

Scottish Borders Local Development Plan

Draft Planning Brief

Hendersyde, Kelso

February 2016



SITE CONTEXT & DESCRIPTION

INTRODUCTION: This planning brief sets out the main opportunities and constraints of the housing land allocation at Hendersyde, Kelso. It provides a framework vision for the future development of the site which is allocated within the Local Development Plan. The planning brief should be read in conjunction with the developer guidance in Annex A.

SITE LOCATION: The site at Hendersyde is located to the north east of Kelso within the settlement boundary adjacent to Hendersyde Park. The site is a greenfield site and is currently used as arable agricultural land. The site is allocated for housing within the Proposed Local Development Plan (site reference AKELS022) and has a total site area of 5.4ha. It has an indicative housing capacity of 120 units. To the west of the site is Kelso Racecourse with residential developments located to the south and the Garden and Designed Landscape at Hendersyde Park located to the east. There is further agricultural land to the north of the site.

SITE DESCRIPTION: The site subject to this Planning Brief at Hendersyde is for phase one of a potentially larger housing site with future phases of development identified to the east of the site, beyond the existing settlement boundary (site reference SKELS005). Consideration must therefore be given to the potential for further settlement growth at this location and it is important that this Planning Brief allows for future phases in relation to access, connectivity and landscaping, so as not to restrict future growth.

SITE ANALYSIS: The site is relatively flat and is bounded by stone walls along the north-western and southern site boundaries. The remaining boundaries consist of established woodland and planting. Vehicular access to the site is achievable from the B6461 Kelso to Ednam Road to the north-west. The site is visible from the north however the stone boundary wall and existing residential buildings to the west can help minimise impact.



CURRENT PLANNING POLICY & GUIDANCE

- **SCOTTISH PLANNING POLICY (SPP)**

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.

- **STRATEGIC DEVELOPMENT PLAN (SESplan)**

SESplan is the Strategic Development Plan for south-east Scotland, including the Scottish Borders, and 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 Central Borders SDA, which includes Kelso. SESplan states growth will be focused within the Central SDA which is the primary centre of population within the Borders.

- **LOCAL DEVELOPMENT PLAN (LDP)**

The Local Development Plan includes various land allocations in Kelso 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 this site including: Policy PMD1 Sustainability, Policy PMD2 Quality Standards, Policy HD1 Affordable and Special Needs Housing and IS2 Developer Contributions.

- **DESIGNING STREETS**

Designing Streets changes the emphasis of guidance on street design towards place-making 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.

- **PLACE MAKING & DESIGN SPG**

The aim of the 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. The 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.



SITE OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- The integration of new housing into the settlement – providing a range and mix of housing to meet the needs of the local community
- Sustainable development by incorporating carbon reduction technologies into the site design and optimising solar gain and making best use of the microclimate and reducing energy usage
- Opportunity to encourage walking and cycling to Broomlands Primary School, new Kelso High School and Kelso town centre with increased permeability of movement throughout the development by pedestrians and cyclists
- The site benefits from good vehicular access directly onto the B6461
- Opportunity for innovative high quality design using appropriate local materials sensitive to the townscape and landscape setting - which includes established woodland and natural stone wall boundaries
- Promote biodiversity by establishing new habitats and enhancing existing environments by incorporating open space, landscaping and a SUDS scheme
- The site layout should be in accordance with Placemaking and Design principles

CONSTRAINTS

- High pressure and low pressure gas main through the site
- Gas pumping station located on the eastern site boundary – this will require a buffer with no development within 14m of fence
- Overhead and underground electricity cables within the site
- The existing stone boundary walls should be conserved and enhanced wherever possible
- There should be no negative impact on the neighbouring Hendersyde Park Gardens and Designed Landscape
- The site should not feel disconnected from Kelso and pedestrian links should be created to the Primary School, new High School and town centre
- Consideration must be given to the lodge to the south west of the site which includes an archaeological record.

IMAGES FROM WITHIN AND AROUND THE SITE



SITE CONSIDERATIONS

LDP SITE REQUIREMENTS

- The site is to be masterplanned together with future development phases to the north east of the site
- The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks
- Strategic improvements to the foul drainage system will be required.
- Archaeological evaluation/mitigation required
- Ecological assessment required
- Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures
- Links required to the settlement including the adjacent Eildon housing site and Broomlands Primary School
- Structure planting is required to provide setting for development and reinforce the settlement edge. Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required
- Retention and improvement of stone walls, subject to creation of a new access
- A Transport Assessment will be required
- A Water Impact Assessment would be required
- Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.

LANDSCAPE CONSIDERATIONS

- The site will effectively extend the urban edge of Kelso out into the countryside on the north east side of the town. The area already has a strong established character created by the existing designed landscape features associated with Hendersyde Park Garden and Designed Landscape (GDL), especially the gatehouse and wooded access road to Hendersyde House that form the southern boundary of this site. Although it is not included within the designated area, the Designed Landscape includes the two metre high stone wall that runs along the roadside from the Hendersyde Gatehouse up to the cottages that form the north west corner of the site and forms the western boundary of the site
- Protection of the established policy woodland in the Designed Landscape along the southern boundary and the roadside wall are both key requirements for conserving existing landscape character. To protect the woodland, a generous allowance needs to be made for both shading and falling distance of the trees
- Landscaping within the site should reflect the surrounding area of wooded and walled areas
- Structure planting is to be provided to the north of the site to protect the residential amenity of the neighbouring properties at Cotterlee
- The landscape framework should be enhanced by the retention and improvement of the existing stone boundary walls.

OTHER CONSIDERATIONS

- It is considered that a high standard single point of access possibly incorporating a right turn lane, from the B6461 would be acceptable for serving this site
- A well connected street layout would be required and must be designed to provide natural traffic calming
- Road and footpath connections to the adjacent private road to the south of the site, and residential street network beyond, need to be explored in order to achieve full integration, allow dispersion of traffic and to afford the opportunity of a secondary vehicular access into the development
- 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
- Due to the retention and enhancement of the stone walls appropriate visibility and access must still be considered alongside this. Consideration must be given to the road geometry within the proposed site layout in agreement with the Council's Roads Planning Team.

EXISTING SITE FEATURES & CONSIDERATIONS

Vehicular access to be taken from the B6461. A pedestrian footway would be required along the B6461 along the frontage of the site

Existing stone wall to be retained and realigned to create an attractive street frontage. Road visibility requirements must also be considered in relation to the site access

Archaeological records recorded at Hendersyde North Lodge

Hendersyde Gardens & Designed Landscape - to be protected and enhanced wherever possible



Development of phase 1 must not compromise the development of future phases

Existing stone walls to be retained and enhanced wherever possible

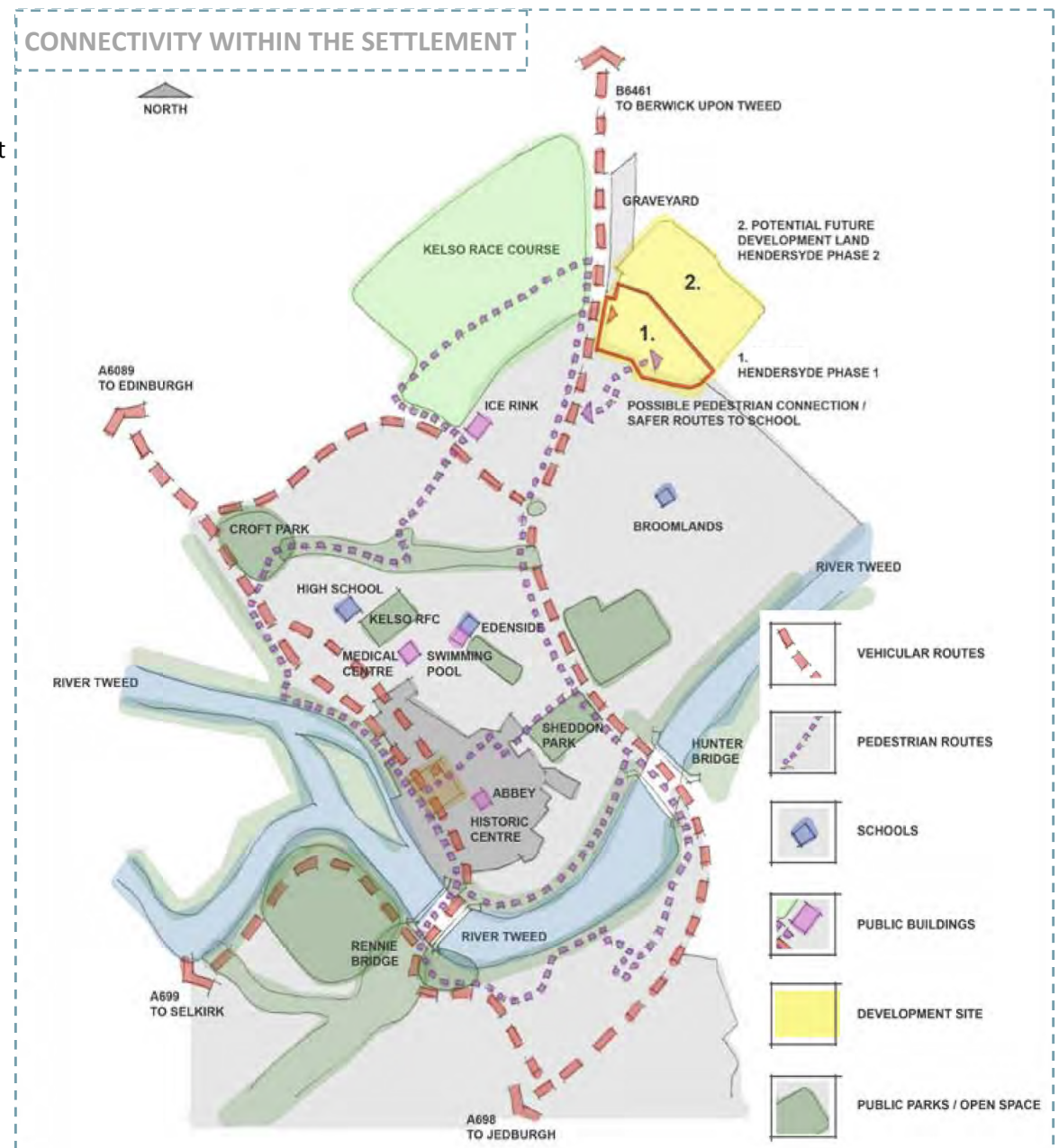
Pedestrian links to be created including a potential woodland link to the adjacent residential development and Broomlands Primary School

Buffer area required due to pipelines and pumping station within and adjacent to the site

DEVELOPMENT VISION FOR HENDERSYDE

The aspiration is to develop a high quality housing development that is responsive to the local context. Careful consideration is to be given to the relationship between the proposed new development, the designated Garden and Designed Landscape at Hendersyde and adjacent housing development whilst creating an appropriate edge to the settlement. The following points are to be considered:

- The **design (scale, massing, form and materials)** must reflect the character and scale of existing houses within the area. The design should take advantage wherever possible of the southern aspect of the site
- **Access** to be taken from the B6461, consideration must be given to the relationship of housing to the B6461 and the boundary walling in this area, including retention and realignment of walling to accommodate site access
- 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
- The use of perimeter blocks and active frontage addressing the key site features such as the boundary wall, landscape of Hendersyde Park and **street frontage** are all positive features which must be incorporated into the site design
- **Car parking** should be accommodated by a variety of means to provide flexibility and lessen visual impact.



DEVELOPMENT VISION FOR HENDERSYDE (CONTINUED)

- Due to pipelines throughout the site careful consideration must be given to the design of a ‘**wayleave**’ in consultation with the Health and Safety Executive. Any buffer area for cabling/pipeline safeguarding should be an attractive feature of the site. Additional open space with a clear overall purpose and function should also be incorporated throughout the site.
- Given the Designed Landscape adjacent to the site, the use of soft landscaping to anchor the site into its surroundings should be fully considered
- There must be use of appropriate styles of **high quality boundary treatment** within the site to help frame spaces and improve landscape amenity within the site yet not restricting the development of further phases
- Consideration must be given as to how to connect the site with future phases of development at Hendersyde as well as the overall approach on how to integrate the new development with the existing settlement



- Surface water run-off is to be treated by a **Sustainable Urban Drainage System (SUDS)** within the site
- The existing street lighting will require to be extended to the site entrance as will the existing 30 mph speed limit, this will be at the expense of the developer
- **Waste Management Facilities** to be provided on site in consultation with the Council’s Waste Management Team and Waste Management SPG
- A pedestrian footway is required along the B6461 along the frontage of the site and further **pedestrian links** would need to be incorporated into the site design including a potential woodland link to the Eildon residential development and Broomlands Primary School.

DEVELOPER CONTRIBUTIONS

IN ACCORDANCE WITH LOCAL DEVELOPMENT PLAN POLICY IS2 THE FOLLOWING DEVELOPER CONTRIBUTIONS WOULD BE ASSOCIATED WITH THIS 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 Broomlands Primary School and Kelso High School
- **Play Area** - on-site provision of an equipped play area may be required or alternatively a contribution towards an off-site play facility may be required
- Please note this list is not exhaustive and additional contributions may be required, further to those detailed above. More information is available from the Council's Development Negotiator. Early discussion is advised.

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
- 3D visualisation material: sketches or computer generated visualisations showing the development in context
- Processing Agreement
- Design statement
- Energy statement
- Landscape plan
- Planting and 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 assessment
- Archaeological evaluation and appropriate mitigation measures where necessary.

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Annex A – Developer Guidance

Introduction

The main aim and principle 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 Council has also produced detailed guidance in the form of Supplementary Planning Guidance (SPG)/ Supplementary Guidance (SG) on a number of topics. The Council is continually adding to the list of SPGs/SGs that needs to be considered when developing development proposals. The full list of SPGs/SGs and draft SGs is available on the Council's website.

The aim of this supporting document to planning briefs is to set out guidance to developers that apply to all or most allocated housing sites. As all sites are different in character and landform they also have different strengths and potential constraints to address to be able 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'.

This document will direct developers to existing SPGs/SGs and the main Strategic Development Plan (SESplan) and the LDP policies and other policy documents which need to be considered when working up development proposals. The list of policies is not exhaustive and the document will evolve over time and be amended to include up to date policies and recommendations. Council departments and sections referred to in this document can be contacted on 0300 100 1800 or see detailed contact list in planning briefs.

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
- Energy
- Transport
- Water
- Materials
- Waste
- Land use
- Pollution
- Innovation

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. <http://www.breeam.com/>

Construction methods should allow for building deconstruction which enables fittings and materials to be re-used and / or recycled at the end of the building's life.

Renewable energy & energy efficiency

Development proposals should comply with all relevant national policy to reduce carbon emissions from development, to achieve high standards of energy conservation and to provide on-site renewable energy production where appropriate. These provisions are highlighted in LDP Policy PMD2: 'Quality Standards' and in the SPG/SG on Renewable Energy. Developers must comply with these policies and provide evidence of how they have addressed them. Onsite energy generation should be incorporated into the development wherever possible as well as sustainable building construction and design.

The LDP Policy ED9: 'Renewable Energy Development' states:

"...Small scale or domestic renewable energy developments including community schemes, single turbines and micro-scale photovoltaic/solar panels will be encouraged where they can be satisfactorily accommodated into their surroundings in accordance with the protection of residential amenity and the historic and natural environment. ..."

LDP Policy PMD1: 'Sustainability' also states:

"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:

- 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 ..."*

The LDP Policy PMD2: 'Quality Standards' identifies the standards which will apply to all development, including that:

“...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. Planning applications 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, ...”

The planning system supports low and zero carbon development through the use of energy efficiency, micro-generation and renewable energy systems. The Council's approved SPG/SG: Renewable Energy requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide (CO₂) emissions by 15% beyond the 2007 Building Regulation CO₂ emissions levels. This 15% reduction should be considered a minimum requirement.

The SPG on Renewable Energy states:

- (1) The Council now requires all future developments with a total cumulative floorspace of 500m² or more to reduce carbon dioxide emissions (CO₂) by 15% beyond the 2007 Building Regulations carbon dioxide emission levels*
- (2) To achieve this reduction, consideration should first be given to energy efficiency and building design measures*
- (3) Where the 15% reduction cannot be met through energy efficiency and design measures then on-site low or zero carbon technologies (LZCT) including renewable energy systems should be used*
- (4) Developments under 500m² are also strongly encouraged to achieve an additional 15% reduction in carbon dioxide emissions through these measures*
- (5) All applications for planning permission will also now require a statement on how energy efficiency measures and low and zero carbon technologies have been incorporated into the development proposal.*

To achieve the required reduction in CO₂ emissions the development should first give consideration to energy conservation measures and sustainable design and construction techniques to reduce the energy demand of the development. Once energy demand has been minimised consideration should then be given to the use of low and zero carbon technologies (LZCT) for on-site heat and / or power generation. LZCT includes community heating schemes and combined heat and power schemes which would serve the development as whole.

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 proposal, and the level of CO₂ reduction that will be achieved.

Broad guidance on the CO₂ emissions reductions achievable from a range of sustainable energy technologies is provided in the table below:

Scale of technology	Name of technology	Potential CO ₂ 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%

(Source: Entec report for Scottish Borders Council (April 2008))

This table is for indicative purposes only. The Energy Saving Trust and specialist suppliers and contractors will be able to provide up-to-date information and advice which may be of use to developers in formulating proposals.

Water and wastewater capacity and Sustainable Urban Drainage Systems (SUDS)

LDP Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage outlines the Council's view of the preferred way of dealing with waste water and SUDS. In terms of water and waste water capacity and network issues, early contact with Scottish Water is recommended.

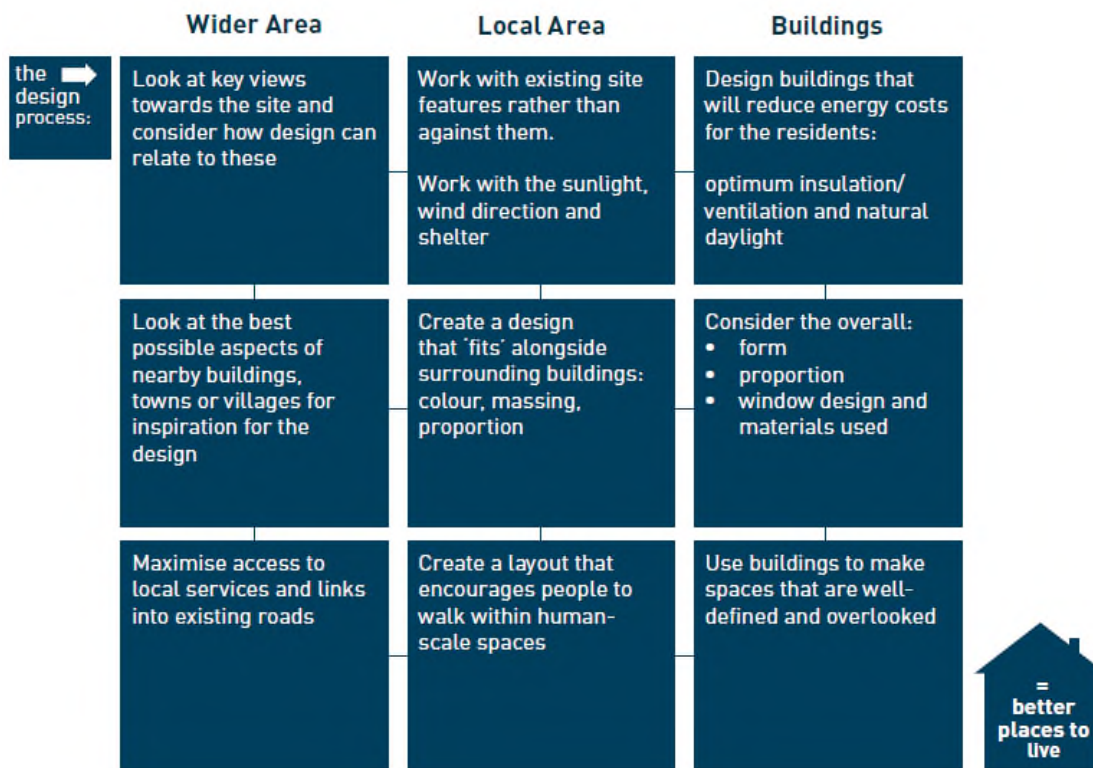
Provision for SUDS that effectively manage the flow of rain water runoff by treating it within the site and accords with current design principles are required in all developments. Further guidance can be found in PAN61 'Planning and Sustainable Urban Drainage System'. Scottish Water and SEPA can provide more detailed advice.

Sustainable Buildings

Design and placemaking

The Council has produced a SPG on 'Placemaking and Design'. The document sets out the key sustainable placemaking objectives that any new development in the Scottish Borders should strive to achieve.

Key considerations that need to be considered to achieve high quality buildings and places are summarised in the figure below:



National guidance is available in a number of documents including 'Scottish Planning Policy' (SPP), 'Creating Places: A policy statement on architecture and place for Scotland', PAN67 'Housing Quality' and PAN 77 'Designing Safer Places'.

Designing out crime

The Council has an approved SPG on 'Designing out Crime in the Scottish Borders' that aims to improve awareness amongst the development industry and householders, and includes practical guidance to ensure the following topics are considered to create an attractive and safer environment:

- Planning of sites (including phasing)
- Layout of sites (roads and footpaths)
- Layout of development (casual surveillance)
- Landscaping (location and type of planting and maintenance)
- Lighting
- Design (site and house design)

National guidance is available in PAN 77 ‘Designing Safer Places’.

Affordable housing

The requirement for affordable housing should be met in line with LDP Policy HD1 ‘Affordable Housing and Special Needs Housing’ and the SPG/SG on Affordable Housing. The proportion of affordable housing to be provided will be in accordance with the present policy and depends on what housing market area a specific site is included in. Affordable housing units are likely to be required on site and should be designed to integrate with other houses on the site.

The current levels of contributions are included in the table below.

Housing Market Area	Affordable Housing Requirement (%)
Berwickshire	25
Central Borders	25
Northern	25
Southern	25

Some sites in the LDP will be located close to or in Conservation Areas or close to Listed Buildings. For new development not to have a negative impact on the built heritage, the Council has outlined its policies in EP7 ‘Listed Buildings’ and EP9 ‘Conservation Areas’. Other relevant policy documents are Historic Scotland’s Scottish Historic Environment Policy (SHEP) and the guidance notes series – ‘Managing Change in the Historic Environment’.

LDP Policy EP8 ‘Archaeology’ requires detailed investigation where a development proposal impacts on a Scheduled Monuments, other nationally important sites, or any other archaeological or historical asset. National guidance is available SPP and SHEP. The Council’s Archaeology Officer can provide more detailed advice.

Landscape Enhancements

Open space, green space and play areas

LDP Policies PMD2 'Quality Standards', EP11 'Protection of Greenspace' and EP12 'Green Networks covers the provision, protection and promotion of greenspace. The SPG on Green Space/SG on Greenspace is also required to be considered when preparing development proposals.

The SPG on Green Space states that the Council may require developers:

- "To provide or fund additional provision where there are identified quantitative deficiencies in provision within the appropriate distance thresholds of a proposed development, or where the development will result in quantitative deficiencies
- To contribute to the enhancement of existing provision when there is a identified qualitative deficiency in provision when there is an identified qualitative deficiency in provision within the appropriate distance thresholds of a proposed development and one effect of the development will be to increase the demand pressure on these spaces and facilities."

The requirement for developments can be very different and the Council will use quantity standards set out in the SPG or proposed SG to determine the scale of contributions required towards new off-site provision or the enhancement of existing off-site provision. Details of the standards are included in the SPG/SG and it also encourages pre-application discussions with the Planning Officers.

Advice at national level is available in SPP and PAN65 'Planning and Open Space'.

Ecology, habitats and trees

LDP Policies EP3 'Local Biodiversity', EP13 'Trees, Woodlands and Hedgerows' and the SPGs/SGs on 'Trees and Development', 'Landscape and Development' and 'Biodiversity' provide guidance on these issues and list what is required for developments.

The main principle for protection of biodiversity is to promote development that is sustainable and protect biodiversity so there is no net loss of biodiversity. The degree of protection of a site depends on its position within the hierarchy of designations to protect species and habitats.

The key considerations in terms of landscape are:

- Landscape implications of planning applications in terms of site context, proposed layout, future use and maintenance
- Minimise impact by retaining existing trees, shrubs, boundary features etc. wherever possible.

In respect of the Ecological Impact Assessment, further guidance is available in the Council's Supplementary Planning Guidance for biodiversity: <http://www.scotborders.gov.uk/downloads/file/318/biodiversity> Section 4.2 (*Ecological Impact Assessment*), Section 4.3.1 (*Demolition or change of use etc*).

In terms of trees and development, developers should:

- Ensure development schemes include measures to safeguard trees and where appropriate to supplement an area's tree cover
- Provide detailed tree and land survey for application sites in close proximity to trees, or on site which trees are growing.

Detailed arrangements for future maintenance of landscaping on a site will be requested as part of any planning application. Early contact with the Council to discuss biodiversity, trees and landscaping issues is recommended.

Landscape designations

A number of allocated sites are located in the proximity of landscape designations, for example Gardens and Designed Landscapes, National Scenic Areas, Special Landscape Areas, Special Area of Conservation and Site of Special Scientific Interest. These designations are protected against adverse impact from development through LDP Policies EP10 'Gardens and Designed Landscapes', EP1 'International Conservation Sites and Protected Species', EP2 'National Nature Conservation and Protected Species', EP4 'National Scenic Areas' and EP5 'Special Landscape Areas' and national policies. Planning proposals for sites in close proximity should detail the impact on these areas and how to mitigate the adverse impact.

Creation of Streets and Spaces

Roads and access

Road design should not be conceived in isolation, but as an element in the overall design of the development. The Council's 'Standards for Development Roads' should serve as a guide for the form of development on the site, but should be flexible enough so as not to inhibit the design of an innovative less car dominant layout which respects the landform and character of the area.

IS5 'Protection of Access Routes', IS6 'Road Adoption Standards' and the Council's Transportation Standards (LDP Appendix 3) and Scottish Government's 'Designing Streets: A Policy Statement for Scotland'. The national document promotes an informal system of well connected

streets with natural traffic calming (building lines, squares, shared road surfaces etc) built in and equal priority given to all transport modes such as passenger transport, walking and cycling. Developers are advised to contact the Council's Roads Planning Service for further advice.

Parking

In a development where car parking spaces are allocated to individual properties the provisional requirement will be two 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. More details are available in LDP IS7 'Parking Provision and Standards' and the Council's Transportation Standards (LDP Appendix 3). Developers are advised to contact the Council's Roads Planning Service for further advice.

The developer should consider a range of solutions to reduce the impact of car parking on the residential environment. These might include a combination of:

- Avoiding front garden space being entirely given over to parking
- Using traditional front garden walls and hedges to structure the street appearance
- Designing in shared small scale semi-private courtyard parking
- Placing larger parking courtyards behind perimeter blocks
- Building shared surfaces in traditional materials rather than using coloured concrete block surfaces – for example in parking zones, subject to adoption requirements, and domestic driveways.