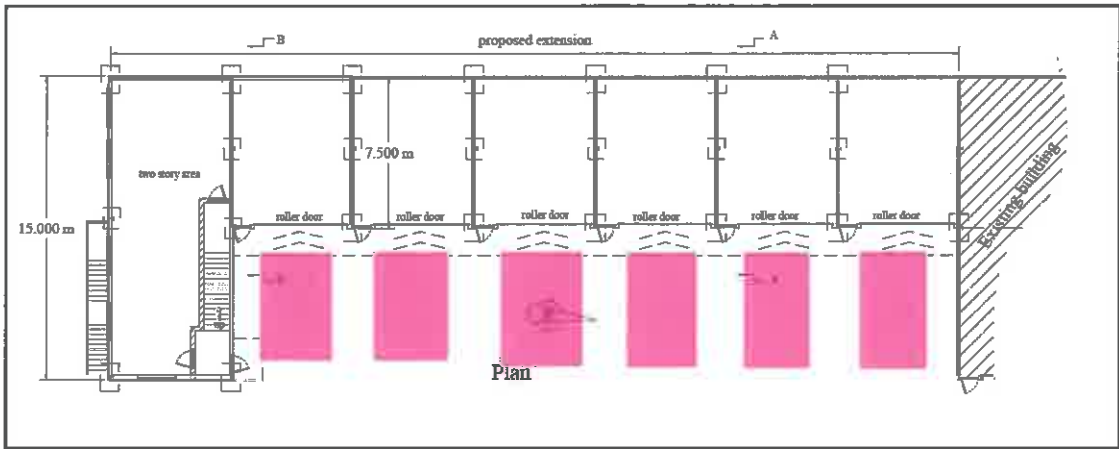


Figure 2: Parking to front of the workshop units shaded pink

The dog day care would benefit from a dedicated area for dog dropping off and this would easily be accommodated to the south of the proposed building. As the following plan shows there is a large area within which this activity could take place. The unit will only have three staff, and it is quite likely that they will often car share. Space for parking of cars can be provided to the south side of the building.



Figure 3: Available space to the south of the business unit shaded in pink

The main requirement is for clients dropping off their dogs and picking them up. Space for these activities is available to the south side of the building. This area has a compacted hard-core surface and is suitable for vehicle movement, as can be seen in the following site photograph.



Figure 4: The paddock (external dog activity area)

With regards to some concern about the compatibility of the use adjacent to other uses, it will be very simple to enclose the area south of the class 5/6 workshops and the existing storage units, so that dogs can safely move between the building and the activity area.

The following plan is a simple solution which would use green weld-mesh fencing, 1.8 metres in height, to enclose the drop off area, the route to the activity area and the activity area itself (in green).

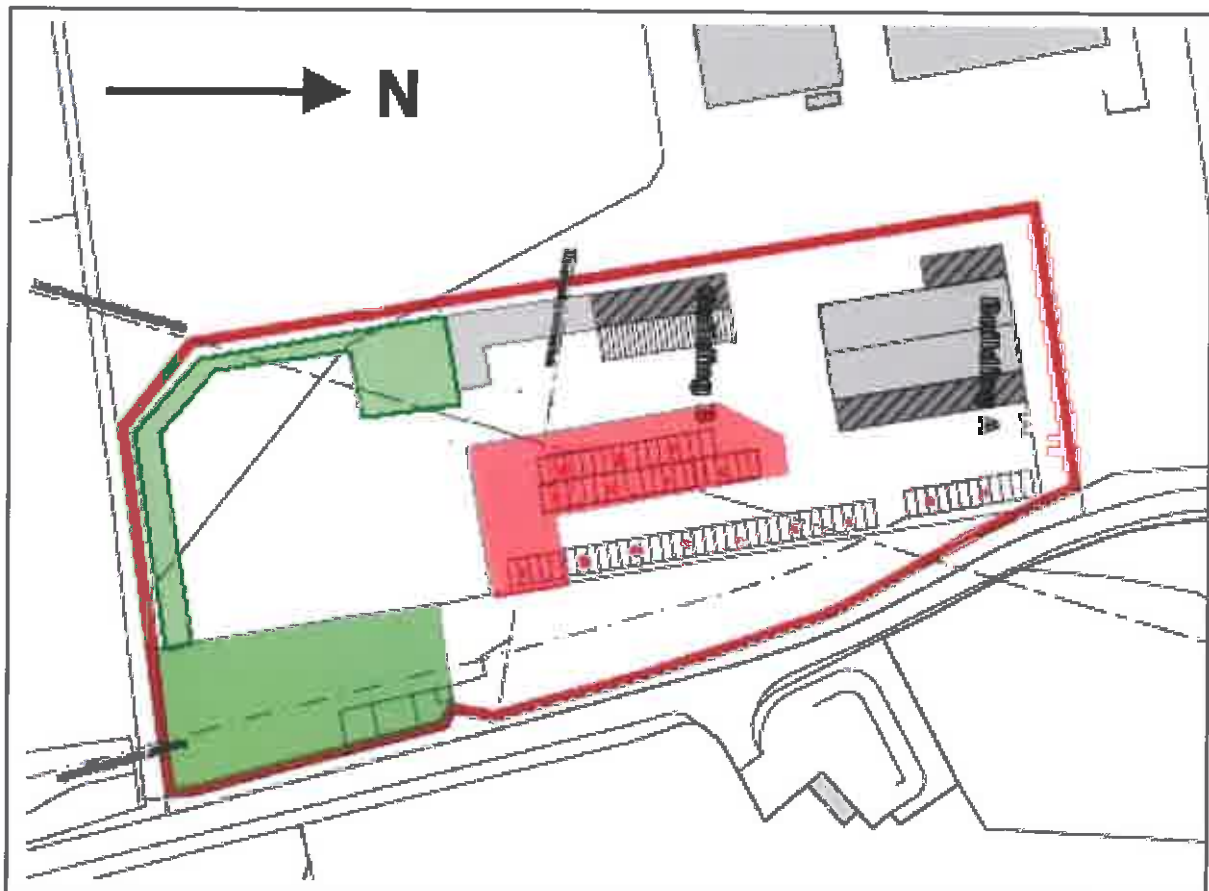


Figure 5: A simple solution to segregation of the area



Figure 6: The yard area to the south showing hard-standing

## ECONOMIC CONSIDERATIONS

In the report of handling it is clear that the proposal is supported by the Council's Economic Development division, although some concern has been expressed about the lack of facilities. The site does have toilet facilities however these were not shown on the proposed drawings as they are not within the red line boundary.

It is true that the units would become available to any businesses and not just to rural based businesses, it would be difficult to control this in a manner that would satisfy the planning authority. However they will still be available to rural businesses, or to town based business that carry out work in the countryside. The location provides easy access for both rural and town based businesses. Therefore it will still enhance opportunities for rural based businesses.

The applicant has already had a lot of interest on unit space and four of the proposed workshop units have names on a waiting list, should they be built. This is without advertising of any kind. There is clearly a demand for small businesses/individuals needing additional space for work or hobbies.

The dog day-care is a diversification of the current dog walking service in Galashiels and will employ two further people. The dog walking business had identified an animal welfare issue where some dogs are being left alone in the house for very long periods of time, sometimes all day. This along with discussion with current clients highlighted a need for this type of facility in the Galashiels area. The plan would be to take up to 25 dogs per day with areas segregated for older dogs, puppies and new arrivals. A procedure would be implemented for the arrival of dogs to the facility where they must be kept on a lead from the car, into the meet and greet room until they are taken to their activity area.



### 3. CONCLUDING REMARKS

The proposed workshops would provide a valuable resource to local small businesses at an affordable price. The demand for such a use has been demonstrated by the fact that most of the units have already been requested in advance of development.

The proposal makes good use of surplus land within the applicant's ownership, benefitting from the existing infrastructure, access, onsite facilities and security within the existing site.

There are limited opportunities for units of this nature within the Galashiels settlement boundary.

The buildings would not be out of character with the area, and it would not be detrimental to the rural character. The use is a relatively low intensity one and the units have been carefully sited and coloured to blend in with the surroundings. Ongoing landscaping and additional planting will further enhance this.

The site is well contained within the landscape, and the proposed development will have minimal impact upon the landscape setting and character of the area in general. The colour of the storage units and their positioning has been well thought out and the proposed landscaping measures will mitigate visual impact further.

The proposal need not undermine the policies of the development plan. These policies are not unreasonable and are appropriate in the majority of cases, but as with all policies they cannot be written to cover every single eventuality and in this case there are circumstances which the policies have not prescribed for. Exceptions can be made, and given the character of this site and its location, an exception to policy can be justified. The proposed development should not set an undesirable precedent as the set of circumstances demonstrated in this case would not always be present. Each case that the Council considers will be dealt with on its individual merits in the context of the development plan and other material considerations.

**The appellant therefore submits that under these circumstances an exception to policies ED7, PMD1 and PMD2 be allowed and that planning permission be granted for the proposed workshop and business use.**

## **SUMMARY OF FACTS**

- The site has existing buildings and non-agricultural activities and will unlikely return to an agricultural use
- The site is well laid out and well managed
- Landscaping proposals have been implemented
- The units are designed to match existing and are based upon modern agricultural buildings
- There are limited alternatives locally
- There have been no complaints regarding the existing operations
- Positive feedback received from surrounding landowner
- Low rental cost due to location makes it viable for small and start-up businesses
- Utilises existing infrastructure and resources on site
- There are other commercial uses in the surrounding area
- Low visibility within the surrounding landscape
- Further landscaping will improve the setting

## 5. APPENDICES

### A. Policies referred to in reasons for refusal: -

**Policy ED7: Business , Tourism and Leisure in the Countryside** - Proposals for business, tourism or leisure development in the countryside will be approved and rural diversification initiatives will be encouraged provided that:

- a) the development is to be used directly for agricultural, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- b) the development is to be used directly for leisure, recreation or tourism appropriate to a countryside location and is in accordance with the Scottish Borders Tourism Strategy and Action Plan
- c) the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the particular countryside location, and that it cannot reasonably be accommodated within the Development Boundary of a settlement.

In addition the following criteria will also be considered:

- a. the development must respect the amenity and character of the surrounding area,
- b. the development must have no significant adverse impact on nearby uses, particularly housing,
- c. where a new building is proposed, the developer will be required to provide evidence that no appropriate existing building or brownfield site is available, and where conversion of an existing building of architectural merit is proposed, evidence that the building is capable of conversion without substantial demolition and rebuilding,
- d. the impact of the expansion or intensification of uses, where the use and scale of development are appropriate to the rural character of the area,
- e. the development meets all other siting, and design criteria in accordance with Policy PMD2, and
- f. the development must take account of accessibility considerations in accordance with Policy IS4.

Where a proposal comes forward for the creation of a new business including that of a tourism proposal, a business case that supports the proposal will be required to be submitted as part of the application process.

**Policy PMD1 Sustainability** - 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:

- a) The long term sustainable use and management of land
- b) The preservation of air and water quality
- c) The protection of natural resources, landscapes, habitats, and species
- d) The protection of built and cultural resources
- e) The efficient use of energy and resources, particularly non-renewable resources
- f) The minimisation of waste, including waste water and encouragement to its sustainable management
- g) The encouragement of walking, cycling, and public transport in preference to the private car
- h) The minimisation of light pollution
- i) The protection of public health and safety
- j) The support to community services and facilities
- k) The provision of new jobs and support to the local economy
- l) The involvement of the local community in the design, management and improvement of their environment.

**Policy PMD2: Quality Standards** - All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:

### **Sustainability**

- 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 such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance,
- b) it provides digital connectivity and associated infrastructure,
- c) it provides for Sustainable Urban Drainage Systems in the context of overall provision of Green Infrastructure where appropriate and their after-care and maintenance,
- d) it encourages minimal water usage for new developments,
- e) it provides for appropriate internal and external provision for waste storage and presentation with, in all instances, separate provision for waste and recycling and, depending on the location, separate provision for composting facilities,
- f) it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance,
- g) it considers, where appropriate, the long term adaptability of buildings and spaces.

### **Place making & Design**

- h) It creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design,
- i) it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building,
- j) it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building,
- k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form,
- l) it can be satisfactorily accommodated within the site,
- m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings,
- n) it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

### **Accessibility**

- o) Street layouts must be designed to properly connect and integrate with existing street patterns and be able to be easily extended in the future where appropriate in order to minimise the need for turning heads and isolated footpaths,
- p) it incorporates, where required, access for those with mobility difficulties,
- q) it ensures there is no adverse impact on road safety, including but not limited to the site access,
- r) it provides for linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; Travel Plans will be encouraged to support more sustainable travel patterns,
- s) it incorporates adequate access and turning space for vehicles including those used for waste collection purposes.

### **Green Space, Open Space & Biodiversity**

- t) It provides meaningful open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance,
- u) it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements. Developers are required to provide design and access statements, design briefs and landscape plans as appropriate.



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