

Introduction

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Welcome to our presentation - part 3 of our community consultation for the proposed development of the former Howdenburn Primary School site in Jedburgh. This event is required as part of the Pre-Application Notification (PAN) procedure which is being carried out prior to the submission of the full Planning Application.

This is the third consultation allowing us to share our proposals for the site and invite comment and discussion on all aspects of the development. This presentation outlines the proposal for the project and highlights changes made in response comments made at the first and second consultations which were held on 18th of January 2023 and 21st of February 2023

This additional consultation has been requested by Scottish Borders Council Planning Department as Cruden Homes is now working with Scottish Borders Housing Association (SBHA) to deliver new homes for Jedburgh. There have been small changes to the proposal which we believe benefit the scheme.

The general vision and principles of the development have been retained, incorporating a central green to create a positive focus for the development. However, the housing mix and types have been amended to align with current SBHA priorities. This has resulted in an overall reduction in the number of proposed homes to 70, it was previously 76. Additionally, there is now a larger proportion of semi-detached and terraced houses and fewer flats, with no maisonettes.

About Cruden

The award winning Cruden Group is one of Scotland's largest developments and construction groups, established in 1943 we have built or modernised over 135,000 homes. We have a team of more than 600 people across 3 offices and an annual turnover of over £150 million. But beyond the numbers, it's our people that make the difference. Our collaborative approach, expertise and reliability make us easy and enjoyable to work with. Where others see problems, we see solutions, and our flexibility and creative thinking underpin everything we do.

About Scottish Borders Housing Association

As the largest Housing Association in the Scottish Borders we provide affordable homes for over 5600 tenants and families all across the Scottish Borders from Oxton in the north to Newcastleton in the south and from West Linton to Yetholm. We already provide more than 350 homes for rent in Jedburgh and have over 300 registered applicants who want to move to more suitable accommodation in the town.

We are committed to enhancing lives by providing quality homes and great places to live throughout the Scottish Borders.

We want to grow our business and provide more homes to meet the needs of the communities we serve and aim to provide around 300 new homes in the next 5 years. Building our new homes will bring other benefits to the community including training and employment opportunities and support for local organisations and community groups.

In Partnership with Cruden

SBHA are delighted to be partnering with Cruden on this project, combining the vast experience both organisations have in providing good quality affordable housing. Although Cruden operate all over Scotland, they share SBHA's commitment to providing jobs and opportunities in the Scottish Borders, employing local trades and contractors where possible. We are also committed to making great places to live and this development will really enhance the existing community surrounding the former Howdenburn Primary School site.

Feedback so far

Key points of Feedback from The Community Consultations (18.01.23 and 23.2.23) and The Community Council Meeting (16.01.23) see also frequently asked questions

- Generally, a positive response was received to the scheme, and it was recognised to be well designed
- Positive comments were received on the provision of green space, energy efficiency of the homes and the spacing between the homes.
- Several respondents wanted to see more houses specifically for the elderly.
- Adjacency of new houses to existing homes was questioned.
- Capacity of local services particularly Schools, Health, GP facilities and Shops were a concern of many attendees.
- Method of allocation of Homes by the Housing Association was questioned.
- Questions were raised on the demand for affordable homes in Jedburgh.
- It was asked if 'Right to buy' was going to be available or if all properties were to be leased.
- Did the council undertake an economic appraisal?



Consultation 1 Proposal - 18.01.23



Consultation 2 Proposal - 21.02.23

Timeline

Community Consultation

January 2023

- Community Council meeting and preview of the consultation material
- Community Consultation No.1 at Jedburgh Town Hall

February - March 2023

- Community Consultation No.2 at Jedburgh Town Hall
- Updated site layout and designs were presented with the benefit of community feedback
- Pre-application Enquiry Meeting with Scottish Borders Council

March - April 2023

- Plans further developed following the feedback received at the 2nd consultation event

May - July 2023

- SBHA take over as the affordable Housing provider and final owners of the site
- Site layout re-design on same principals utilising SBHA house types
- Overall unit mix amended, and house and flat number reduced to 70 homes.

August - September 2023

- Community Council meeting held 15th August
- Community Consultation No.3 at Jedburgh Town Hall, 17th of August
- Public feedback to be provided by Thursday 7th of September 2023
- Planning submission

Work carried out so Far

- Full topographical survey
- Transportation Assessment
- Site investigation complete with Testing Ongoing
- Drainage Feasibility and Strategy
- Arboricultural Impact Assessment
- Preliminary Ecological Appraisal

Frequently Asked Questions

What preference will be given to people from Jedburgh for these new homes?

As a registered social landlord, SBHA allocates homes in line with Scottish housing legislation prioritising those in the greatest housing need. Although local connection is not an identified needs category, SBHA do award some priority to applicants who need to stay in or move to a particular community for health, support, or employment needs. Many of our existing applicants seeking housing in Jedburgh already live in or have lived in the town, however there is no barrier to applicants from other areas applying for or being allocated homes in Jedburgh.

What will the impact of this development be on traffic?

A transport statement will be undertaken as part of the planning application to address accessibility and sustainable travel. It should be noted that this was the former site of a primary school with considerable traffic movements at peak hours.

What will the impact be on schooling?

A full education assessment will be undertaken as part of the planning application. It should also be noted that many of the new households will be from Jedburgh and the surrounding area, so the children and young people in these new homes will more than likely already be attending schools in the town.

What impact will there be on GP provision?

GP provision will be reviewed as part of the planning process to ensure the required level of service is provided. It should also be noted that many of the new households will be from Jedburgh and the surrounding area, so will be already registered with a local practice.

Will this development impact on the park?

There will no impact to the park and within the subject site we will be maintaining a large central green space.

Is there a demand for affordable homes in Jedburgh?

In both the Council's Strategic Housing Investment Plan (SHIP) and the Local Development Plan, Scottish Borders Council considers Jedburgh to have demand for housing. SBHA have over 300 applicants who have identified Jedburgh as a preferred place to live.

Will there be a right to buy the new homes ?

Tenants will not have the right to buy their homes.

In addition to new homes, what other benefits will be delivered.

In addition to new much needed affordable homes, an increased number of people in Jedburgh will enhance the sustainability of the town, supporting local shops and other amenities.

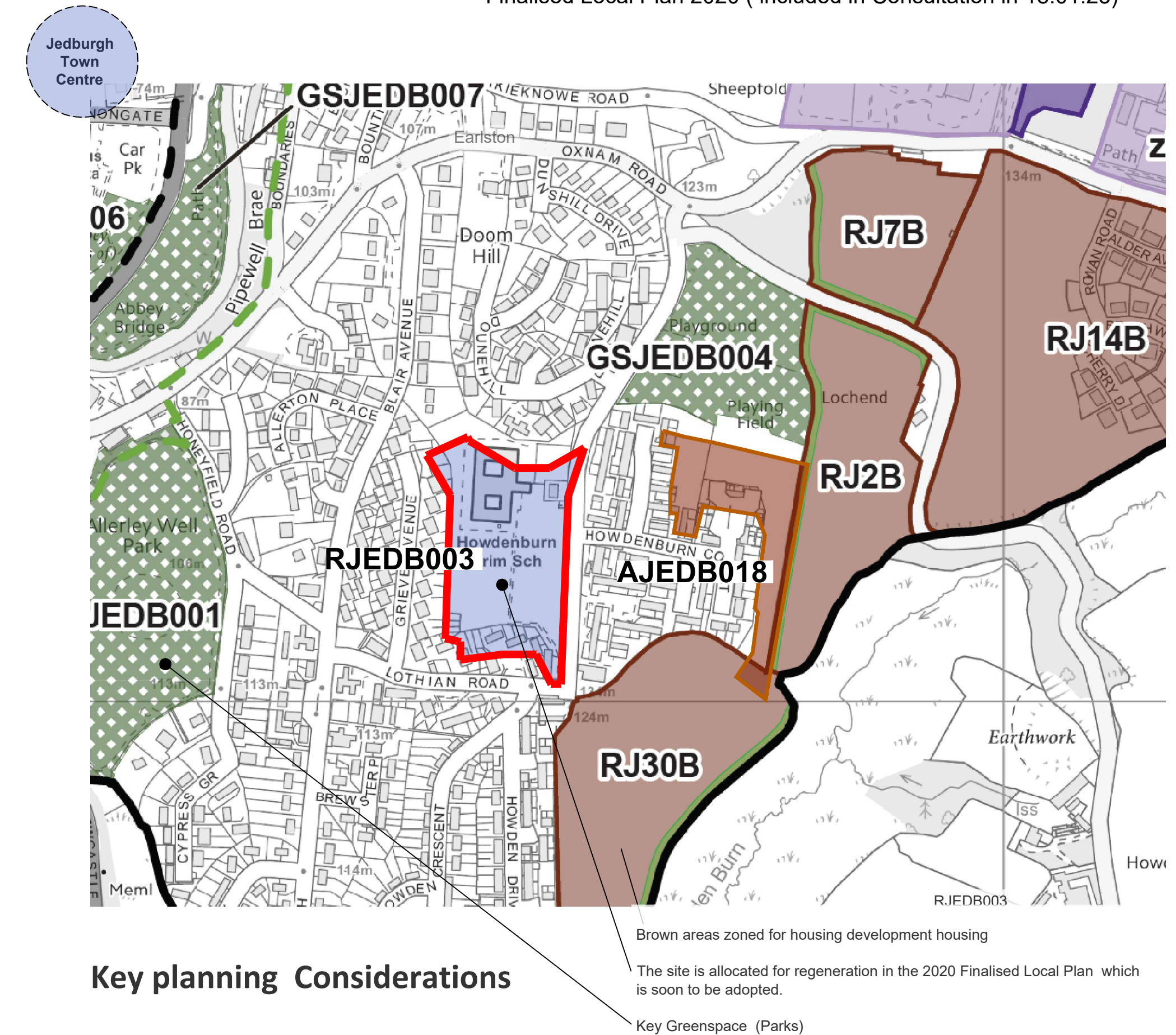
As well as this, training and employment opportunities will be delivered through the development's construction, as has been delivered on many of other sites in the Scottish Borders developed for Affordable Housing by Cruden Homes

It is worth noting that the majority of sub-contractors employed at current live projects by Cruden and on site in Earlston and Coopersknowe in Galashiels are local to the Borders.

The properties will be designed to promote low-carbon living in line with the latest standards, and we will use renewable technologies such as air-source heat pumps. A sustainable urban drainage basin will naturally reduce surface water flooding, improve water quality, and enhance the biodiversity of the environment on the site.

Planning

Finalised Local Plan 2020 (included in Consultation in 18.01.23)



Key planning Considerations

- Scale and massing
- Archaeological evaluation
- Ecology and Existing trees
- Appropriate structure planting/ screening
- Strong street frontage onto Howdenburn Drive, good internal street connectivity will also be required.
- A pedestrian link between the north western corner of the site and Grieve Avenue
- A Transport Statement
- Potential flood risk

The Vision

The vision for Howdenburn is for a sustainable and welcoming environment of richness and variety with a legible and robust streetscape, incorporating a permeable access and circulation network.

The development will focus on a central green that will provide a pedestrian friendly amenity space for the development overlooked on three sides. The character of this space will help to establish a sense of place and distinctiveness for the new development and the Howdenburn area.

A strong streetscape will address Howdenburn drive and the streets within the development and will provide a welcoming safe and pleasant environment for the new residents and visitors.

Sustainability

Homes will be insulated to the new high standard introduced in February 2023. Use of renewables will be integral with heating systems utilising air source heat pumps supplemented where appropriate with solar roof panels. Electrical car charging points are to be made available at key points within the development.

The existing hedgerows that run along the western and southern boundaries will be re-enforced with deeper gardens against these boundaries.

The design principles underlying the approach are aligned with PAN 67 - Housing quality design Places, PAN 76 - The Designing Street manual and the SBC supplementary planning guidance - Designing & Placemaking

Site Area - 2.24 Hectares (5.5 Acres)

Greenspace Area on site - 0.36 Hectares (0.9 Acres)

Central Green Area - 0.16 Hectare (0.4 Acres)



Current Layout Under Development



Pedestrian links to Grieve Avenue and Blair Avenue through existing green space



Hedgerow/trees to Grieve Avenue properties retained with larger gardens against this boundary acting as wildlife corridor



Houses will be designed to promote low carbon living in line with the latest standards and we will utilise renewable technologies such as Air Source Heat Pumps.



Buildings address Howdenburn Drive



Two and half storey town houses



Development focused on **green space** overlooked by terraces houses

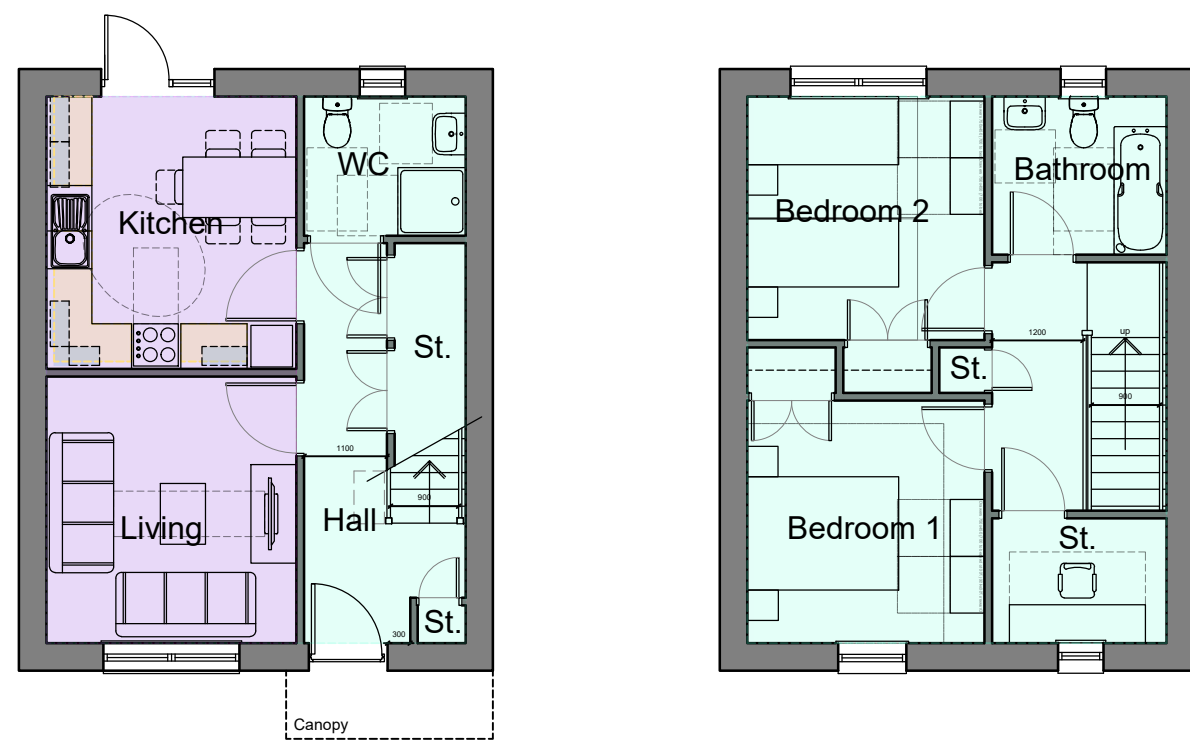
Cottage Flats act as key building turning the corners from Howdenburn Drive to the Green

SUDS area and amenity space at low point on site

Land to south owned by SBHA - Planning Permission granted in 2023 for two residential units

Schedule		
House Type	Units	Bedrms
B (Semi/Terrace 2b 4p)	17	2
G1 Cottage flats 1b 2p WC (grd)	2	1
G2/G3 Cottage Flats 2b 3p (grd and 1st)	10	2
C (Semi/terrace 3b 5p)	35	3
D (Semi Wheelchair GF 3b 6p)	2	3
M(4 bed Town House 4b 7p)	4	4
Totals	70	

Semi-Detached /Terraced Houses

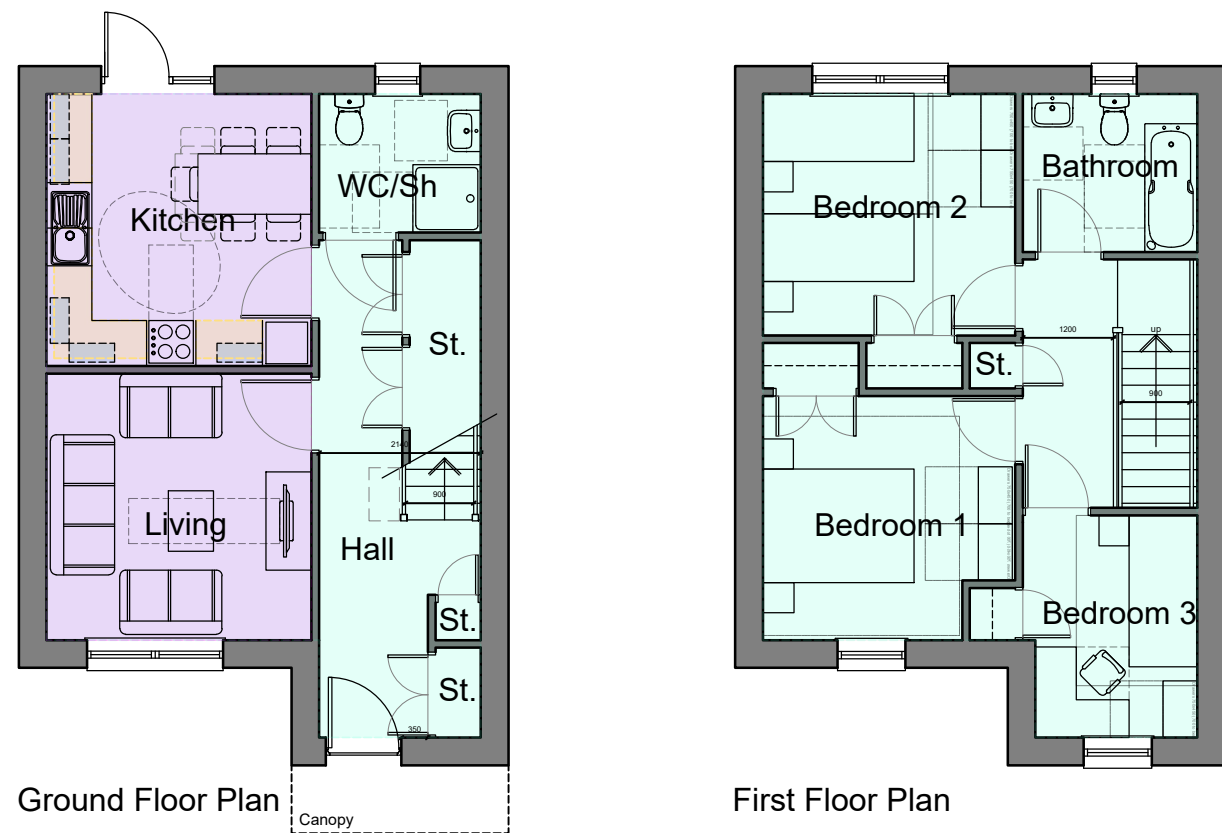


Ground Floor Plan First Floor Plan

Type B
4 Person, 2 Bedroom
Floor Area 80m²



Street Elevation Rear Elevation



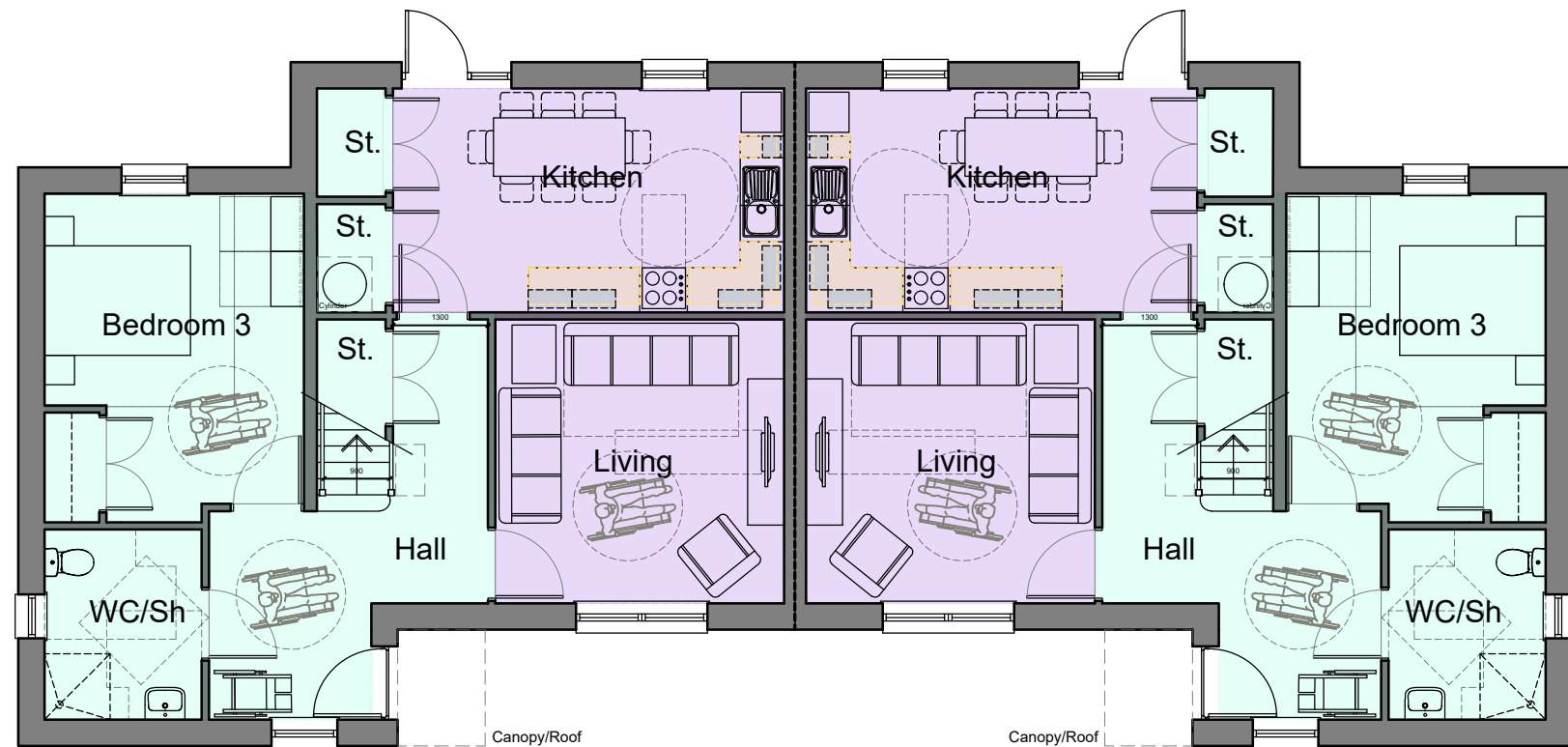
Ground Floor Plan First Floor Plan

Type C
5 Person, 3 Bedroom
Floor Area 88m²



Street Elevation Rear Elevation

Semi-Detached Houses (Accessible Ground Floor)

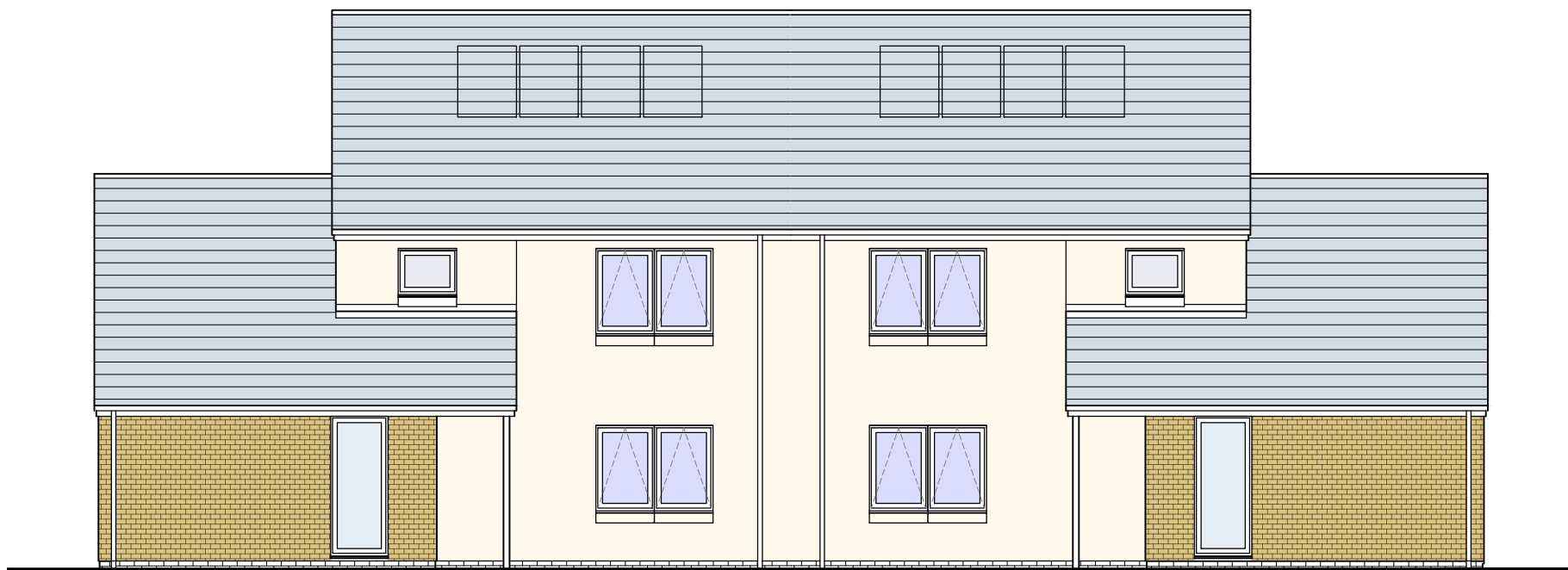


Ground Floor Plan

Type D
6 Person, 3 Bedroom
Floor Area 118.1m²

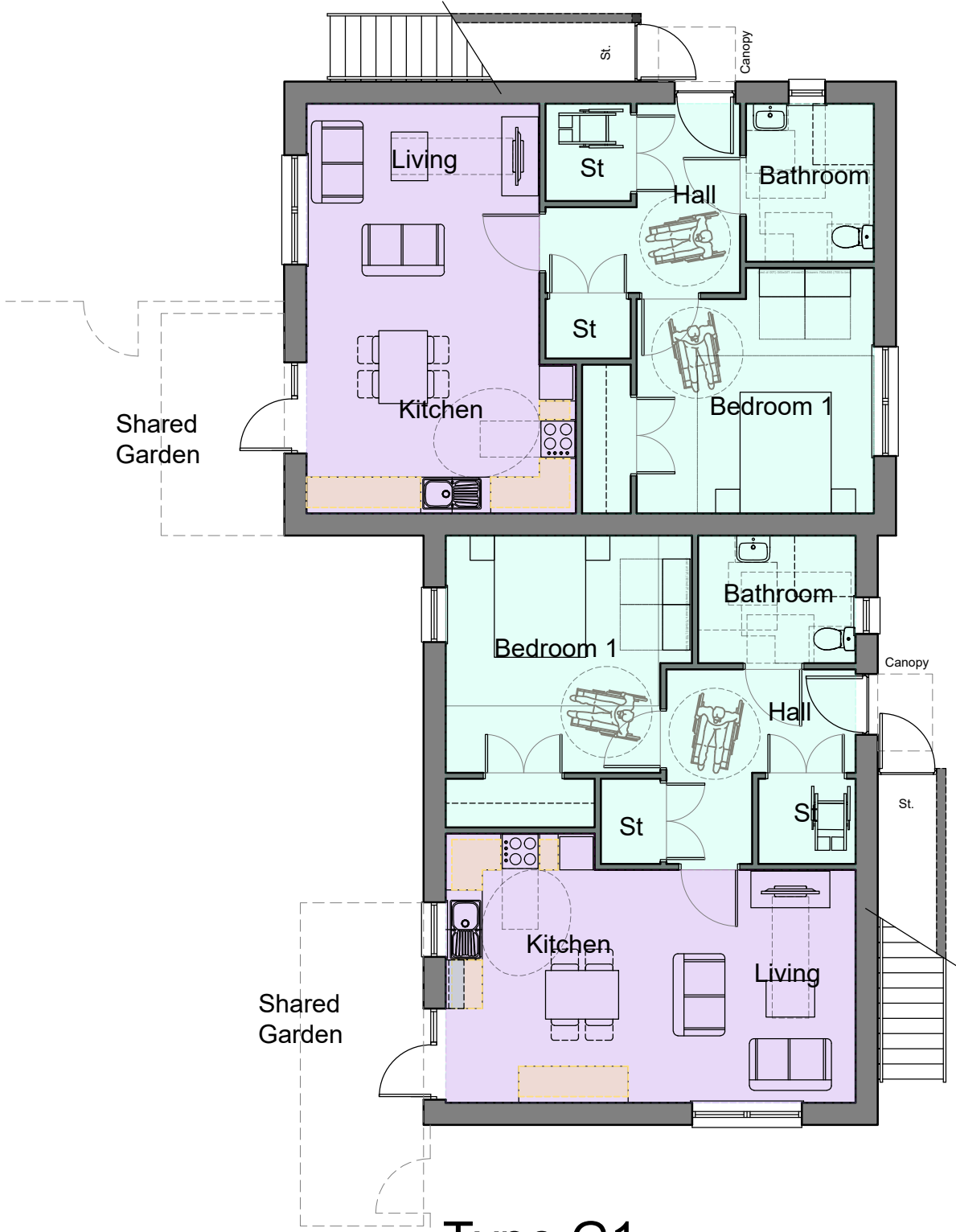


First Floor Plan

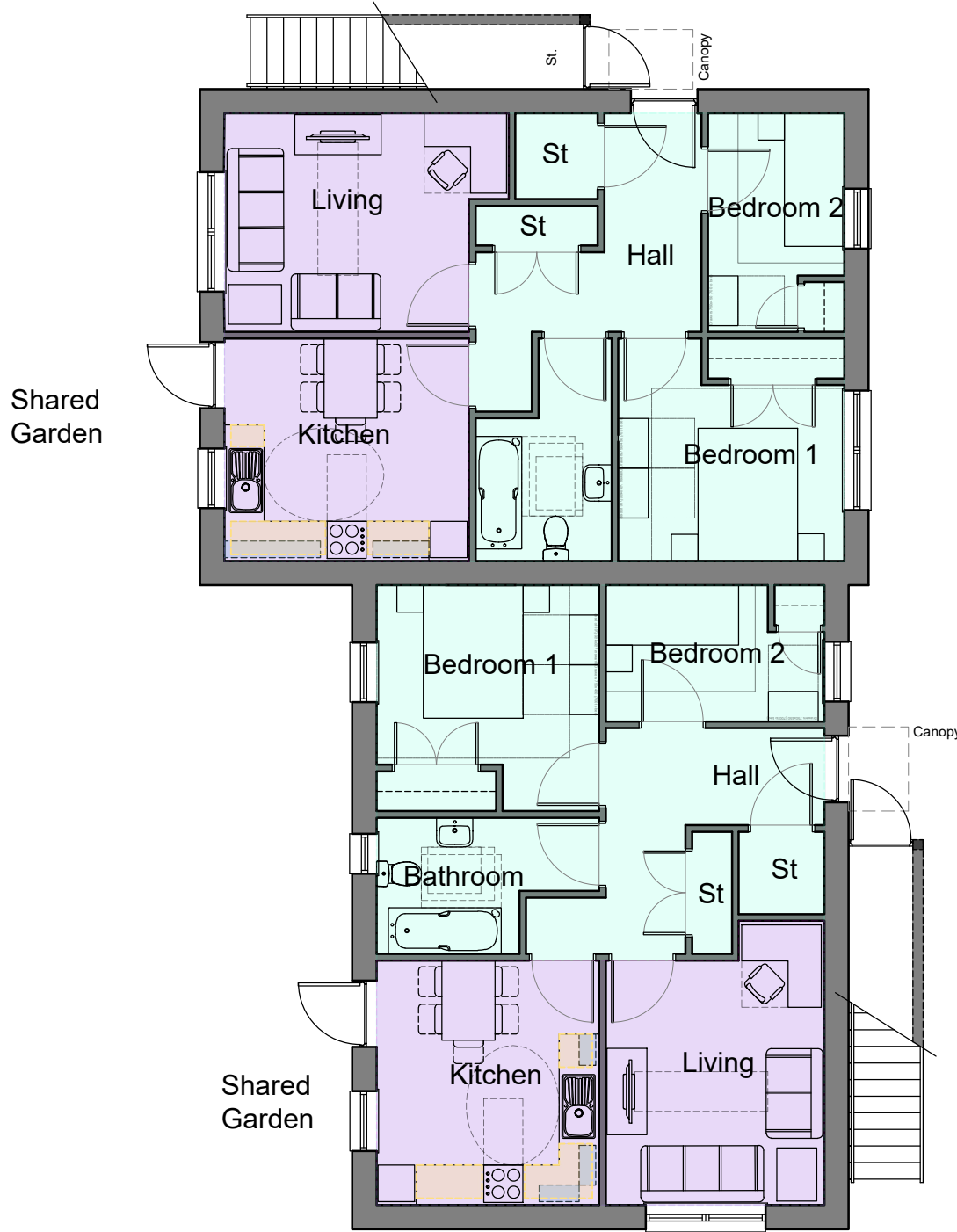


Street Elevation

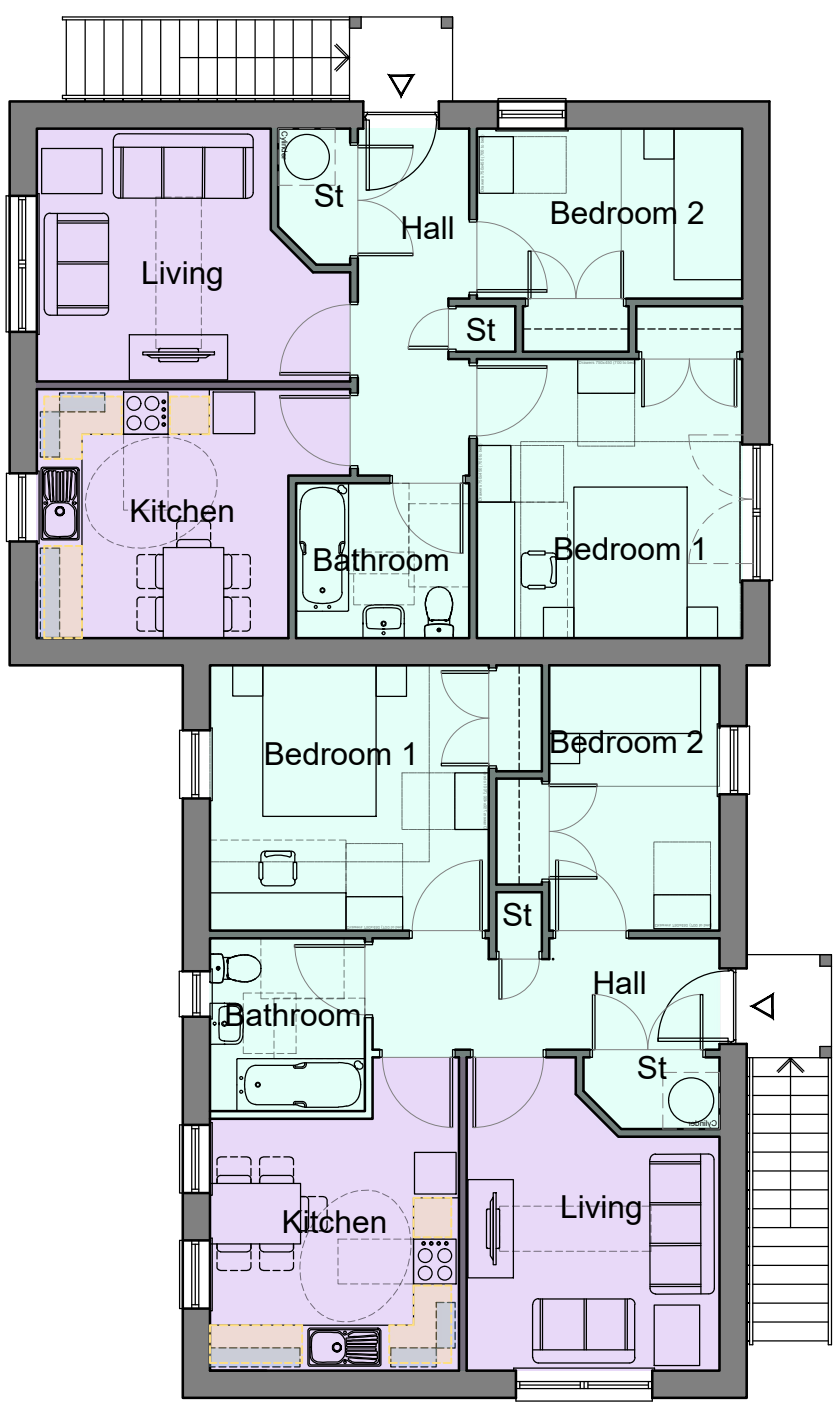
Flats



Type G1 Ground Floor
2 Person, 1 Bedroom
Floor Area 63m²



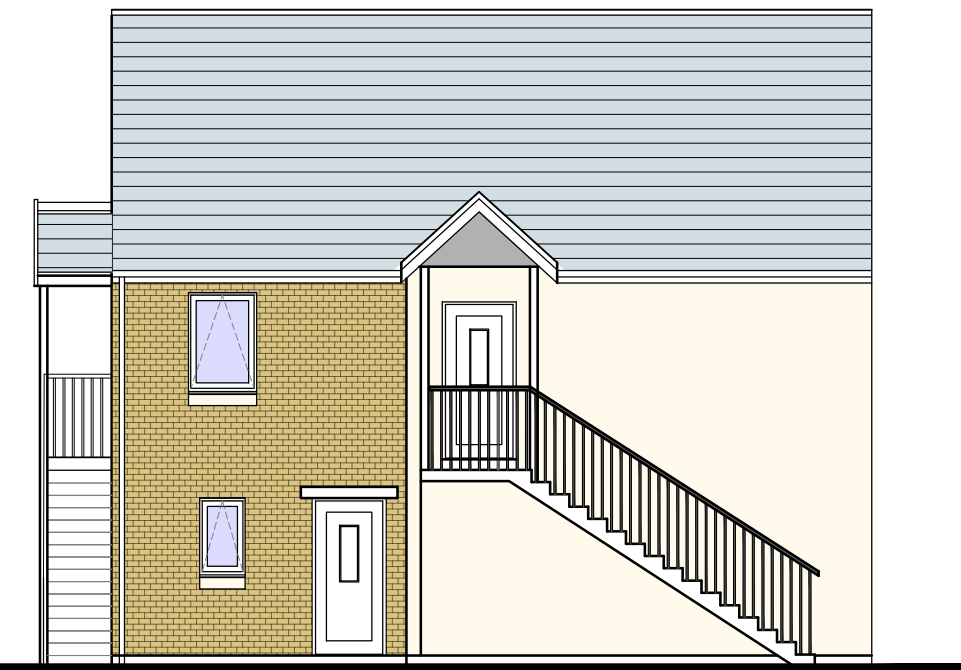
Type G2 Ground Floor
3 Person, 2 Bedroom
Floor Area 63m²



Type G3 First Floor
3 Person, 2 Bedroom
Floor Area 63m²

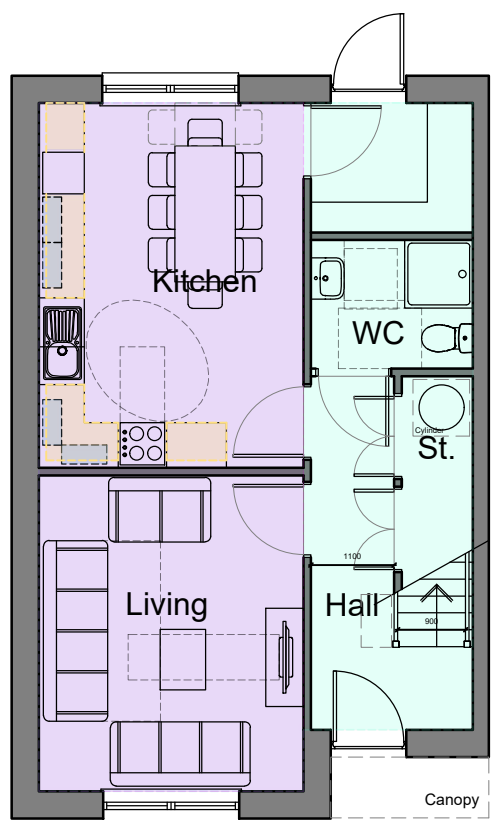


Street Elevation

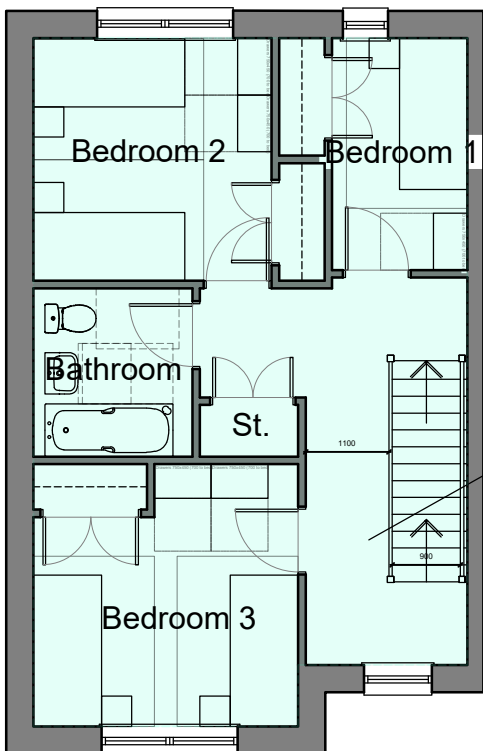


Street Elevation

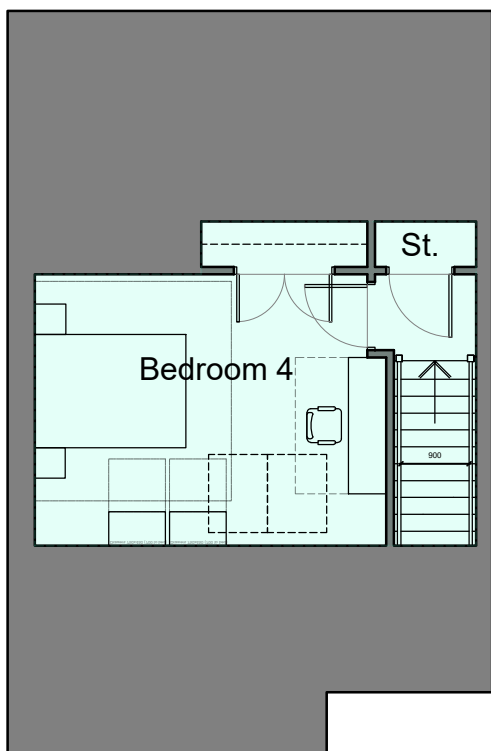
Townhouses



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type M
7 Person, 4 Bedroom
Floor Area 124m²



Street Elevation