

PLACEMAKING AND DESIGN (PMD) POLICY PMD2 QUALITY STANDARDS

- 1.1 The aim of the policy is to ensure that all new development, not just housing, is of a high quality and respects the environment in which it is contained. The policy does not aim to restrict good quality modern or innovative design but does aim to ensure that it does not negatively impact on the existing buildings, or surrounding landscape and visual amenity of the area. In some locations, the local environment will be more sensitive to change than in others. The policy aims to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.
- 1.2 The policy is also aimed at providing guidance to developers in advance of them submitting schemes. The Council is continuing to develop more detailed Supplementary Planning Guidance and a programme of planning briefs for allocated sites is ongoing.
- 1.3 The Scottish Government has signalled its clear intention to raise the quality of new development. Relevant documents include PAN 68 – Design Statements and PAN 77 – Designing Safer Places. Further guidance on good design can be found in Scottish Government Policy Statements ‘Designing Streets’ and ‘Creating Places’. The Government has identified the six qualities of successful places as:
 - Distinctive,
 - Safe and pleasant,
 - Easy to move around,
 - Welcoming,
 - Adaptable and
 - Resource efficient.
- 1.4 Street design underpins the Government’s resolve to move away from a prescriptive standard-based approach to promote innovative design to allow our streets to become safe, vibrant and attractive places. Parking needs to be accommodated by a variety of means to lessen the visual impact. The main focus must be on creating a positive successful sense of place which encourages more people to walk and cycle to local destinations.
- 1.5 It is acknowledged that local authorities, particularly via Building Standards, have a key role in helping to meet the Scottish Government’s future target for nearly carbon zero homes and buildings. In terms of Building Standards, the 2015 edition of Section 6 of the Technical Standards deliver the intended 21% aggregate reduction in carbon emissions on the 2010 standards (A 45%

reduction compared to the 2007 standards). The 2003 Building (Scotland) Act allows Scottish Ministers to regulate for the purpose of furthering the achievement of sustainable development. This is achieved through the Building Regulations whereby sustainability is embedded into the Technical Standards. Mandatory parts of the standards deliver sustainability in a number of areas such as energy efficiency, surface water drainage, sound insulation, durability and protection of buildings, access and water saving measures.

- 1.6 The standards also offer the possibility for developers to go beyond these minimum standards and obtain recognition for achieving higher performance standards in areas such as further reduction of carbon dioxide levels, low and zero carbon technologies, grey water recycling, smart heating controls, building flexibility and adaptability, enhanced sound insulation, recycling facilities and security. Low and zero carbon technologies include renewable energy sources such as solar panels, micro wind, heat pumps, combined heat and power, district heating infrastructure, and equipment such as mechanical ventilation and heat recovery which uses fossil fuels but results in significantly lower carbon dioxide emissions overall.
- 1.7 The Council has produced Supplementary Guidance on Renewable Energy which confirms the Council's support and promotion of a range of renewable energy technologies. The Council have also setup a Sustainable Development Committee which will work to develop ideas for promoting low carbon design and implementing sustainable development throughout the Scottish Borders. This is likely to incorporate requirements for example, on-site electric vehicle charging points.

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:

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 and the incorporation of sustainable construction techniques in accordance with Supplementary Planning Guidance. Proposals must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology
- 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, accessibility, maintenance and adoption
- 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

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- 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
- t) development sites need to be able to promote travel by sustainable travel modes in locations which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through use of private cars

GREEN SPACE, OPEN SPACE & BIODIVERSITY

- u) it provides meaningful open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards in advance of the proposed Supplementary Planning Guidance on Greenspace. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance
- v) 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.