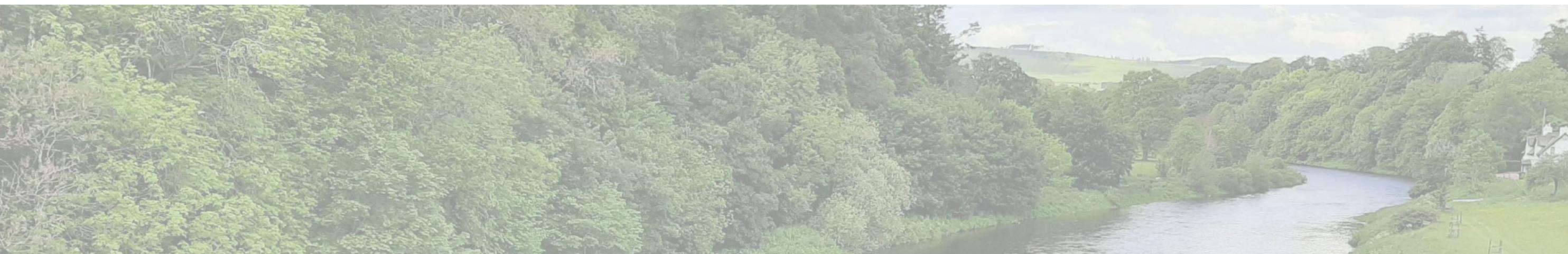


Part 2 :

Development Analysis and Zoning Opportunities



7 Development Zoning Opportunities

The Site's Natural Assets: Building on and supporting the site's character and value

The following summarises the key areas of landscape consideration to be taken forward with any new development



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Establishing the Developable Areas



- Residential Zone 1 - 28,655m²
- Residential Zone 2 - 12,422m²
- Residential Zone 2a - 6923m²
- Residential Zone 3 - 10,847m²
- Residential Zone 4 - 17,240m²
- Zone 5 - Residential or Employment mix - 12,434m²
- Business Zone 1 - Employment Land (Class 4) - 12,614m²
- Business Zone 2 - Employment Land (Class 4) - 5859m²

There is the opportunity for a future dementia facility to be accommodated within the residential zones, most likely to the east of the site.

It should be noted that these plans are indicative only and may be subject to change as the development progresses and further information becomes available through full site investigations/surveys.

Development Access



Two vehicular access points are required to serve the development.

Access 1: A new road bridge would provide a critical connection with Tweedbank allowing vehicular access to the western part of the site.

Access 2: Access from the Innovation Park into the eastern part of the site provides a commercial link.

Phasing of infrastructure is critical to development opportunity. Both accesses and internal connectivity are essential for a neighbourhood expansion.

-  Proposed vehicle access point
-  Proposed pedestrian access point
-  Proposed access roads
-  Proposed cycleway/footpath
-  Borders Abbeyes Way

8 The Development Zones

Density Calculations



- Zone 1 - 2.8ha, 35dph = max. 100 units
- Zone 2 - 1.2ha, 35dph = max. 43 units
- Zone 2a - 0.69ha, 35dph = max. 24 units
- Zone 3 - 1.0ha, 50dph = max. 54 units
- Zone 4 - 1.72ha, 25dph = max. 43 units
- Zone 5 - 1.2ha, 35dph = max. 31 units

295 Residential units (indicative only)

This figure confirms the indicative no. of 300 units on the site as stated in the LDP can be provided. It should be noted that it is likely applications for each zone may exceed the indicative no. and therefore the overall figure will be increased. Any proposed increase in numbers will be subject to scrutiny in terms of design, site layout and infrastructure provision.

- Business Zone 1 - 1.2ha
- Business Zone 2 - 0.59ha
- Total = 1.61ha

Neighbourhood centre with opportunities for infill commercial spaces such as studios, workshops and small retail.

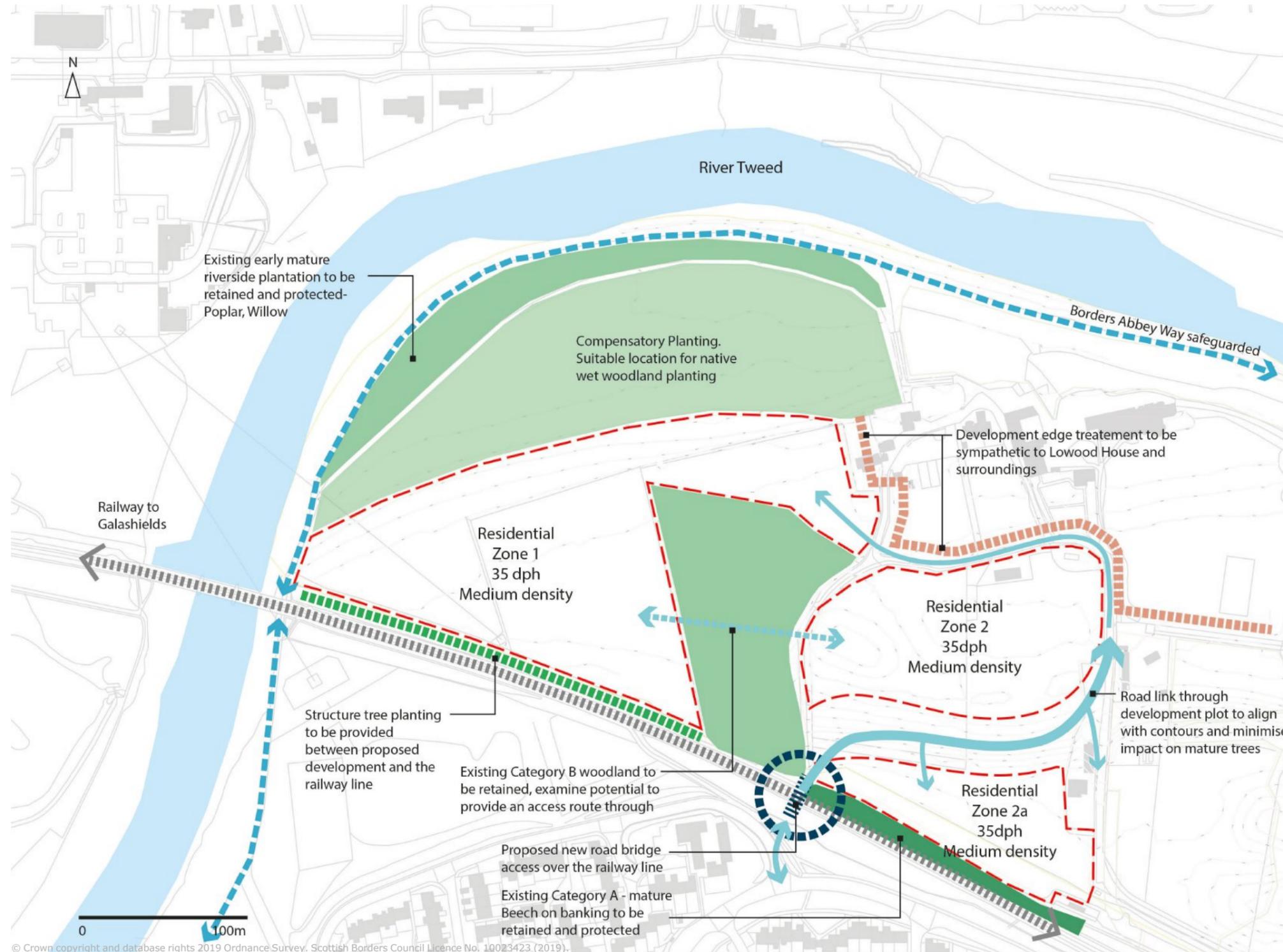
Future redevelopment of Lowood House for hotel, education, residential or commercial use.

Total area of woodland loss = 2.9ha
Compensatory planting = 3.0ha

Please note, further compensatory planting will be necessary within the site.

Aerial: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, AeroGRID, IGN and the GIS User Community

Detailed area - Zone 1 and 2/2a



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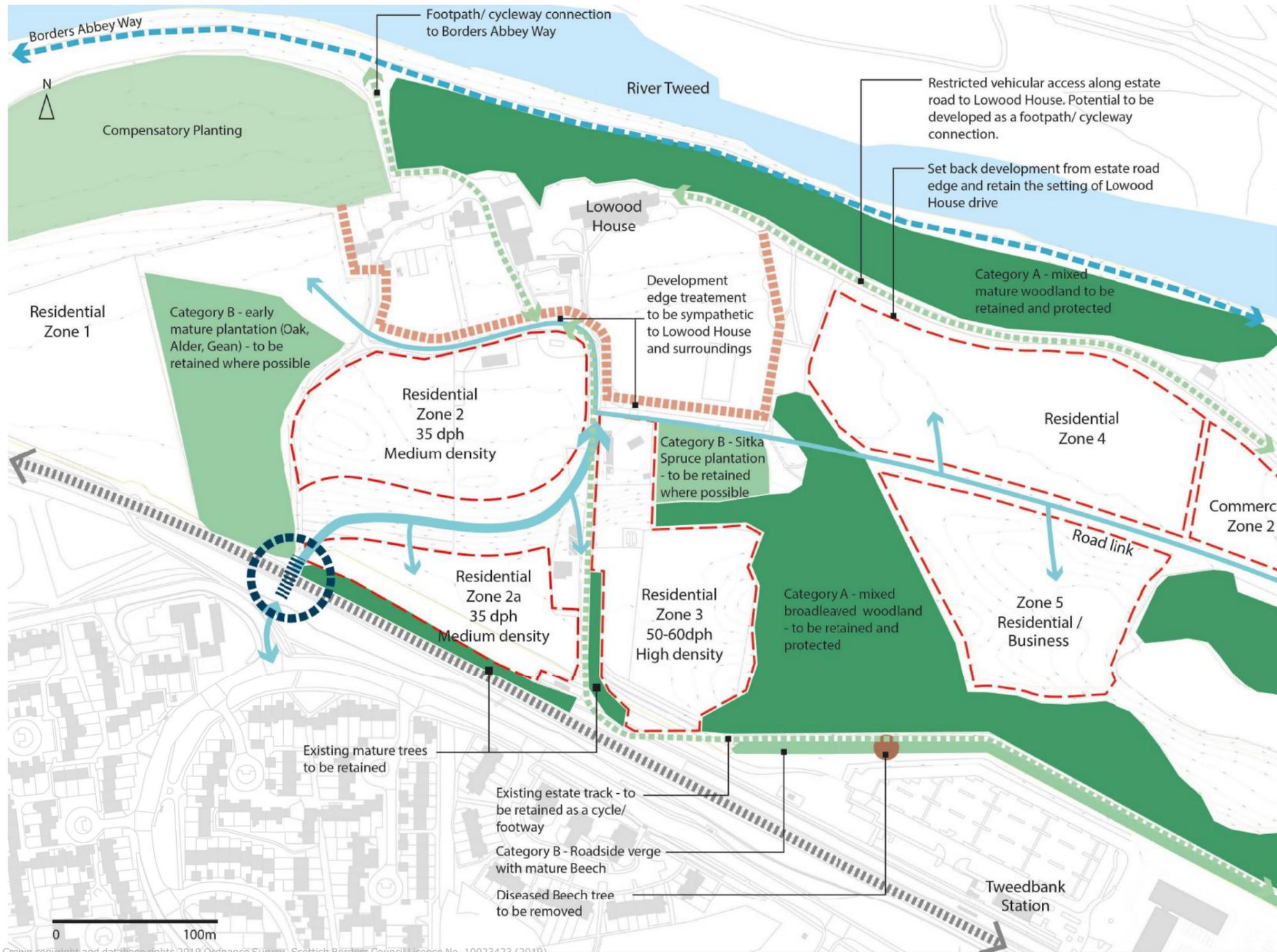


Image: Derwenthorpe Housing Development, York. Studio Partington



Image: Elmsbrook Housing, Bicester. Fabrica

Detailed area - Zone 2/2a and 3



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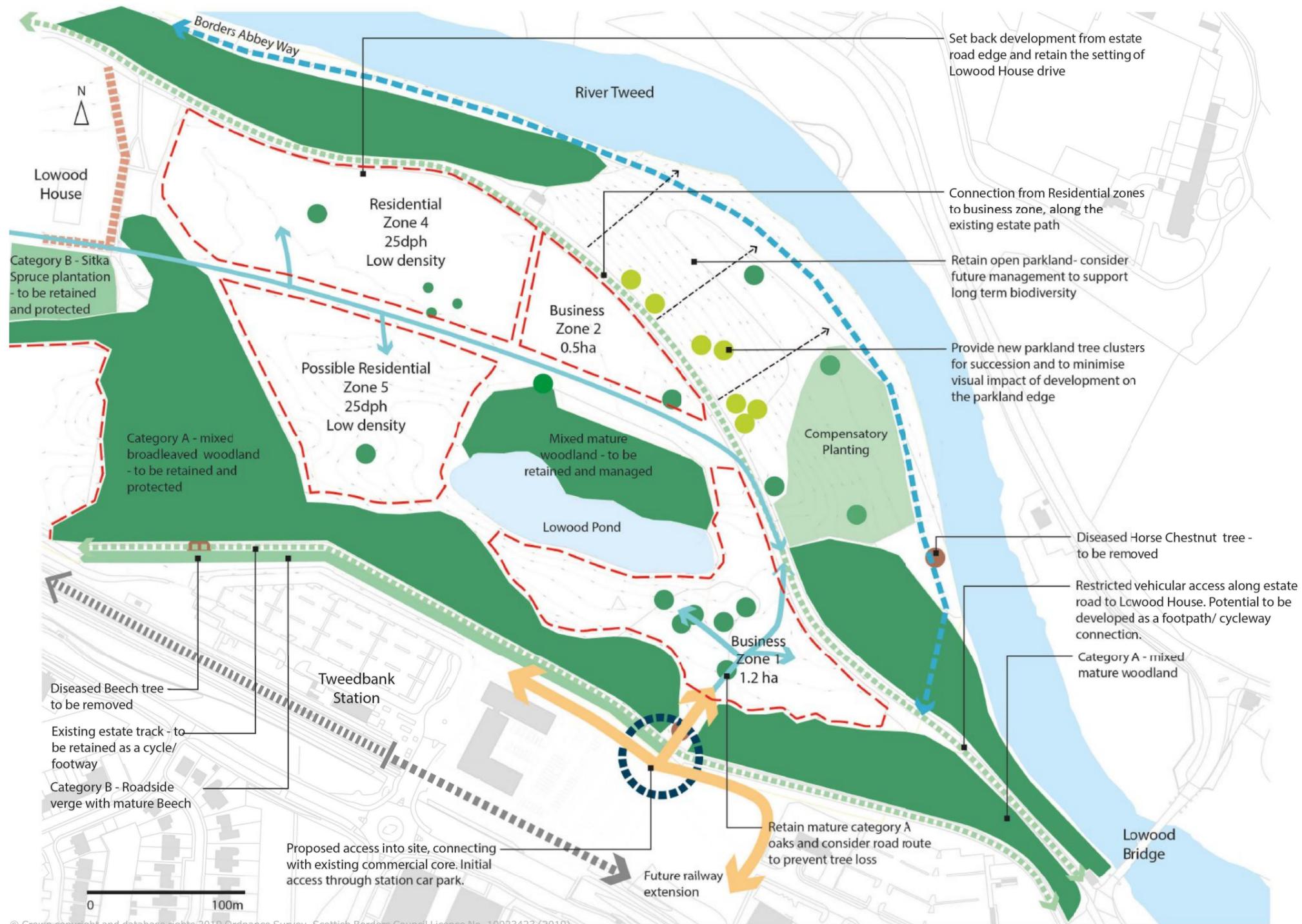


Image: Higher density residential development example by Oberlander Architects



Image: SuDS, Highland Housing Expo. Civic Engineers

Detailed area - Zone 4 and Commercial



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Image: Carrowbreck Meadow, Greater Norwich. Hamson Barron Smith

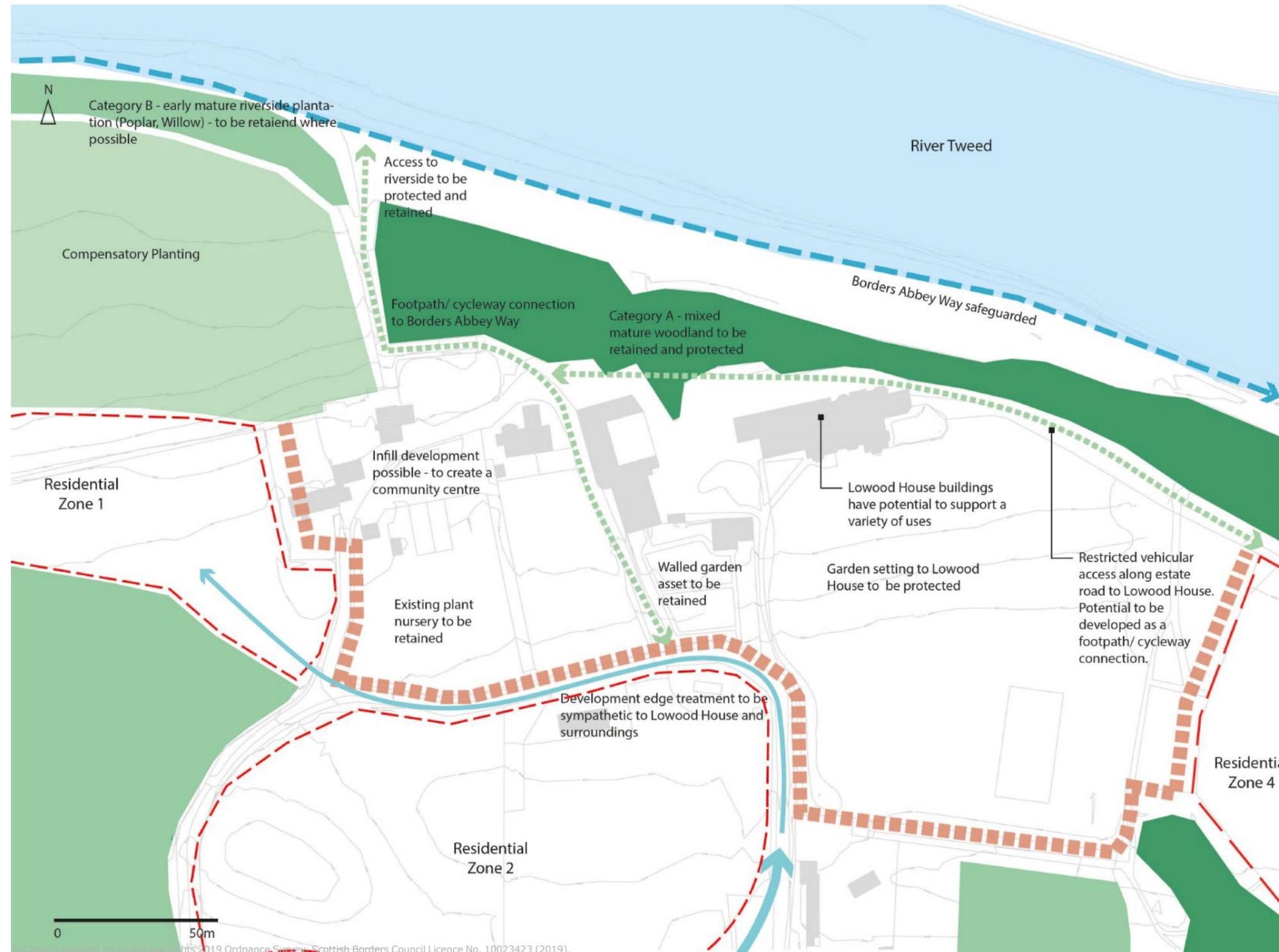


Image: Carrowbreck Meadow, Greater Norwich. Hamson Barron Smith



Image: Tweedbank, adjacent to site.

Detailed area - Lowood House Area



Proposed Neighbourhood Centre
 Restoration and enhancement of Lowood House and surrounding area, for a variety of uses, to create a neighbourhood centre.



Image: Restoration Yard, Dalkeith Country Park. Malcolm Fraser



Image: Clear Lake Cottage, Ontario. MacLennan Jaunkalns Miller Architects



Image: Mews and courtyard development example by Oberlander Architects

Business Zone

The below sketch illustrates an indicative layout for the Commercial Zone (produced by Michael Laird Architects). The situation of the proposed Commercial Zone is to enable a link with the existing business/industrial land to the south-east of the site, and to tie in with current proposals for the Borders Innovation Park being led by Michael Laird Architects.



Sketch layout of Commercial Zone (Michael Laird Architects).



Borders Innovation Park indicative visual (Michael Laird Architects).

Dementia Hub

This SPG recognises that a Dementia Hub facility may be located within the Tweedbank Expansion area. As the Dementia Hub will primarily be of residential use, it may be premature to identify specific location options. However, the following precedent images represent that the building should reference the landscape setting.



Image: Dementia Care Centre visual, Lowood. JM Architects

Design Guide

The following visions are set out within the Design Guide to ensure that future development is of a high quality and follows current best practice:

Heritage, Biodiversity & Landscape

The vision is to work with the setting, retain all that is significant within the natural and built environment; to conserve connections with the existing estate with a view to ensuring the endurance of the high quality landscape framework and historic setting of the site. The existing framework of natural and built heritage on the site will inform a character-led response to new development. New development proposals should strengthen and enhance the existing framework to deliver a strong sense of place. The site should be developed to reflect this unique sense of place, and should be done in a cohesive manner, expressing strong linkages in and between the different phases of development.

Movement Infrastructure

The development should be an integral part of Tweedbank, augmenting this settlement while being the site of a well-connected, coherent and inclusive community. It should adopt the concept of 20-minute neighbourhoods and be well-laid out, designed with clear, logical linkages appealing to residents, visitors, and the community and business users alike.

Climate Change, Utilities & Services

The site will be a responsible, resilient, forward-looking 21st century net zero emissions community, which responds genuinely, innovatively and resourcefully, to the challenges of climate change. The development will ensure that heat demand within buildings is based on zero direct emission systems, it will employ state-of-art technologies to best effect, ensure reliable and locally generated renewable energy; reduce, if not eliminate, waste; and ensure that its infrastructure, utilities and services are climate-ready.

Responsive Placemaking & Design

The historic heart of the site provides a strong neighbourhood centre and acts as an anchor point for new placemaking. Together the historic estate character and high quality designed landscape offer an existing unique sense of place which provides a creative springboard for placemaking. New, innovative and bold development should build on this sense of place which encompasses a strong framework and setting across the site for uniting the different development zones. There is a real opportunity for the identified zones to provide unique, high quality design solutions which will act as an exemplar and introduce more creative and contextual contemporary design to the Scottish Borders.



Integrated SuDS.
Image: Highland Housing Expo, John Lord



In-built solar panels
Image: Well Grove, Christine Johnstone



Biodiverse grassland planting
Image: LUC



Retained mature trees and natural play spaces
Image: LUC



Low impact lighting
Image: Mounment lighting, Harper



Local vernacular
Image: LUC

9 Pre-application Checklist

Scottish Borders Council welcomes planning applications for proposals that meet the guidelines and objectives set out within this SPG.

Ahead of the submission of any planning application, developers are strongly encouraged to make a Pre-Application Enquiry to the Planning Authority with respect to their proposals for the site. This is in order to ascertain whether or not their proposals would meet these standards and/or to establish what supporting details and information they should include in support of their planning applications. The Planning Authority and relevant consultees would then be able to provide feedback on these matters, which may identify the need for particular assessments, investigations or studies, and the scope and requirements of these, ahead of the planning application being made.

With a view to assisting applicants within the progress and preparation of their proposals, ahead of a Pre-Application Enquiry to the Council's Planning Authority, the table below sets out a pre-application checklist, which is intended to help applicants identify key concerns and potential issues that they will need to have considered within the preparation of their development proposals, and ultimately must have addressed within their planning applications for the site. The list is not exhaustive, but identifies key areas of research that should inform the form, layout and design, as well as operation, of the proposed development.

Issue	Research Required
Planning Context	Consult the Statutory Development Plan to identify all relevant policies.
	Identify planning constraints which apply to the site (e.g. designed landscapes, listed buildings, tree preservation orders etc.).
	Identify relevant planning guidance affecting the site (e.g. Supplementary Planning Guidance).
	Establish if there are any live planning applications and any extant planning consents on the site or in the immediate vicinity.
	Each planning application for the development of each zone must be accompanied by a mini planning brief which identifies the salient issues identified within the SPG and Design Guide.
Movement Infrastructure	Contact and seek advice from SBC's Roads Planning Section about access constraints, specific development requirements, design standards, road drainage, materials etc. Where the requirement is identified, the Pre-Application Enquiry would also be an appropriate opportunity to establish the method and scoping of transport assessments;
	Establish where existing infrastructure, including bus stops and shelters, are located, and identify whether there are any improvements to existing facilities planned or required to support the development, including to any foot/cycle path connections to bus stops and whether or not there is a need for secure cycle parking at main bus stops.
	Identify existing and potential walking, cycling and public transport access routes between the development site and community facilities and accommodate these and where required, identify opportunities for appropriate new connections to these within development proposals; and
	Establish if there is the need and/or appropriate opportunities to provide on-road and off-road cycling facilities and/or safe, high quality paths and footpaths for pedestrians
Flood Risk	Establish if the site, or any part thereof, is at risk of flooding and/or whether development of the site would be liable to have any flood risk implications. SEPA and the Council's Flood Risk Management team would require to be consulted in the event of any flood risk being identified as being a likely consideration. Undertake Flood Risk Assessment where necessary. Consideration will need to be given to bridge structures located upstream and downstream of the site. The presence of Lowood Pond within the site should also be considered within a Flood Risk Assessment where relevant. The appropriate climate change uplifts for the River Tweed catchment should be applied.
Biodiversity, Trees and Landscape	Identify and take account of any natural heritage and/or landscape designations which may apply to the site (e.g. Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) designations) and take account of any Protected Species that may be present on the site or in the vicinity. Commission habitat surveys by appropriately qualified individuals and organisations where necessary. Establish the requirement and timescales for an HRA (refer to Nature Scot's comments within the Appendices). Any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken and submitted prior to the submission of any planning application.
	Identify and take account of any and all mature trees, hedges and landscaping on and around the site that are liable to be impacted by development. Where impacts are likely Developers will be required to identify these impacts and account for any possible and appropriate mitigation of them through a site specific Tree survey and Tree Impact Assessment to BS5837:2015.
	Appropriate account of the Landscape and Visual Impacts of proposals must be taken to ensure that development is accommodated sensitively in its landscape setting, and in the most appropriate form, allowing key views to be maintained where appropriate and ensuring that appropriate visual connections are achieved and maintained between the site and the surrounding area, including Tweedbank, to allow for it to be accommodated, and included within a shared landscape framework; identifying any and all new tree and woodland planting required to achieve this objective.
	Protected species surveys for otter, bats, badger, red squirrel and breeding birds will be required. Furthermore, any development within 200m of the north bank of the River Tweed will require a survey of otter habitat to be undertaken. Further guidance on surveys for bats and otter can be found here (https://www.scotborders.gov.uk/technicaladvicenotes). An appropriate sensitive lighting scheme and biodiversity enhancements will be required.
Archaeology and Built Heritage	Undertake a desktop study, plus geophysical survey and/or archaeological evaluation trenching in advance of development. Contact and seek advice from the Council's Archaeology Officer.

Water/Wastewater/SUDS		Establish whether or not there is capacity within Scottish Water's existing infrastructure to accommodate the development; and identify standards and key requirements for SUDs. While the advice and guidance of SEPA should be sought, such proposals would also usefully be referred to the Planning Authority for its consideration at the Pre-Application stage.
		Establish whether or not a Drainage Impact Assessment is required.
Recycling and Waste Management		Contact and seek advice from SBC to establish requirements for the accommodation and management of refuse and recycling on site, and ensure that these are accommodated within the design and layout in ways that are functional but as discreet as possible.
Net Zero Carbon Emissions		Establish how the energy needs of the development would be met while producing net zero carbon emissions; and make this an integral component of the development. This should be incorporated within an Energy Options Study. Applicants may find it helpful to refer to the ARUP Study and/or to contact the Environmental Strategy Officer with regard to potential energy options.
Development Contributions – Education; Play Provision; and Affordable Housing		Contact and seek advice from SBC to establish primary and secondary school capacity for the local area and identify whether or not contributions will be required to accommodate the impacts of the development;
		Contact and seek advice from SBC to establish the requirement/extent of play provision required; and identify whether or not contributions will be required to accommodate the impacts of the development;
		Contact and seek advice from SBC to establish the requirement/extent of affordable housing required; and identify whether or not contributions will be required towards affordable housing provision;
Land Contamination		Establish whether or not there are any land contamination concerns on site, contact can be made with the Council's Contaminated Land Officer in this respect. There may be a requirement to carry out a desktop study and follow through with intrusive investigations where necessary.
Phasing		Liaise with SBC to establish phasing of the development and its timescales with any other developments on site or in the area; and consider the implications of these for the progress of development proposals.