

Tweedbank Expansion SPG/Design Guide

Members' Briefings / Planning & Building Standards Committee

Summary of Comments with Responses/Notes of Action

Meeting	Comment	Response to Comment	Action
Portfolio Holders Briefing (19 May 2021)	Need to say more in Vision about what the development of the site can do for Tweedbank and the Central Borders Innovation Park.	Vision amended to include reference to economic benefit of development at this location. The SPG acknowledges this opportunity stating 'The proximity of the site to the existing Central Borders Innovation Park provides opportunities for the development of the land in the east of the site for business and employment use'.	Amendment to SPG (page 28)
	Reference should be made to homeworking in that all properties should be adaptable to enable this and must allow disabled access.	The following bullet point added to para 8.5.8 of the Design Guide: ' <i>All properties should include adaptability to enable working from home and must comply with disabled access requirements</i> '.	Amendment to Design Guide (page 37)
	The 'Movement' section should include materials, boundary treatments across access routes and their design must be coherent.	The following text added to para 6.5.3 of the Design Guide: ' <i>Access routes across the wider site should be coherent in terms of their design, boundary treatments and materials.</i> '	Amendment to Design Guide (page 13)
	The Vision of the SPG must be clear in confirming that the development will result in the completion of Tweedbank and that it will be a cohesive community.	The Development Vision (SPG) has been amended to state: ' <i>The integrated and expanded settlement of Tweedbank will be an inclusive, well-connected and cohesive community which people will aspire to live in and visit</i> '.	Amendment to SPG (page 28)
	Second bullet point, page 28 (SPG) – replace fully integrated with 'completes Tweedbank'.	The strategic objectives for the development, as stated on page 28 of the SPG, have been amended to include the following statement: ' <i>to create <u>and complete</u> a coherent, inclusive, well-connected settlement...</i> '	Amendment to SPG (page 28)
	EV cars – would expect the standards to be met at the time the development takes place, should set clearer requirements.	The Design Guide (page 13) states that the provision of electric car parking infrastructure is encouraged within all development zones. Furthermore, the Climate Change, Utilities and Services chapter of the Design Guide states that the Council will lead by example, working with developers to implement the most appropriate and up to date energy	No action required.

		technologies and evolving practices as the development of the site progresses.	
Expect developers to attain best technology at time of development.		The Climate Change, Utilities and Services chapter of the Design Guide has been amended to clarify that the Council will lead by example, working with developers to implement the most appropriate and up to date energy technologies and evolving practices as the development of the site progresses.	Amendments to Design Guide (Chapter 7, page 14)
RSLs/Developers – early discussions required.		Comments noted. As landowners the Council will engage in early discussions with both RSLs and Developers.	No action required at this stage.
Front cover should be reconsidered.		Front cover amended to show aerial image of the site.	Front cover amended.
The Development Vision needs to say more in terms of what the development of the site can do for Tweedbank and reference should be made to the need for community facilities and tourist related development.		The Development Vision is considered to be sound in that it acknowledges the unique opportunity to support the sustainable expansion of Tweedbank with a range of historical, cultural, economic and environmental assets. The Development Vision also encourages the recreational use of the site both by the local community and visitors. The Neighbourhood Centre presents an opportunity for tourism related uses and this is stated within the SPG along with the opportunity for community facilities.	No change required.
Site Visit should be undertaken as soon as possible.		Comment noted. It was agreed that a P&BS Committee site visit would be undertaken as soon COVID restrictions allow, not only to this site but to other existing exemplar developments across the region.	Future site visit to be arranged at earliest opportunity.
Connectivity to wider area, both north and south.		The SPG and Design Guide recognise the need for a new railway crossing to the south of the site to facilitate development and provide the necessary connection with the existing settlement of Tweedbank. A replacement/supplementary Lowood Bridge is not required to enable this development to take place however it is recognised within the Scottish Borders Local Development Plan 2016 that the Council supports this future transport infrastructure.	No action required.
Are we being robust enough in telling developers what we want?		It is considered that the SPG and Design Guide set out the Council's clear expectations for the high quality and exemplar development.	No action required.
Parking should be made more robust and should be clustered in zones.		The parking standards are set out within the Scottish Borders Local Development Plan 2016 and will be considered during the process of any	No action required.

		future planning application in consultation with the Council's Roads Planning Team.	
	20-minute neighbourhood – could this be bolder?	The 20-minute neighbourhood concept is stated within the Design Guide as a strategic objective and is referred to throughout the document. This is considered to be sufficiently addressed.	No action required.
	Tell developers what it is about the example that we want to see.	The precedents included within the Design Guide site alongside a commentary highlighting the elements the Council would be encourage within the development zones.	No action required.
	The Climate Change, Utilities and Services chapter “blows hot and cold”. We make a strong commitment but then concede it's difficult to achieve. Must be clear that the expectation will be consistent with the standard of technologies at the time of development.	The Climate Change, Utilities and Services chapter of the Design Guide has been amended to clarify that the Council will lead by example, working with developers to implement the most appropriate and up to date energy technologies and evolving practices as the development of the site progresses.	Amendments to Design Guide (Chapter 7, page 14)
	Business Zone – should we be looking at office accommodation which can be hired on the hour.	This is being looked at as an option within the Central Borders Innovation Park.	No action required through the process of the SPG/Design Guide.
	The site would be more cost effective as a development site if it were cleared of existing buildings.	The SPG and Design Guide seek to safeguard and build upon the historic character of the existing estate. The existing buildings are intrinsic to this character and it is not considered that there widespread demolition would be appropriate. As landowner, it would not be cost effective to demolish these assets.	No action required.
	Question future access into the site if the Borders Railway is to be extended to Hawick and beyond. Wouldn't a further access into the site be necessary? Replacement Lowood Bridge?	A Rail Route Protection Study (2015) undertaken by Mott MacDonald on behalf of Scottish Enterprise found the extended railway line could extend under the existing road network at Tweedbank Drive/Tweedside Park which would suitably maintain access to the Central Borders Innovation Park and the site in question. A replacement/supplementary Lowood Bridge is not required to enable this development to take place however it is recognised within the Scottish Borders Local Development Plan 2016 that the Council supports this future transport infrastructure.	No action required.

	<p>The site is physically detached from the existing community of Tweedbank by the railway line, how will the site ever feel like it is part of the overall community?</p>	<p>This matter has been given significant consideration during the preparation of the SPG/Design Guide. The Development Vision of the SPG states that 'The integrated and expanded settlement of Tweedbank will be an inclusive, well-connected and cohesive community which people will aspire to live in and visit.' The railway is a physical barrier between the site and the existing settlement however a new vehicular/pedestrian link over the railway line will provide a physical and visual link. Furthermore, the Design Guide acknowledges that visual connections must facilitate greater cohesion and legibility. The development of facilities within the neighbourhood zone, improved walkways and cycle routes within the site will encourage and attract local usage of the site</p>	<p>No action required.</p>
<p>Ward Members Briefing (21 May 2021)</p>	<p>It would be useful to include a specific aspiration to ensure that different forms of tenure and housing type (including affordable and social housing) are fully integrated into the community. The objective should be that people should not be in housing with lower standards because of their economic circumstances.</p>	<p>The Design Guide includes the need for each housing zone to include a mix of building densities and tenures. The following has been added 'Different forms of tenure must be fully integrated into the site to ensure tenure neutrality'.</p>	<p>Amendment to Design Guide (page 37).</p>
	<p>Allocating the eastern third of the estate as purely commercial does not respect our original intentions when we agreed to buy the estate and is insufficiently flexible given the changing economic picture. That doesn't mean that commercial premises shouldn't be built there – quite the contrary, as we know successful communities integrate different use classes in the same area. It should be fairly simple to adapt the</p>	<p>The extent of business land to the east of the site has been informed by advice received during the preparation of the SPG by Council officers including the Economic Development team. There is a need for high quality business land within the Central Borders and this is considered to be a key opportunity given its location adjacent to the Central Borders Innovation Park and the Borders Railway terminus. This is also consistent with the aspirations of the Borders Railway Blueprint and the City Deal.</p>	<p>No action required.</p>

	SPG to allow for mixed use in the two blue zones (or at least the one the other side of the pond).		
	It is great that the Council is being so forward thinking in both its acquisition of the land at Lowood and its design. Concerned about the amount of commercial use set aside on the development but am under the impression that it is not set in stone and can be adjusted depending on economic circumstances and I think that is a really sensible approach. I trust therefore that a mixed use will be made clear from the beginning?	See above. It is vital that sufficient business land is identified within the site to accommodate anticipated demand. It would be most regrettable and a wasted opportunity if businesses wished to set up in the Tweedbank area, creating jobs and helping the local economy, but they could not be accommodated due to a failure of not providing necessary provision. The site is allocated for mixed use and in the future if part of the business zone has a slow take up then the allocation area can be reviewed.	No action required.
	The proposal as set out in terms of commercial allocation, is sound and should not be changed at this stage as there is a significant shortage of good quality commercial development land in the central Scottish Borders. The zoning as proposed by officers makes complete sense and it provides the necessary flexibility without the need for other changes.	Comments noted and agreed.	No action required.
P&BS Working Group Briefing (26 May 2021)	Will affordable housing be provided within the site?	The Pre-application Checklist within the SPG states the need for contact to be made with the Council to establish the requirement /extent of affordable housing within the site (currently 25%). The Design Guide includes the need for each housing zone to include a mix of building densities and tenures.	No action required.
	Has consideration been given to the 20-minute neighbourhood concept?	The 20-minute neighbourhood concept is stated within the Design Guide as a strategic objective and is referred to within the document.	No action required.

	The visuals within the document are excellent.	Comments noted.	No action required.
Planning & Building Standards Committee (31 May 2021)	Clarification sought relating to the location of railway crossing and the existing Community Centre in Tweedbank. Suggested a Committee site visit to Hudson Hirsell development in Coldstream would be useful.	Clarification provided. The location of the railway crossing is indicative at this stage. Suggestion relating to the Hudson Hirsell development noted.	No action required. Future site visit to be arranged at earliest opportunity.
	Pleased with focus on net zero and the emphasis on biodiversity. Noted that business opportunities are vital. Involvement with community will be a continuing process as the development progresses. Require clarity in respect of uses within the neighbourhood zone and considers that this will require to be a central place where people can gather. Considers that the care facility based on the Dutch model will be the way forward. Sought clarification if the consultation period should be extended given COVID restrictions?	Comments noted. Future uses within the Neighbourhood Zone will be explored by the Council as landowner and will be consulted upon with Members in due course. The consultation period was extended for the Tweedbank Community Council in order that they could provide a collective response.	No action required.
	There is the need for there to be a heart of the community and this could be focused around the pond. This must be a special place. Questioned if the pond could be enlarged.	Wish to retain and enhance the pond, development can take advantage of this feature.	No action required.
	This is an exciting opportunity. Enjoyed looking at the architectural examples. Noted there must be good linkages between development zones.	Existing buildings offer charm, need to build on heart of existing small community. Site visit not currently possible due to COVID restrictions however this will be organised in the future, along with visits to other existing good quality developments.	No action required.

	<p>We must learn from past experiences, this must be an active community. Noted that a site visit would be useful for the Committee.</p>		
	<p>Commended Officers on project. Must get this opportunity right for Tweedbank. It will be an evolving project.</p>	<p>Comments noted.</p>	<p>No action required.</p>
	<p>Clarification sought if the care village includes Aberlour? Will the development result in the need for a new primary school?</p>	<p>Yes, this is the thinking for the site.</p>	<p>No action required at this stage.</p>