

# Public Document Pack



## SCOTTISH BORDERS COUNCIL THURSDAY, 24TH AUGUST, 2017

A MEETING of the SCOTTISH BORDERS COUNCIL will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST. BOSWELLS on THURSDAY, 24TH AUGUST, 2017 at 10.00 AM

J. J. WILKINSON,  
Clerk to the Council,  
17 August 2017

<b>BUSINESS</b>																																						
1.	<b>Convener's Remarks.</b>																																					
2.	<b>Apologies for Absence.</b>																																					
3.	<b>Order of Business.</b>																																					
4.	<b>Declarations of Interest.</b>																																					
5.	<p><b>Minute</b> (Pages 1 - 8)</p> <p>Consider Minute of Scottish Borders Council held on 27 June 2017 for approval and signing by the Convener. (Copy attached.)</p>	2 mins																																				
6.	<p><b>Committee Minutes</b></p> <p>Consider Minutes of the following Committees:-</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>(a) Peebles Common Good Fund</td><td style="text-align: right;">14 June 2017</td></tr> <tr><td>(b) Tweeddale Locality</td><td style="text-align: right;">14 June 2017</td></tr> <tr><td>(c) Berwickshire Locality</td><td style="text-align: right;">15 June 2017</td></tr> <tr><td>(d) Civic Government Licensing</td><td style="text-align: right;">16 June 2017</td></tr> <tr><td>(e) Local Review Body</td><td style="text-align: right;">19 June 2017</td></tr> <tr><td>(f) Executive</td><td style="text-align: right;">20 June 2017</td></tr> <tr><td>(g) Limited Liability Strategic Governance Group</td><td style="text-align: right;">20 June 2017</td></tr> <tr><td>(h) Lauder Common Good Fund</td><td style="text-align: right;">20 June 2017</td></tr> <tr><td>(i) Hawick Common Good Fund</td><td style="text-align: right;">20 June 2017</td></tr> <tr><td>(j) Teviot &amp; Liddesdale Area Forum</td><td style="text-align: right;">20 June 2017</td></tr> <tr><td>(k) Selkirk Common Good Fund</td><td style="text-align: right;">21 June 2017</td></tr> <tr><td>(l) Jedburgh Common Good Fund</td><td style="text-align: right;">21 June 2017</td></tr> <tr><td>(m) Kelso Common Good Fund</td><td style="text-align: right;">21 June 2017</td></tr> <tr><td>(n) Cheviot Locality</td><td style="text-align: right;">21 June 2017</td></tr> <tr><td>(o) Pension Fund</td><td style="text-align: right;">22 June 2017</td></tr> <tr><td>(p) Pension Board</td><td style="text-align: right;">22 June 2017</td></tr> <tr><td>(q) Community Planning Strategic Board</td><td style="text-align: right;">22 June 2017</td></tr> <tr><td>(r) Galashiels Common Good Fund</td><td style="text-align: right;">22 June 2017</td></tr> </tbody> </table>	(a) Peebles Common Good Fund	14 June 2017	(b) Tweeddale Locality	14 June 2017	(c) Berwickshire Locality	15 June 2017	(d) Civic Government Licensing	16 June 2017	(e) Local Review Body	19 June 2017	(f) Executive	20 June 2017	(g) Limited Liability Strategic Governance Group	20 June 2017	(h) Lauder Common Good Fund	20 June 2017	(i) Hawick Common Good Fund	20 June 2017	(j) Teviot & Liddesdale Area Forum	20 June 2017	(k) Selkirk Common Good Fund	21 June 2017	(l) Jedburgh Common Good Fund	21 June 2017	(m) Kelso Common Good Fund	21 June 2017	(n) Cheviot Locality	21 June 2017	(o) Pension Fund	22 June 2017	(p) Pension Board	22 June 2017	(q) Community Planning Strategic Board	22 June 2017	(r) Galashiels Common Good Fund	22 June 2017	5 mins
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7.	<p><b>Committee Minute Recommendations</b> (Pages 9 - 36)</p> <p>Consider the recommendations made by the following Committees:-</p> <p>(a) Hawick Common Good Fund Sub-Committee 20 June 2017  (b) Audit &amp; Scrutiny Committee 28 June 2017</p> <p>(Copy attached.)</p>	5 mins
8.	<p><b>Open Questions</b></p>	15 mins
9.	<p><b>Variation of 2003 Transfer Agreement between SBC &amp; SBHA</b> (Pages 37 - 40)</p> <p>Consider report by Service Director Regulatory Services. (Copy attached.)</p>	10 mins
10.	<p><b>Supplementary Guidance on Housing</b> (Pages 41 - 622)</p> <p>Consider report by Service Director Regulatory Services. (Copy attached of the report and Appendices A-D. Appendices E &amp; F are available on request and a copy is available in the Members Library.)</p>	30 mins
11.	<p><b>School Clothing and Footwear Grants</b></p> <p>Consider report by Service Director Children &amp; Young People. (Copy report to follow.)</p>	10 mins
12.	<p><b>Motion by Councillor Laing</b></p> <p>Consider Motion by Councillor Laing in the following terms:-</p> <p>“We the elected members of Scottish Borders Council welcome and support in principle the proposals of John Finnie MSP that the smacking of children should be banned. It is our position that the “justifiable assault” of children contravenes the UN Convention on the Rights of the Child, is not in step with the Scottish Government’s overarching approach to child well-being, and that children should have the same protection under the law as adults. “</p>	5 mins
13.	<p><b>Motion by Councillor Paterson</b></p> <p>Consider Motion by Councillor Paterson in the following terms:-</p> <p>“That Scottish Borders Council reaffirms its wholehearted commitment to supporting the extension of the Borders Railway from Tweedbank to Hawick and then on to Carlisle via Newcastleton.”</p>	5 mins
14.	<p><b>Representatives on Outside Bodies</b></p> <p>Approve the continued appointment of Councillor Edgar to the Edinburgh, Lothians, Borders and Fife Shadow Joint Committee for roads maintenance.</p>	2 mins
15.	<p><b>Any Other Items Previously Circulated</b></p>	

16.	<b>Any Other Items Which the Convener Decides Are Urgent</b>																						
17.	<p><b>Private Business</b></p> <p>Before proceeding with the private business, the following motion should be approved:-</p> <p>“That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>																						
18.	<p><b>Minute</b> (Pages 623 - 626)</p> <p>Consider private Section of Minute of Scottish Borders Council held on 27 June 2017. (Copy attached.)</p>	1 mins																					
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## NOTES

- Timings given above are only indicative and not intended to inhibit Members' discussions.**
- Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.**

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Please direct any enquiries to Louise McGeoch Tel 01835 825005  
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## SCOTTISH BORDERS COUNCIL

MINUTE of Meeting of the SCOTTISH COUNCIL held in the Council Chamber, Council Headquarters, Newtown St. Boswells on Tuesday, 27 June, 2017 at 10.00 am

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Present:- Councillors D. Parker (Convener), S. Aitchison, A. Anderson, H. Anderson, M. Ballantyne, J. Brown, S. Bell, K. Chapman, K. Drum, G. Edgar, J. A. Fullarton, J. Greenwell, C. Hamilton, S. Hamilton, S. Haslam, E. Jardine, H. Laing, S. Marshall, W. McAteer, T. Miers, D. Moffat, S. Mountford, D. Paterson, C. Ramage, N. Richards, E. Robson, M. Rowley, H. Scott, S. Scott, E. Small, R. Tatler, E. Thornton-Nicol, G. Turnbull and T. Weatherston

In Attendance:- Chief Executive, Corporate Transformation and Services Director, Chief Financial Officer, Service Director Neighbourhood Services, Service Director Children & Young People, Clerk to the Council.

### 1. CONVENER'S REMARKS.

- 1.1 The Convener informed Members that he had written two letters to Sadiq Kahn, Mayor of London, to express sympathy on behalf of the Council, firstly following the incidents at Tower Bridge and Borough Market and secondly following the Grenfell Tower fire and Finsbury Mosque incident.
- 1.2 The Convener also advised that he had written a letter of support on behalf of the Council to Doddie Weir, following the recent announcement of his fight against Motor Neurone Disease.
- 1.3 Members were advised that the Kirking of the Council would take place at 11 am on Sunday 3 September 2017 in the Melrose Parish Church, followed by a light lunch to be held in the Melrose Rugby Club.
- 1.4 The Convener congratulated the following Borderers who had been honoured in the Queen's Birthday Honours:- Barbara Frost (Dame Commander of the Order of the British Empire); Claire Garnett (MBE); Mary Brownlie (BEM); Margaret Driscoll (BEM); Brian Evans (BEM); and Kathleen Mason, who formerly worked in the Council's Democratic Services, and who was awarded a Member of the Royal Victorian Order for her service as Clerk to the Lieutenancy of Tweeddale.

### DECISION NOTED.

### 2. ORDER OF BUSINESS.

The Convener informed Members that the question to the Executive Member for Transformation and HR would be answered in the private part of the meeting; and the Motion (Item 11 on the agenda) had been withdrawn.

### 3. MINUTES

- 3.1 The Minutes of the following Meetings of Scottish Borders Council were considered:-

30 March 2017  
18 May 2017  
25 May 2017

- 3.2 An amended copy of the Minute of 25 May 2017 was circulated at the meeting. This included narrative and the decision on the “Scottish Police Authority Consultation Paper on *Our 10 Year Strategy for Policing in Scotland*”, which had been omitted inadvertently from the version circulated with the agenda.

**DECISION**

**AGREED that the Minutes of 30 March and 18 May, and the amended Minute of 25 May 2017, be approved and signed by the Convener.**

4. **COMMITTEE MINUTES**

The Minutes of the following Committees had been circulated:-

Civic Government Licensing	17 March 2017
Local Review Body	20 March 2017
Teviot & Liddesdale Area Forum	21 March 2017
Scrutiny	23 March 2017
Planning & Building Standards	27 March 2017
Local Review Body	17 April 2017
Civic Government Licensing	21 April 2017
Planning & Building Standards	24 April 2017

**DECISION**

**APPROVED the Minutes listed above.**

5. **OPEN QUESTIONS**

The questions submitted by Councillor Paterson were answered.

**DECISION**

**NOTED the replies as detailed in Appendix I to this Minute.**

6. **CHILD PROTECTION COMMITTEE ANNUAL REPORT 2015-16**

There had been circulated copies of a report by the Chief Social Work Officer on the activities of the Child Protection Committee (CPC) during the period August 2015 to July 2016. The Annual Report, attached as an appendix to the report, was presented at the meeting by CPC Vice-Chair, Detective Chief Inspector John Peaston. In summarising the key issues, DCI Peaston referred to a Joint Inspection of Children & Young People’s Services within the Scottish Borders from 18 January to 26 February 2016. The full report for this was published on 28 June 2016 and was available on the Care Inspectorate website. The Inspectorate identified key strengths and also recommended some improvements which had subsequently been reflected in the Business Plan 2016-2018. The Annual Report detailed that 662 child protection referrals had been followed up, resulting in 79 children being placed on the Scottish Borders Child Protection Register during the period of the report. The main concerns identified at Case Conferences were included. Domestic abuse and emotional abuse had remained at the same level as for the previous year at 21% and 20% respectively. Parental alcohol misuse had fallen from 8.5% to 6% and parental drugs misuse had remained the same at 10%. Parental Mental Health problems had risen slightly from 10% to 11% and physical abuse had also risen from 6% to 10%. Neglect issues had fallen slightly from 7% to 6%. In many cases children had more than one concern identified. Members’ questions on the Annual Report were answered by DCI Peaston, and the Service Director, Children and Young People. With regard to the dip from 2007/2008 in the number (per 1000 population) of children on the Scottish Borders register compared with the national figure, followed by a consistently lower comparative level, Members were advised about the rigorous Quality Assurance processes in place in the Borders and it was confirmed that all data from the CPC was scrutinised by the Critical Services Oversight Group. An independent review carried out in response to the dramatic dip in numbers on the register in 2013/14 had shown that there had been no change in reporting thresholds but that different early intervention processes to help families may have had a positive effect on the figures. With regard to

raising awareness of Child Sexual Exploitation (CSE), it was explained that a working group had been established to progress the development of a Child Protection/CSE strategy for schools, which had the direct involvement of young people and the support of parents.

#### **DECISION**

##### **AGREED:-**

- (a) to endorse the content of the Child Protection Committee Annual Report; and**
- (b) that the report be published on the Council's website and distributed to interested parties.**

#### **7. ADULT PROTECTION COMMITTEE ANNUAL REPORT 2015-2016**

There had been circulated copies of a report by the Chief Social Work Officer giving an update on the continuing progress in the Scottish Borders in the development of an interagency approach to the support and protection of adults who were at risk of harm, as defined in the Adult Support & Protection (Scotland) Act 2007. Mr Jim Wilson, Independent Chairman of the Adult Protection Committee, and Mr Murray Leys, SBC Chief Officer Adult Social Work, were in attendance to present the Annual Report which was attached as an appendix to the report. A review of Adult Protection activity showed an overall increase in protection concerns since 2008. In 2015-16 there were 1556 referrals where there was an initial report of an adult at risk of harm compared with 1432 during the previous year. Following initial enquiries this progressed to 171 Adult Protection concerns being investigated. A significant number of the other concerns were signposted to other services for support. A review of Adult Protection activity during the period showed that the majority of concerns related to older people and those adults who had a learning disability. Financial and physical harm continued to be the most prominent types of harm in the Scottish Borders. Although most cases of physical harm happened in the adults' own home, bespoke adult protection training had been delivered into all 22 care homes within the Scottish Borders. A recent financial harm event was very well attended by professionals and speakers including trading standards, banking and the office of the public guardian. The 2015-2017 Adult Protection Business Plan was coming to an end. A self-evaluation event organised for June 2017 would inform the next Interagency Business Plan from 2017 onwards as would the report being awaited from the recent joint inspection. Mr Wilson and Mr Leys answered Members' questions on the proactive measures being taken in respect of training and the involvement of the third sector.

#### **DECISION**

##### **AGREED:-**

- (a) to endorse the Annual Report of the Scottish Borders Adult Protection Committee 2015/16; and**
- (b) that the report be published on the Council's website and distributed to interested parties.**

#### **8. PROPOSED MODEL FOR PILOTING THE LOCALITIES BID FUND IN SCOTTISH BORDERS FOR 2017-2018**

- 8.1 With reference to paragraph 11 of the Minute of 9 February 2017, regarding the Council's decision to allocate £500k in 2017/18 for the purpose of participatory budgeting, there had been circulated copies of a report by the Service Director Customer & Communities proposing a model and budget allocation for the Scottish Borders Council Localities Bid Fund. Mrs Jenni Craig, Service Director Customer and Communities, was in attendance to present the report. The initial allocation of funding to promote community participatory budgeting through a Localities Bid Fund was part of a wider response to the Community

Empowerment (Scotland) Act 2015. A number of models, learning and best practice had been considered by the Communities and Partnership Team. This had included the recent participatory budgeting (PB) project undertaken by Burnfoot Community Futures (BCF) who had decided to adopt a Community PB model which had since been recognised as best practice by Scottish Government – see link to summary video of the project. <https://www.youtube.com/watch?v=Ple5NzJPu0&feature=youtu.be>. The proposed Localities Bid Fund model was based on this and was detailed in Appendix 1 to the report.

8.2 The agreement by Council on 9 February 2017 was to split the Localities Bid Fund across the 5 Locality Committees with the proposed budget allocation being by head of population. In order to reopen discussion on the way the Fund would be allocated it was moved by Councillor Paterson, seconded by Councillor Marshall, and unanimously agreed that Standing Orders be suspended to allow reconsideration of the allocation. Councillor Aitchison, Executive Member for Neighbourhoods and Locality Services, spoke in favour of the report and, seconded by Councillor Haslam, moved in support of the recommendations subject to the following changes to the model presented:-

- (a) That in the table within Appendix 1,
- (i) at 'Who decides' the wording be replaced with:-
- The Locality Committees, supported by SBC officers – assess and screen the initial bids to ensure appropriateness and a fit with agreed local priorities;
  - The agreed projects go forward to a community vote
- (ii) replace 'who can submit a bid' with 'who can submit a bid and/or vote'
- (b) That an additional recommendation be added as follows:-  
'that following consultation with the Locality Committee Chairs, a further report be brought to Council in September 2017 recommending a process for determining funding applications and voting processes.'

Councillor McAteer, seconded by Councillor Marshall, moved as an amendment that recommendation 2.1(a) of the report be amended to read as follows:- 'that funding allocation of the Localities Bid Fund be an average of the per head of population, with a Scottish Index of Multiple Deprivation (SIMD) weighting as detailed in paragraph 6.4 of the report'.

#### VOTE

*On a show of hands Members voted as follows:-*

*Councillor Aitchison's Motion - 26 votes*

*Councillor McAteer's Amendment - 7 votes*

*The Motion was accordingly carried.*

#### **DECISION**

##### **DECIDED:-**

- (a) **that the funding allocation of the Localities Bid Fund be by per head of population as detailed at 6.4 of the report;**
- (b) **to approve the proposed model as detailed in Appendix 1, subject to the amendments in paragraph 8.2(a) above; and**
- (c) **that, following consultation with the Locality Committee Chairs, a further report be brought to Council in September 2017 recommending a process for determining funding applications and voting processes.**

9. **MOTION BY COUNCILLOR LAING**

The Motion had been withdrawn.

**DECISION  
NOTED.**

10. **COMMITTEE MEMBERSHIP**

Councillor Ballantyne, seconded by Councillor S. Scott, proposed that Councillor Fullarton be appointed as a member of the Audit and Scrutiny Committee in place of Councillor Small.

**DECISION  
AGREED that Councillor Fullarton be appointed as a member of the Audit and Scrutiny Committee in place of Councillor Small.**

**URGENT BUSINESS**

Under Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Convener was of the opinion that the item dealt with in the following paragraph should be considered at the meeting as a matter of urgency, in view of the need to make an early decision.

11. **NEW PROCUREMENT AND CONTRACT STANDING ORDERS**

There had been circulated copies of a report by the Chief Financial Officer outlining the requirement to update the existing standing orders relating to Procurement activities for the following reasons: to access a key benefit of Business World to manage spending across the organisation; to fully effect the new public procurement legislation (Procurement Reform Act (Scotland)) and associated statutory requirements; and to comply with best business practice by creating separate standalone Procurement Procedural Standing Orders. Paragraphs 45 – 49 of the Procedural Standing Orders, which govern committees, would be removed and replaced with text to advise that all Procurement and Contract Management matters would be carried out in accordance with new Procurement and Contract Standing Orders, as approved by Council and attached in an Appendix to the report. It was explained that the new orders included the introduction of a waiver option, creating a managed mechanism to allow exceptions to the proposed standing orders to be applied for. Details were also given of the proposal to amend two of the existing value based procurement thresholds. Clarification about this was provided by the Chief Financial Officer in response to a question.

**DECISION  
AGREED:-**

- (a) **to approve the proposed change to existing Procedural Standing Orders by the removal of items 45 – 49; and**
- (b) **the new standalone Procurement and Contract Standing Orders to be implemented from 1 July 2017.**

12. **PRIVATE BUSINESS**

**DECISION**

**AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in Appendices II and III to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 6, 8 and 9 of Part I of Schedule 7A to the Act.**

**SUMMARY OF PRIVATE BUSINESS**

13. **OPEN QUESTION**

The question submitted by Councillor A. Anderson was answered.

14. **MINUTE**

The private section of the Council Minute of 30 March 2017 was approved.

15. **COMMITTEE MINUTES**

The private sections of the Committee Minutes as detailed in paragraph 4 of this Minute were approved.

16. **DELIVERY OF THE JEDBURGH INTERGENERATIONAL LEARNING CAMPUS**

Members approved a report by the Service Director Assets & Infrastructure providing an update on the initial progress with the delivery of a new Jedburgh Intergenerational Learning Campus.

*The meeting concluded at 12.35 pm*

**SCOTTISH BORDERS COUNCIL**  
**27 JUNE 2017**  
**APPENDIX I**

**Questions from Councillor Paterson**

**1. To Executive Member for Roads and Infrastructure**

At the recent Council elections several candidates made big play of the scrapping of the Green Waste Collection in the Scottish Borders, could the Executive Member please tell me if there are any plans to reintroduce this service once again in the Scottish Borders and with Scottish Borders Council now having a rural proofing policy if there are any plans to reintroduce this service will the most rural areas of the Scottish Borders be offered the same service?

**Reply from Councillor Edgar**

The Council is currently reviewing its kerbside collection service with the support of Zero Waste Scotland as part of its overall Waste Management Strategy. No decisions will be taken on the kerbside collection services until such time that a report has been presented to Council for consideration.

**Supplementary**

Councillor Paterson asked about timescale for the report. Councillor Edgar advised that the report would be brought to Council at the appropriate time.

**2. To Executive Member for Neighbourhoods & Locality Services**

I see that we in the Teviot and Liddesdale Area have been given an indication what toilets have been earmarked for charging. Some members of this committee claimed that charging was not the best course of action to be taking; can the Executive Member please tell me if there are any plans by this new administration to scrap charging for the use of toilets in the Teviot and Liddesdale Area?

**Reply from Councillor Aitchison**

The introduction of a 30p charge for the use of 27 of 41 public conveniences was agreed by Council as the first phase of a two-phase approach and savings of £210k were included in the financial revenue plan for 2017/18, with a further £100k of savings being delivered in 2018/19.

A second report on the second phase of implementation is intended to be brought to Council later in 2017 and this will include all feedback on charging as well as on alternative models of comfort schemes or partnerships. At that time, these options for the future of this non-statutory service can be considered.

There are currently no specific proposals being considered to remove the charges in Teviot & Liddesdale.

**Supplementary**

Councillor Paterson asked whether the members of the Administration would reverse the charges and Councillor Aitchison repeated that any feedback on charging would be included in the report on the 2<sup>nd</sup> phase of the scheme which would consider alternative facilities.

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## SCOTTISH BORDERS COUNCIL 24 AUGUST 2017

### STARRED ITEMS FROM COMMITTEE MINUTES

#### HAWICK COMMON GOOD FUND SUB-COMMITTEE - 20 JUNE 2017

##### 7. MOVEABLE ASSETS INVENTORY

- 7.1 With reference to paragraph 5 of the Minute of 15 November 2016, there had been circulated a report by Depute Chief Executive. The report concluded the work started in 2015 to produce a current definitive list of all items that should be agreed as constituting the Hawick Common Good Moveable Assets Inventory. The Inventory being recommended for approval had been prepared by consolidating: the original inventory held by Scottish Borders Council (SBC); recommendations to Hawick Common Good Sub-Committee on 25 May 2015 and 15 November 2016 regarding the potential Common Good ownership of heritage objects held in Hawick Museum and Hawick Town Hall; the outcome of a consultation exercise with a number of Hawick organisations; and, additional research undertaken during the period February to June 2017.
- 7.2 Mr Brown, Cultural Services Advisor, was in attendance and highlighted that the Burgh flags and a portrait of Provost Fisher had been added to the Inventory. He advised that a search of Hawick Town Hall had been undertaken by the Town Hall Caretaker and uncovered a number of additional items which were listed in Appendix 1 to the report. These items had been reclassified as being owned by Hawick Common Good and added to the Inventory. It was also proposed that the Hornshole Monument donated by Mrs Turnbull should be added to the Inventory and this was agreed.
- 7.3 The Sub-Committee thanked Mr Brown and his team for the comprehensive Inventory. Members also noted that if new evidence suggested other materials should be added to the list, officers would bring forward to the Hawick Common Good Sub-Committee for consideration.

#### DECISION

- (a) **NOTED the suggested reclassification of those moveable items shown in Appendix A to the Minute, as assets belonging to Hawick Common Good.**
- \* (b) **AGREED to RECOMMEND to COUNCIL the moveable items shown in Appendix A as the Hawick Common Good Moveable Assets Inventory.**
- (c) **AGREED to commission a valuation report on the items so listed in Appendix A, to the Minute.**

#### AUDIT AND SCRUTINY COMMITTEE – 28 JUNE 2017

##### 8. SCOTTISH BORDERS COUNCIL LOCAL CODE OF CORPORATE GOVERNANCE

- 8.1 With reference to paragraph 4 of the Minute of 9 May 2016, there had been circulated copies of a report by the Chief Executive, seeking agreement for the revised Local Code of Corporate Governance of Scottish Borders Council to be presented to Council for approval. The report explained that Scottish Borders Council was responsible for ensuring that its business was conducted in accordance with the law and proper standards, and that public money was safeguarded, properly accounted for, and used economically, efficiently and effectively. Corporate Governance was essentially to ensure openness, integrity and accountability across all aspects of Council business. The revised Local Code of Corporate Governance for the Council was consistent with the principles and requirements of the CIPFA/SOLACE framework “Delivering Good Governance in Local Government” and would help to ensure that proper arrangements continued to be in place for the Council to meet its

responsibilities. Members were advised of the seven core principles of good governance and of the changes included in the revised Code, as detailed in the report. The Code should be seen as a “live” document and reviewed annually to ensure that it continued to meet the requirements of the changing Council environment and Best Value principles.

- 8.2 Officers responded to questions by Members. It was acknowledged that there had been a number of new Members elected in May 2017 and it was therefore agreed that a presentation on Corporate Governance and the Local Code be offered to all Members at a suitable time during 2017. A copy of the Local Code would also be circulated to the Chairs of the new Locality Committees for information.

## **DECISION**

- \* (a) **AGREED TO RECOMMEND that Scottish Borders Council:-**
- (i) **approves the revised Scottish Borders Council Local Code of Corporate Governance as detailed in Appendix 1 to the Minute; and**
  - (ii) **approves the revised Scottish Borders Council Local Code of Corporate Governance being relaunched to ensure greater awareness across the Council.**
- (b) **AGREED:-**
- (i) **to request that the Chief Executive and Service Directors consider compliance with the Scottish Borders Council Local Code of Corporate Governance as part of the annual assurance statements on internal control and governance and implement actions to ensure full compliance to the elements of the Code; and**
  - (ii) **that a presentation on the Scottish Borders Council Local Code of Corporate Governance be arranged for all Elected Members in due course.**

## HAWICK COMMON GOOD FUND SUB-COMMITTEE - 20 JUNE 2017

### Appendix A

#### Inventory of Items in Hawick Town Hall – Safe, Cells and Caretakers Office

1. WALTER SCOTT NICOL HOUSING ASSOCIATION PUNCH / STAMP - Council owned
2. BURGH DE HAWICK STAMP / PUNCH - Council owned
3. BURGH OF JEDBURGH STAMP - Council owned
4. BURGH OF KELSO STAMP - Council owned
5. STAMP? ORIGIN UNKNOWN 7 x B 4 FOUR STAMPS IN TOTAL - Council owned
6. LARGE SEAL PRESS UNKNOWN MAKE/ORIGIN - Council owned
7. 5 BOXED OLD HAWICK STAMPS - Council owned
8. MALESTROIT MEDAL - Council owned
9. 1 X BOXED LOMBARD RAC RALLY CHESTER 1984 COIN - Council owned
10. ROXBURGH DISTRICT SPORTS AWARD MEDALS (48 TOTAL ONE WITHOUT BOX) - Council owned
11. THREE HALBERDIERS UNIFORMS Common Good or Common Riding Committee
12. TWO HALBERDIERS TOP HATS – Common Good or Common Riding Committee
13. 2 ROLLS OF HALBERDIERS UNIFORM MATERIAL ( 1BROWN & 1 GOLD) - Common Good or Common Riding Committee
14. PROVOSTS OF HAWICK NOTICE BOARD - Council owned
15. HAWICK 1514 NOTICE BOARD (BLANK) - Council owned
16. FRAMED CHAY BLYTH SOUTHERN YACHT CLUB FLAG - Council owned
17. TWO RDC FIT FOR WORK AWARD WALL PLAQUES - Council owned
18. FRAMED RDC FIT FOR WORK CERTIFICATE 1985 - Council owned
19. FRAMED RDC FIT FOR WORK CERTIFICATE 1986 & 90 - Council owned
20. SBC INVESTORS IN PEOPLE WALL PLAQUE - Council owned
21. FRAMED RDC POSITIVE ABOUT DISABLED PEOPLE CERTIFICATE 30/12/94 - Council owned
22. NATIONAL EMPLOYERS LIASION COMMITTEE CERTIFICATE RDC SUPPORTING TERRITORIAL ARMY AND VOLUNTEERS - Council owned
23. FRAMED PHOTO OF RDC CHAIRMAN AND MICHAEL HOWARD SECRETARY OF STATE 1990 - Council owned

24. FRAMED SCOTLANDS FLORAL GATEWAY CERTIFICATE TOWN CATEGORY 2ND PLACE 2000 - Council owned
25. FRAMED SCOTLANDS FLORAL GATEWAY CERTIFICATE TOWN CATEGORY 2ND PLACE 2001 - Council owned
26. FRAMED SCOTLAND'S FLORAL GATEWAY CERTIFICATE TOWN CATEGORY 1ST PLACE 2002 - Council owned
27. FRAMED SCOTLAND'S FLORAL GATEWAY CERTIFICATE TOWN CATEGORY 3RD PLACE 2005 - Council owned
28. FRAMED CERTIFICATE SCOTLANDS FLORAL GATEWAY COMPETITION 3RD PLACE 2007 - Council owned
29. FRAMED CERTIFICATE SCOTLANDS FLORAL GATEWAY COMPETITION HAWICK 2009 - Council owned
30. FRAMED CERTIFICATE SCOTLANDS FLORAL GATEWAY COMPETITION HAWICK 2011 - Council owned
31. FRAMED BEAUTIFUL SCOTLAND IN BLOOM COMPETITION MEDIUM TOWN 1ST 2001 - Council owned
32. FRAMED BEAUTIFUL SCOTLAND IN BLOOM COMPETITION MEDIUM TOWN 1ST 2002 - Council owned
33. PLASTIC FRONTED HAWICK IN BLOOM CERTIFICATE - Council owned
34. FRAMED SCOTLAND IN BLOOM AWARD HAWICK LARGE TOWN CATEGORY 2008 - Council owned
35. FRAMED SCOTLAND IN BLOOM 3RD PLACE IN TOWN CATEGORY 2009 - Council owned
36. FRAMED BEAUTIFUL SCOTLAND HAWICK BRONZE AWARD CERTIFICATE - Council owned
37. RDC JEDBURGH GARDEN CUP - Council owned
38. CD OLIVER HAWICK TOWN COUNCIL GARDEN CUP - Council owned
39. RDC VILLAGE CUP & ROSE BOWL - Council owned
40. THE BILL NESS MEMORIAL TROPHY (RDC GOLF COMPETITION) - Council owned
41. HAWICK PROVOST'S CHAIN OF OFFICE – Common Good owned
42. HAWICK PROVOST CHAIN OF OFFICE (OLD CHAIN LOST IN 1970'S NOW ON DISPLAY IN DRUMLANRIG TOWER) Common Good Owned
43. Non Hawick item
44. PAINTING OF HAWICK COMMON RIDING DONATED BY SONNY MURRAY (LESLEY FRASER WAR MEMORIAL) Common Good Owned.

45. FRAMED PRINT OF STEVE HISLOP MASTERS OF THE MOUNTAIN (currently hanging in committee room) – Common Good
46. COVENANTERS, WATERCOLOUR BY TOM SCOTT. GIFTED BY MR & MRS FOY (FORMERLY OF BALGOWNIE HOUSE). MINUTED AT COMMON GOOD WORKING GROUP MEETING 18TH JUNE 2002. Common Good
47. FRAMED PLAN OF HAWICK & ENVIRONS 1850 - Council owned
48. FRAMED PLAN OF HAWICK & ENVIRONS 1824 - Council owned
49. HANDED IN BY MEMBER OF THE PUBLIC 6/3/09 OLD MOUNTED PHOTO OF HAWICK TOWN COUNCIL 1940. ALSO FOUR FRAMED FINANCIAL EXAMINATION CERTIFICATES OF COUNCILLOR JOHN BROWN ELLIOT 1928 – 1930 - Council owned
50. FRAMED PRINT GIVEN TO HAWICK COMMUNITY COUNCIL BY KOSB ON DISBANDMENT – Community Council owned
51. FIVE FRAMED PORTRAITS OF EX RDC CHAIRMEN ( M TURNBULL, D ATKINSON, R BLAKLEY, J IRVINE, G YELLOWLEES) - Council owned
52. HAWICK TOWN COUNCIL VISITORS BOOK SIGNED BY HER MAJESTY THE QUEEN & PRINCE PHILIP 1962 - Council owned
53. Non Hawick item
54. FRAMED PRINT BAILLEUL HOTEL DE VILLE - Council /Twinning Committee
55. PICTURE SCENE OF BAILLEUL TOWN CENTRE - Council /Twinning Committee
56. WOODEN COIN PRESENTATION CASE PRESENTED BY TRUSTEES OF THE LATE SHERIFF THOMAS ANDERSON (NO COINS) Council owned
57. TWO FRAMED PICTURES OF BAILLEUL OLD TOWN SCENES, (10 ANNIVERSARY PRESENT TO HAWICK) - Council /Twinning Committee
58. FRAMED SIGNED SCROLL OF TOWN TWINNING ANNIVERSARY 25 YEARS - Council /Twinning Committee
59. FRAMED WATER COLOUR PAINTING BY MARTINE DESCAMPS APRIL 1997 (TWINNING GIFT) - Council /Twinning Committee
60. GLASS FRONTED SCROLL/PRINT OF 10TH ANNIVERSARY OF TOWN TWINNING WITH BAILLEUL - Council /Twinning Committee
61. FRAMED WATER COLOUR PAINTING BY MARTINE DESCAMPS APRIL 1995 (TWINNING GIFT) - Council /Twinning Committee
62. GLASS FRONTED PRINT OF WERNE (Property of ex Provost MYRA TURNBULL)
63. BOX CONTAINING PHOTOS OF RDC CHAIRMEN - Council owned
64. SCROLL AND SEAL FOR JUSTICES OF THE PEACE OF ROXBURGH - Council owned
65. SCROLL FROM SALTIRE SOCIETY PRESENTED TO RDC 1977 - Council owned

66. Non Hawick item
67. TWINNING OATH SIGNED BY PROVOST DAVID ATKINSON SEPTEMBER 1973 - Council /Twinning Committee
68. CAB STAMP - Council owned
69. THE WILSON BOWLING COMPETITION TROPHY 1924 (IN CASE) - Council owned
70. WATER COLOUR PAINTING OF ILAM HOUSE BY MICHAEL VICARY AUGUST 1992 - Council owned
71. FRAMED PHOTO OF THE PRINGLE MINIBUS PRESENTED TO RDC BY PRINGLE EMPLOYEES 6TH JULY 1994 - Council owned
72. FRAMED PHOTO OF THE BEATING OF THE RETREAT KOSB 3RD JUNE 1989 - Council owned
73. BOXED RDC SHIELD - Council owned
74. BOXED RHYMNEY VALLEY DISTRICT COUNCIL PLATE ( BONE CHINA) - Council owned
75. FRAMED CASTING OF STADT OBERKIRCH 1988 - Council owned
76. HAND PAINTED PLATE, DEFT BLUE – ST ELOUIS – VIVVE – HOLLAND - Council owned
77. PLASTIC TUBE CONTAINING LETTER FROM BUCKINGHAM PALACE TO RDC CHAIRMAN SIGNED PHILIP - Council owned
78. TWO BOOKS OF WERNE – Council owned
79. NINE BOXED PRESENTATION PLATES (GIVEN TO STAFF WHEN RDC ENDED IN 1996) - Council owned
80. BOXED BELFAST CITY COUNCIL PLATE - Council owned
81. WOODEN PEN HOLDER - WHALLEY LEIGION JUNIOR BAND – CANADA - Council owned
82. SILVER PLATE PRESENTED TO RDC BY GLOUCESTERSHIRE POLICE MALE VOICE CHOIR - Council owned
83. OBERKIRCH METAL WALL PLATE - Council /Common Good owned Council
84. NEWCASTLETON BI- CENTENARY MUG AND A MINATURE OF WHISKY - Council owned
85. STADT WERNE METAL WALL PLATE - Council /Common Good owned Council
86. TWO FRAMED PHOTOS OF THE DUKE OF BUCCLEUCH AT KOSB FREEDOM CEREMONY 1989 - Council owned
87. FRAMED SCOTTISH DEVELOPMENT COUNCIL CERTIFICATE TO RDC 1985 – 86 - Council owned

88. BOXED PLATE DUNFERMLINE DISTRICT COUNCIL - Council owned
89. FRAMED PRINT WOKINGHAM - GUILD OF MACEBARERS CONFERENCE 1992 - Council owned
90. HAWICK COMMON RIDING AYE DEFEND PRACTICE FLAG – Common Riding Committee Owned
91. HAWICK COMMON RIDING 1514 FLAG x 2 (old and new replacement) – Common Riding Committee Owned
92. HAWICK CALLANTS CLUB FLAG HOLDER – Common Riding Committee
93. FRAMED LARGE PORTRAIT OF EX TOWN COUNCILLOR AND BAILEY HELEN SCOTT (GIFTED TO TOWN BY HER DAUGHTER ON HER DEATH) - Common Good
94. ASSORTED WALL PLAQUE/SHIELDS AS FOLLOWS.

BOTHFERRY BOROUGH – STRATHKELVIN DISTRICT COUNCIL – FALKIRK DISTRICT COUNCIL – STAD IEPER – STRATHBANE DISTRICT COUNCIL – RHMNEY VALLEY DISTRICT COUNCIL – BUNDABERG CITY COUNCIL – SANDEF JORD – SANDWELL METROPOLITAN BOROUGH COUNCIL – KINGS OWN SCOTTISH BORDERERS – CITY OF BELFAST – 4TH ROYAL TANK REGIMENT – GUILD OF MACEBARERS – PAISLEY – ROYAL SCOTTS GREYS – R.E.H.I.L – NIHIL LABORE – THE BOYS BRIGADE – CITY OF CARLISLE – All Council Owned

**ALL ARTEFACTS BELOW ARE STORED IN CELL 5**

95. NAME PLATE FROM HON JAMES WILSON MP PAINTING PRESENTED TO TOWN HALL BY HIS DAUGHTERS 1891 - Council Owned
96. FRAMED PHOTO OF HAWICK TOWN COUNCIL OFFICIALS 1965 - Council Owned
97. FRAMED PHOTO OF HAWICK TOWN COUNCIL OFFICIALS 1969 - Council Owned
98. WINGS FOR VICTORY CAMPAIGN 1943 WALL PLAQUE PRESENTED BY THE AIR MINISTRY - Council Owned
99. FRAMED PHOTO'S OF HAWICK PROVOSTS 1861 – 1887

GEORGE WILSON 1861 – 1868 GEORGE HARDIE FRASER 1868 – 1871 JOHN NICHOL – 1871 – 1874 EDWARD WILSON 1874 – 1875 ROBERT EWEN 1875 – 1878 ROBERT FRASER WATSON 1878 – 1887 Common Good

100. FRAMED PHOTOS OF HAWICK PROVOSTS 1887 – 1922

ROBERT MILLIGAN 1887 – 1890 GEORGE HOGG 1890 – 1893 WALTER SCOTT BARRIE 1893 – 1896 ROBERT MITCHELL 1896 – 1902 JOHN MELSROSE 1902 – 1919 GEORGE HERON WILSON 1919 – 1922 - Common Good

101. FRAMED PHOTO'S OF HAWICK PROVOSTS 1922 -1958

JAMES RENWICK 1922 – 1928 WILLIAM SCOTT NICHOL 1928 – 1931 DAVID FISHER 1931 – 1938 JOHN CHAPMAN GRAY LANDLES 1938 – 1940 THOMAS BURNS McLAGAN 1940 – 1945 GEORGE FRASER 1945 – 1958 - Common Good

102. FRAMED PHOTO'S OF HAWICK PROVOSTS 1958 – 1968

DAVID ATKINSON 1958 – 1962 JAMES A. HENDERSON 1962 – 1968 DAVID ATKINSON 1968 – 1975 - Common Good

103. FRAMED PAINTING OF PROVOST JAMES RENWICK AND CORNET JAMES RENWICK 1924 - Common Good owned

104. FRAMED PHOTO OF HIS GRACE THE DUKE OF BUCCLEUCH 1936 – 1958 - Council Owned

105. FRAMED PHOTO OF HIS GRACE THE DUKE OF ROXBURGH 1968 – 1974 - Council Owned

106. SALUTE THE SOLDIERWEEK / WAR SAVINGS CAMPAIGN 1944 WALL PLAQUE - Council Owned

107. WOODEN WALL HANGING HAWICK COAT OF ARMS - Council Owned

108. UNFRAMED PHOTO OF HAWICK TOWN COUNCIL OFFICIALS 1961 - Council Owned

109. FRAMED PHOTO OF THE RIGHT HONOURABLE EARL OF MINTO 1911 – 1913 - Council Owned

110. FRAMED PHOTO OF J.E.S NISBET ESQ CBE 1958 – 1960 - Council Owned

111. FRAMED PHOTO OF THE RIGHT HONOURABLE LORD STRATHEDEN AND CAMPBELL 1960 – 1968 - Council Owned

112. FRAMED PHOTO OF RIGHT HONOURABLE LORD POLWORTH 1890 – 1911 - Council Owned

113. FRAMED THANK YOU LETTER TO THE PROVOST OF HAWICK FROM PRINCE EDWARD 1924 - Council Owned

114. UNFRAMED PHOTO OF VISIT OF HIS MAJESTY KING GEORGE VI & QUEEN ELIZABETH JULY 1947 - Council owned

115. UNFRAMED PHOTO OF THE SCOTTISH RUGBY TEAM 1878 - Council owned

116. FRAMED PAINTING OF HIS GRACE THE DUKE OF ROXBURGH 1913 – 1932 - Council Owned

117. FRAMED PHOTO OF BERTRAM TALBOT ESQ JP 1932 – 1936 - Council Owned

118. non Hawick item

119. FABRIC SCROLL – RETURN FROM FLODDEN, READ OUT AT TOP OF WILTON PATH WHEN THE FLAG ARRIVED IN HAWICK ON IT'S TOUR OF THE BORDERS. – Honorary Provosts Council Owned. (Personally owned by Provost Stuart Marshall)

ARTEFACTS IN ROB PAYNE'S OFFICE.

120. Honorary Provost and Bailies Robes and Hats – PROVOSTS ROBE Common Good Owned





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Scottish Borders Council Local Code of Corporate Governance (approved by Council xx xx 2017)

Scottish Borders Council is responsible for ensuring that its business is conducted in accordance with the law and proper standards, and that public money is safeguarded and properly accounted for, and used economically, efficiently and effectively.

The Council operates through a governance framework for the conduct of its affairs which brings together an underlying set of legislative requirements, governance principles and management processes. The Council's revised Local Code of Corporate Governance, which is consistent with the principles and requirements of the CIPFA/SOLACE Framework 2016 "Delivering Good Governance in Local Government", will help to ensure proper arrangements continue to be in place to meet the Council's responsibilities.

The concept underpinning the Framework is that it assists local government in taking responsibility for developing and shaping an informed approach to governance, aimed at achieving the highest standards in a measured and proportionate way. The Framework helps authorities individually in reviewing and accounting for their own unique approach. The overall aim is to ensure that:

- resources are directed in accordance with agreed policy and according to priorities
- there is sound and inclusive decision making
- there is clear accountability for the use of those resources in order to achieve desired outcomes for service users and communities.

The environment in which it works local government is increasing in complexity. The Public Bodies (Joint Working) (Scotland) Act 2014 and other legislation have brought about new roles, opportunities and greater flexibility, as well as challenges for authorities.

The development of new structures, such as health and social care partnerships, necessitates the design of governance structures from the bottom up, ensuring that the core principles of good governance covering openness and stakeholder engagement, defining outcomes, monitoring performance and demonstrating effective accountability are integrated and embedded within the new structures and that mechanisms for effective scrutiny are established.

Whether working with other authorities, public sector bodies, the third sector or private sector providers, local authorities must ensure that robust governance arrangements are established at the outset. The 'Framework' defines the seven core principles of good governance, which the Council fully supports, namely:

- (i) Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law
- (ii) Ensuring openness and comprehensive stakeholder engagement
- (iii) Defining outcomes in terms of sustainable economic, social, and environmental benefits
- (iv) Determining the interventions necessary to optimise the achievement of the intended outcomes
- (v) Developing the entity's capacity, including the capability of its leadership and the individuals within it
- (vi) Managing risks and performance through robust internal control and strong public financial management
- (vii) Implementing good practices in transparency, reporting, and audit to deliver effective accountability

Scottish Borders Council aims to meet the highest standards of corporate governance to help ensure that it meets its objectives. It will test its structure against these principles by:

- Reviewing its existing governance arrangements against the 'Framework'
- Developing and maintaining an up-to-date Local Code of Governance including arrangements for ensuring its ongoing application and effectiveness
- Preparing a governance statement (Annual Governance Statement) in order to report publicly on the extent to which it complies with its own code on an annual basis, including how it has monitored the effectiveness of its governance arrangements in the year, and on any planned changes for the coming period.

The preparation and publication of an Annual Governance Statement in accordance with the Framework fulfils the statutory requirement for a local authority to conduct a review at least once in each financial year of the effectiveness of its system of internal control and to include a statement reporting on the review with its Statement of Accounts. This process not only creates an opportunity for the Council to set out its standards for good governance but also to ensure that its governance arrangements are seen to be sound. This is important as the governance arrangements in public services are closely scrutinised.

A. Behaving with integrity, demonstrating strong commitment to ethical values, and respecting the rule of law

Local government organisations are accountable not only for how much they spend, but also for how they use the resources under their stewardship. This includes accountability for outputs, both positive and negative, and for the outcomes they have achieved. In addition, they have an overarching responsibility to serve the public interest in adhering to the requirements of legislation and government policies. It is essential that, as a whole, they can demonstrate the appropriateness of all their actions and have mechanisms in place to encourage and enforce adherence to ethical values and to respect the rule of law.

A1 Behaving with integrity

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Ensuring members and officers behave with integrity and lead a culture where acting in the public interest is visibly and consistently demonstrated thereby protecting the reputation of the organisation	Standards are set out in the Councillors Code of Conduct. Employees Code of Conduct reflects the values of the Council, incorporates “The Seven Principles of Public Life” identified by the Nolan Committee on Standards in Public Life, and includes Whistleblowing Policy. The Performance Appraisal scheme in place for officers (PRD) is based upon the Council’s Values and Standards and includes Demonstrating Positive Behaviours.
2	Ensuring members take the lead in establishing specific standard operating principles or values for the organisation and its staff and that they are communicated and understood. These should build on the Seven Principles of Public Life (the Nolan Principles)	The Corporate Plan (led by CMT, approved by Council and published on website) sets out the Council’s vision, values and standards to guide the way it works and to inform strategies and policies based on priorities.
3	Leading by example and using these standard operating principles or values as a framework for decision making and other actions	Declarations of Interest are set out in the Council's Procedural Standing Orders which govern the conduct of each Committee meeting. Members Registers of Interest is published on the Council’s website. Monitoring Officer produces an Annual Report to the Standards Committee in accordance with Monitoring Officer Protocol (best practice).
4	Demonstrating, communicating and embedding the standard operating principles or values through appropriate policies and processes which are reviewed on a regular basis to ensure that they are operating effectively	Counter Fraud Policy and Strategy approved by Council. Councillors and Employees Codes of Conduct outline the arrangements for identifying, mitigating and recording conflicts of interest, hospitality and gifts. Declarations of Interest are set out in the Council's Procedural Standing Orders which govern the conduct of each Committee meeting. Members Registers of Interest is published on the Council’s website. Employees Code of Conduct includes Whistleblowing Policy. Complaints and comments policy and procedures in place for both Corporate and Social Work (statutory) service areas. Annual Complaints Reports to relevant committee. Chief Social Worker Annual Report presented to Council.

**A2 Demonstrating strong commitment to ethical values**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Seeking to establish, monitor and maintain the organisation's ethical standards and performance	Annual Governance Statement is the outcome of self-evaluation of compliance. The Audit and Scrutiny Committee remit includes role to ensure the highest standards of probity and public accountability are demonstrated.
2	Underpinning personal behaviour with ethical values and ensuring they permeate all aspects of the organisation's culture and operation	Standards of conduct and behaviour including communication are set out in the Councillors and Employees Codes of Conduct (embodies Nolan principles). Induction programmes include the above to ensure competency.
3	Developing and maintaining robust policies and procedures	Employees Code of Conduct reflects the values of the Council, incorporates "The Seven Principles of Public Life" Council's values from Corporate Plan are included within PRD templates for appraisal.
4	Ensuring that external providers of services on behalf of the organisation are required to act with integrity and in compliance with high ethical standards expected by the organisation	Council's values from Corporate Plan are included within the Procurement Charter for external suppliers. Council policies and standards are incorporated into SB Cares service performance agreement.

**A3 Respecting the rule of law**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Ensuring members and staff demonstrate a strong commitment to the rule of the law as well as adhering to relevant laws and regulations	Advice and overseeing compliance on legal matters is provided by the Chief Legal Officer, the Monitoring Officer and the Clerk to the Council as set out in Scheme of Delegation, job descriptions, and protocols.
2	Creating the conditions to ensure that the statutory officers, other key post holders and members are able to fulfil their responsibilities in accordance with legislative and regulatory requirements	The Scheme of Delegation sets out the roles and responsibilities of statutory officers (Chief Executive, Chief Social Work Officer, Chief Financial Officer, and Monitoring Officer). Membership of Professional Bodies is required.
3	Striving to optimise the use of the full powers available for the benefit of citizens, communities and other stakeholders	The Local Code of Corporate Governance includes Scheme of Administration, Procedural Standing Orders, Scheme of Delegation and Financial Regulations which reflect the legal requirements placed upon the authority.
4	Dealing with breaches of legal and regulatory provisions effectively.	The Service Director Regulatory Services fulfils the Monitoring Officer statutory role. Advice and overseeing compliance on legal matters is provided by the Chief Legal Officer, the Monitoring Officer and the Clerk to the Council as set out in Scheme of Delegation, job descriptions, and protocols.
5	Ensuring corruption and misuse of power are dealt with effectively	Revised Counter Fraud Policy and Strategy approved 2015. Counter Fraud Annual Report presented to Audit and Scrutiny Committee including assurance self-assessment.

B. Ensuring openness and comprehensive stakeholder engagement

Local government is run for the public good; organisations therefore should ensure openness in their activities. Clear, trusted channels of communication and consultation should be used to engage effectively with all groups of stakeholders, such as individual citizens and service users, as well as institutional stakeholders

B1 Openness

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Ensuring an open culture through demonstrating, documenting and communicating the organisation's commitment to openness	The Corporate Plan (led by CMT, approved by Council and published on website) sets out the Council's vision, values and standards (including "Be fair, equal and open") to guide the way it works and to inform strategies and policies based on priorities.  Compliance with Data Protection and Freedom of Information legislation.
2	Making decisions that are open about actions, plans, resource use, forecasts, outputs and outcomes. The presumption is for openness. If that is not the case, a justification for the reasoning for keeping a decision confidential should be provided	Calendar of main Council and Committee meetings.  Minutes and committee reports are published on the Council's website.  Council meetings are held in public unless there are good reasons for not doing so on the grounds of confidentiality.
3	Providing clear reasoning and evidence for decisions in both public records and explanations to stakeholders and being explicit about the criteria, rationale and considerations used. In due course, ensuring that the impact and consequences of those decisions are clear	Committee report templates include a section on implications covering financial, risks and mitigations, equalities, environmental, rural, schemes.  Guidance on preparing Committee reports includes mandatory consultation in advance with the Chief Legal Officer, Chief Financial Officer, Monitoring Officer, Clerk to the Council, Chief Officer HR, and Chief Officer Audit and Risk.  Calendar of main Council and Committee meetings.  Committee reports are published on Council's website one week in advance of meeting dates.
4	Using formal and informal consultation and engagement to determine the most appropriate and effective interventions/ courses of action	The Scottish Borders Community Planning Partnership (SBCPP) Community Engagement Framework (2015) sets out principles for engagement and the Toolkit shares best practice methods and enables engagement activities to be delivered in a consistent, cost effective and transparent manner.

B2 Engaging comprehensively with institutional stakeholders

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Effectively engaging with institutional stakeholders to ensure that the purpose, objectives and intended outcomes for each stakeholder relationship are clear so that outcomes are achieved successfully and sustainably	Engage and communicate with institutional stakeholders in an appropriate manner e.g. health and social care integration; Scottish Borders Council is a partner in the Scottish Borders Health & Social Care Partnership along with NHS Borders through which there has been an extensive process of engagement leading to the publication of Locality Plans in October 2017 for integrated health and social care joint services.
2	Developing formal and informal partnerships to allow for resources to be used more efficiently and outcomes achieved more effectively	The SBCPP Community Engagement Framework (2015) sets out principles for engagement and toolkit provides prompt lists of stakeholders.

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
3	<p>Ensuring that partnerships are based on:</p> <ul style="list-style-type: none"> <li>• trust;</li> <li>• a shared commitment to change;</li> <li>• a culture that promotes and accepts challenge among partners; and</li> <li>• that the added value of partnership working is explicit</li> </ul>	<p>The Strategic Assessment underpins the strategic vision for the Council and its partners and the commitment to change.</p> <p>The SBCPP Community Engagement Framework (2015) sets out principles for engagement and toolkit provides prompt lists of stakeholders. The SBCPP Governance Structure provides forum for challenge, and themes and priorities include sub-groups to support delivery. The SBCPP Improvement Action Plan arising from Audit Scotland review states Performance Management Framework is in development.</p> <p>SBC Support resources in kind e.g. to SB Cares, Live Borders, IJB</p> <p>SBC Elected Members are appointed to the Scottish Borders Health and Social Care Integration Joint Board.</p>

### B3 Engaging stakeholders effectively, including individual citizens and service users

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	<p>Establishing a clear policy on the type of issues that the organisation will meaningfully consult with or involve individual citizens, service users and other stakeholders to ensure that service (or other) provision is contributing towards the achievement of intended outcomes</p>	<p>The SBCPP Community Engagement Framework (2015) sets out principles for engagement and toolkit provides prompt lists of stakeholders.</p> <p>The Scottish Borders Health &amp; Social Care Partnership's Strategic Plan 2016-2019 was developed following consultations with interested parties including members of the public, therefore highly co-produced.</p>
2	<p>Ensuring that communication methods are effective and that members and officers are clear about their roles with regard to community engagement</p>	<p>The Community Plan produced in conjunction with local partners in public services, the private sector, voluntary sector and communities focusses on themes and includes targets and challenges in the plan.</p>
3	<p>Encouraging, collecting and evaluating the views and experiences of communities, citizens, service users and organisations of different backgrounds including reference to future needs</p>	<p>The SBCPP Community Engagement Framework (2015) sets out principles for engagement and toolkit provides prompt lists of stakeholders.</p> <p>SBC also has its own tool kit which is more prescriptive.</p> <p>Bi-annual Household survey conducted in 2015. (Survey will not be conducted in present form but consultation will take place in a more cost effective manner in 2017.)</p>
4	<p>Balancing feedback from more active stakeholder groups with other stakeholder groups to ensure inclusivity.</p>	<p>The SBCPP Community Engagement Framework (2015) sets out principles for engagement and toolkit provides prompt lists of stakeholders.</p>
5	<p>Taking account of the interests of future generations of tax payers and service users</p>	<p>The Strategic Assessment is the body of evidence which underpins the strategic vision for the Council and its partners.</p> <p>Local Housing Strategy led by Council working with 4 main RSL's towards delivering future housing needs.</p> <p>School-Employer partnerships as part of developing the Young Workforce objectives and priorities (The Wood Report).</p> <p>SBC Elected Members are appointed to the Scottish Borders Health and Social Care Integration Joint Board</p>

C. Defining outcomes in terms of sustainable economic, social, and environmental benefits

The long-term nature and impact of many of local government's responsibilities mean that it should define and plan outcomes and that these should be sustainable. Decisions should further the authority's purpose, contribute to intended benefits and outcomes, and remain within the limits of authority and resources. Input from all groups of stakeholders, including citizens, service users, and institutional stakeholders, is vital to the success of this process and in balancing competing demands when determining priorities for the finite resources available

C1 Defining outcomes

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Having a clear vision which is an agreed formal statement of the organisation's purpose and intended outcomes containing appropriate performance indicators, which provides the basis for the organisation's overall strategy, planning and other decisions	<p>The Council has a Single Outcome Agreement (SOA) in place agreed with the Scottish Government and Scottish Borders community planning partners. The Council's vision, strategic objectives and priorities underpinned by the Strategic Assessment are reflected in the Council's Corporate Plan and the SOA which are approved by Council. The SOA will be replaced by the Local Outcomes Improvement Plan (published 1<sup>st</sup> October 2017) underpinned by Locality Plans.</p> <p>The LOIP is essentially partnership based and will set out measures for reducing inequality and improving outcomes, thereby setting context for future service planning.</p> <p>The Scottish Borders Health &amp; Social Care Partnership's Strategic Plan 2016-2019 sets out the vision, strategic objectives and outcomes related to integrated health and social care services.</p>
2	Specifying the intended impact on, or changes for, stakeholders including citizens and service users. It could be immediately or over the course of a year or longer	Decision-making reports to Committees outlining any proposals to change policies, strategies and plans include a section on implications covering financial, risks and mitigations, equalities, environmental, rural and governance.
3	Delivering defined outcomes on a sustainable basis within the resources that will be available	The Council has approved an Executive / Scrutiny model of decision making. The Executive Committee is the key decision-making and monitoring committee, and the Audit and Scrutiny Committee (through its scrutiny functions) reviews the achievement of policy objectives and priorities.
4	Identifying and managing risks to the achievement of outcomes	<p>Risk Management Policy and Strategy approved by the Council.</p> <p>Risk management practice embedded in business planning and performance management processes, underpinned by a corporate training programme.</p>
5	Managing service users' expectations effectively with regard to determining priorities and making the best use of the resources available	The Council's Performance Management Framework establishes the mechanism for all services across the Council to ensure the Council meets its legal duty to provide best value to people. There is annual development and monitoring of Service plans and PIs which are aligned to Priorities. This includes a self-assessment process to evaluate actual versus standard service quality



**C2 Sustainable economic, social and environmental benefits**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Considering and balancing the combined economic, social and environmental impact of policies, plans and decisions when taking decisions about service provision	Project Business Cases for Capital Programme include assessment of need and strategic fit. As part of this asset life, as well as social and economic impact, is implicitly considered.  Strategic Asset Management Plans (SAMPs) are being developed. Plans focus on social, economic, equality and regeneration using a locality approach.
2	Taking a longer-term view with regard to decision making, taking account of risk and acting transparently where there are potential conflicts between the organisation's intended outcomes and short-term factors such as the political cycle or financial constraints	The Corporate Transformation programme was approved to respond to the social, economic and demographic challenges facing the Council and still deliver high quality and improved services.
3	Determining the wider public interest associated with balancing conflicting interests between achieving the various economic, social and environmental benefits, through consultation where possible, in order to ensure appropriate trade-offs	Decision-making reports to Committees outlining any proposals to change policies, strategies and plans include a section on implications covering financial, risks and mitigations, equalities, environmental, rural and governance.
4	Ensuring fair access to services	Rural Proofing Policy and Committee reports include section on Rural implications  Equality Impact Assessments relating to any new proposals; Equality Mainstreaming Report being prepared. Ensure consistent application of EIAs at approval and review during implementation.

**D. Determining the interventions necessary to optimise the achievement of the intended outcomes**

Local government achieves its intended outcomes by providing a mixture of legal, regulatory, and practical interventions. Determining the right mix of these courses of action is a critically important strategic choice that local government has to make to ensure intended outcomes are achieved. They need robust decision-making mechanisms to ensure that their defined outcomes can be achieved in a way that provides the best trade-off between the various types of resource inputs while still enabling effective and efficient operations. Decisions made need to be reviewed continually to ensure that achievement of outcomes is optimised.

**D1 Determining interventions**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Ensuring decision makers receive objective and rigorous analysis of a variety of options indicating how intended outcomes would be achieved and including the risks associated with those options. Therefore ensuring best value is achieved however services are provided	Decision-making reports to Committees outlining any proposals to change policies, strategies and plans include a section on implications covering financial, risks and mitigations, equalities, environmental, rural, governance.  Guidance on preparing reports for committee approved by Council. Committee reports are published on Council's website one week in advance of meeting dates. Officers attend Committee meetings to advise as appropriate.
2	Considering feedback from citizens and service users when making decisions about service improvements or where services are no longer required in order to prioritise competing demands within limited resources available including people, skills, land and assets and bearing in mind future impacts	Public engagement and communication as part of Financial Planning Process to reflect reducing resources e.g. Dialogue Community Engagement Tool, Q&A with Executive Members.  Asset Reviews in tandem with Locality Plans. Citizen's views form outline for property rationalisation / prioritisation. First iteration to be complete by October 2017. Actions taken subject to Community Empowerment Act.

**D2 Planning interventions**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Establishing and implementing robust planning and control cycles that cover strategic and operational plans, priorities and targets	Calendar of main Council and Committee meetings.
2	Engaging with internal and external stakeholders in determining how services and other courses of action should be planned and delivered	Community Engagement Toolkit Member / Officer Working Groups TU consultation forums Area Forum meetings
3	Considering and monitoring risks facing each partner when working collaboratively including shared risks	Risk Management Policy; improvement required on identification and management of shared risks.

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
4	Ensuring arrangements are flexible and agile so that the mechanisms for delivering outputs can be adapted to changing circumstances	Business Planning, Financial Planning and People Planning processes aligned to Corporate Plan priorities. The Corporate Transformation Programme sets out a far-reaching programme of change to enable the Council to respond to unprecedented social, demographic and economic challenges. The Programme supports the delivery of the Council's 8 Corporate Priorities and the delivery of the significant savings set out in the Financial Strategy and Plans.
5	Establishing appropriate key performance indicators (KPIs) as part of the planning process in order to identify how the performance of services and projects is to be measured	Performance Management Framework approved by Council. KPIs set out in Corporate Plan / Business Plans reported monthly to CMT based on availability and within themes. Quarterly performance reporting to Executive Committee in themes; published on website. KPIs performance reporting feed through to wider partnerships including IJB performance reporting.
6	Ensuring capacity exists to generate the information required to review service quality regularly	Consolidated Business Management resources. Business Intelligence Programme is being developed with a view to delivering improvements to the quality of that data and the quality of management information and management reporting and assurance practices.
7	Preparing budgets in accordance with organisational objectives, strategies and the medium-term financial plan	Themed savings in Revenue plans. Project Business Cases for Capital Programme include assessment of need and strategic fit.
8	Informing medium and long term resource planning by drawing up realistic estimates of revenue and capital expenditure aimed at developing a sustainable funding strategy	Medium Term Financial Strategy and plans for revenue (5-year) and capital (10-year) based on priorities led by CMT. Corporate Plan led by CMT reflects Priorities.

### D3 Optimising achievement of intended outcomes

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Ensuring the medium term financial strategy integrates and balances service priorities, affordability and other resource constraints	Medium-Term Financial Strategy approved alongside Financial Plans.
2	Ensuring the budgeting process is all-inclusive, taking into account the full cost of operations over the medium and longer term	Corporate financial planning process led by CMT; new obligations reflected in plan.
3	Ensuring the medium-term financial strategy sets the context for ongoing decisions on significant delivery issues or responses to changes in the external environment that may arise during the budgetary period in order for outcomes to be achieved while optimising resource usage	Medium-Term Financial Strategy The Corporate Transformation Programme supports the delivery of the Council's 8 Corporate Priorities and the delivery of the significant savings set out in the Financial Strategy and Plans.
4	Ensuring the achievement of 'social value' through service planning and commissioning <i>(Social Value is technically referred to as Community Benefit in Scotland)</i>	'Adding Value for Communities through Procurement' community benefit guidance policy; will be subsumed into the next revision of the Procurement Strategy due April 2017.

**E. Developing the entity's capacity, including the capability of its leadership and the individuals within it**

Local government needs appropriate structures and leadership, as well as people with the right skills, appropriate qualifications and mind-set, to operate efficiently and effectively and achieve their intended outcomes within the specified periods. A local government organisation must ensure that it has both the capacity to fulfil its own mandate and to make certain that there are policies in place to guarantee that its management has the operational capacity for the organisation as a whole. Because both individuals and the environment in which an authority operates will change over time, there will be a continuous need to develop its capacity as well as the skills and experience of the leadership of individual staff members. Leadership in local government entities is strengthened by the participation of people with many different types of backgrounds, reflecting the structure and diversity of communities.

**E1 Developing the entity's capacity**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Reviewing operations, performance and use of assets on a regular basis to ensure their continuing effectiveness	CMT Away Days – review progress of Corporate Transformation Programme. Senior Managers events – focus on transformation.
2	Improving resource use through appropriate application of techniques such as benchmarking and other options in order to determine how the authority's resources are allocated so that outcomes are achieved effectively and efficiently	Performance Management Framework approved by Council. Local Government Benchmarking Framework; data submission August each year.
3	Recognising the benefits of partnerships and collaborative working where added value can be achieved	Options considered as part of cost rationalisation / corporate transformation e.g. SB Cares, ICT Contract with CGI

**E2 Developing the capability of the entity's leadership and other individuals**

4	Developing and maintaining an effective workforce plan to enhance the strategic allocation of resources	People Planning Process underway across the Council. Organisation-wide People Plan to be developed.
	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Developing protocols to ensure that elected and appointed leaders negotiate with each other regarding their respective roles early on in the relationship and that a shared understanding of roles and objectives is maintained	Regular meetings are held between Chief Executive and Leader.

2	Publishing a statement that specifies the types of decisions that are delegated and those reserved for the collective decision making of the governing body	The Council's Code of Corporate Governance, which is reviewed on a regular basis, includes Scheme of Administration, Procedural Standing Orders, Scheme of Delegation and Financial Regulations which reflect the powers delegated to specific committees and officers to enable effective and efficient fulfilment of their roles.
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	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
3	Ensuring the leader and the chief executive have clearly defined and distinctive leadership roles within a structure, whereby the chief executive leads the authority in implementing strategy and managing the delivery of services and other outputs set by members and each provides a check and a balance for each other's authority	Regular meetings are held between Chief Executive and Leader. The Chief Executive is a Statutory post with job description. Responsibilities delegated to Chief Executive are detailed within the Scheme of Delegation.
4	Developing the capabilities of members and senior management to achieve effective shared leadership and to enable the organisation to respond successfully to changing legal and policy demands as well as economic, political and environmental changes and risks by:-	Induction Programme and access to Courses, Seminars and e-learning. Members Briefings Staff Team Briefings
-	- ensuring members and staff have access to appropriate induction tailored to their role and that ongoing training and development matching individual and organisational requirements is available and encouraged	'Introduction to becoming a Councillor' programme in advance of local elections (best practice). Identification of training needs for elected members as part of Elected Members Development Programme. Development and performance review process in place for all employees (PRD). Ongoing training programme (including e-learning, seminars and courses) for all staff and elected members. Training provided to elected members and officers in areas of identified need e.g. licensing, planning, employment, pension, audit, and data protection. CMT Away Days, Senior Manager Events and relaunch of Managers Training.
-	- ensuring members and officers have the appropriate skills, knowledge, resources and support to fulfil their roles and responsibilities and ensuring that they are able to update their knowledge on a continuing basis	Identification of training needs for elected members as part of Elected Members Development Programme. Development and performance review process in place for all employees (PRD).
-	- ensuring personal, organisational and system wide development through shared learning, including lessons learnt from both internal and external governance weaknesses	People Planning Process and toolkit; improvement required on full compliance and consistency across Services. Work Opportunities policy.
5	Ensuring that there are structures in place to encourage public participation	The SBCPP Community Engagement Framework (2015) sets out principles for engagement and the Toolkit shares best practice methods and enables engagement activities to be delivered in a consistent, cost effective and transparent manner.
6	Taking steps to consider the leadership's own effectiveness and ensuring leaders are open to constructive feedback from peer review and inspections	The mid-term report in October 2015 of performance against Corporate Plan provides evidence of how the Executive Committee is fulfilling its remit. Annual self-evaluation of effectiveness of Audit and Scrutiny Committee against best practice guidance and Annual Report to Council thereon.
7	Holding staff to account through regular performance reviews which take account of training or development needs	Development and performance review process in place for all employees (PRD).
8	Ensuring arrangements are in place to maintain the health and wellbeing of the workforce and support individuals in maintaining their own physical and mental wellbeing	HR Attendance Management Policy and Procedure. Occupational Health arrangements (Contract with People Asset Management (PAM)). Employee Assistance Programme (PAM). Employee Benefits roll-out. HR Training – Mindfulness and Personal Resilience; 'Small Changes Big Differences'.

## F. Managing risks and performance through robust internal control and strong public financial management

Local government needs to ensure that the organisations and governance structures that it oversees have implemented, and can sustain, an effective performance management system that facilitates effective and efficient delivery of planned services. Risk management and internal control are important and integral parts of a performance management system and crucial to the achievement of outcomes. Risk should be considered and addressed as part of all decision making activities.

A strong system of financial management is essential for the implementation of policies and the achievement of intended outcomes, as it will enforce financial discipline, strategic allocation of resources, efficient service delivery, and accountability.

It is also essential that a culture and structure for scrutiny is in place as a key part of accountable decision making, policy making and review. A positive working culture that accepts, promotes and encourages constructive challenge is critical to successful scrutiny and successful delivery. Importantly, this culture does not happen automatically, it requires repeated public commitment from those in authority.

### F1 Managing risk

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Recognising that risk management is an integral part of all activities and must be considered in all aspects of decision making	Risk management practice embedded in business planning and performance management processes. Corporate, Strategic and Operational risk registers, programme and project risk registers, and partnership risk registers developed. Committee Report templates include a section on implications covering risks and mitigations.
2	Implementing robust and integrated risk management arrangements and ensuring that they are working effectively	Risk Management Policy and Strategy scrutinised by Audit and Scrutiny Committee and then approved by the Council. Risk Management Annual Report to enable Audit and Scrutiny Committee to evaluate effectiveness of managing risk. Improvement Plan includes management engagement and more consistent application across service areas.

### F2 Managing performance

3	Ensuring that responsibilities for managing individual risks are clearly allocated	Risk Management Policy sets out Roles and Responsibilities to manage risks effectively.
	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Monitoring service delivery effectively including planning, specification, execution and independent post-implementation review	Monitoring and progress reports on the Corporate Transformation Programme, Financial Plans and Corporate Performance are presented quarterly to Executive Committee for monitoring and review purposes. Public Performance Reporting published on Council's website.

2	Making decisions based on relevant, clear objective analysis and advice pointing out the implications and risks inherent in the organisation's financial, social and environmental position and outlook	Reports to Committees include a section on implications covering financial, risks and mitigations, equalities, environmental, rural, and governance. Committee reports are published on <a href="https://www.modern.gov">Modern.gov</a> one week in advance of meeting dates. Guidance on preparing Committee reports.
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	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
3	<p>Ensuring an effective scrutiny or oversight function is in place which encourages constructive challenge and debate on policies and objectives before, during and after decisions are made thereby enhancing the organisation's performance and that of any organisation for which it is responsible (OR, for a committee system)</p> <p>Encouraging effective and constructive challenge and debate on policies and objectives to support balanced and effective decision making</p> <p>Providing members and senior management with regular reports on service delivery plans and on progress towards outcome achievement</p>	<p>The Council's scrutiny arrangements are established through the Scheme of Administration (approved January 2015; amended January 2017) through committee structures and specified remits.</p> <p>The Scrutiny Committee's main remit is for monitoring and reviewing policy decisions, and to also act as a focus for value for money and service quality exercises.</p> <p>The Scrutiny Committee agenda and minutes are published on <a href="http://Modern.gov">Modern.gov</a></p>
4	<p>Providing members and senior management with regular reports on service delivery plans and on progress towards outcome achievement</p>	<p>Calendar of meetings approved by Council in advance. Timetables for preparation of and consultation on reports to meet publication dates.</p>
5	<p>Ensuring there is consistency between specification stages (such as budgets) and post-implementation reporting (e.g. financial statements )</p>	<p>Code of Corporate Governance documents includes Procedural Standing Orders and Financial Regulations which are reviewed on a regular basis.</p>

### F3 Robust internal control

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	<p>Aligning the risk management strategy and policies on internal control with achieving objectives</p>	<p>Risk Management Policy and Strategy scrutinised by Audit and Scrutiny Committee and then approved by the Council.</p> <p>Risk-based Internal Audit plans and reports approved by Audit and Scrutiny Committee.</p>
2	<p>Evaluating and monitoring risk management and internal control on a regular basis</p>	<p>Risk Management Annual Report to enable Audit and Scrutiny Committee to evaluate effectiveness of managing risk.</p>
3	<p>Ensuring effective counter fraud and anti-corruption arrangements are in place</p>	<p>Counter Fraud Policy and Strategy approved by the Council scrutinised by Audit and Scrutiny Committee.</p> <p>Improvement Plan includes compliance with CIPFA Code of Practice on Managing the Risk of Fraud.</p>
4	<p>Ensuring additional assurance on the overall adequacy and effectiveness of the framework of governance, risk management and control is provided by the internal auditor</p>	<p>Internal Audit assurance as part of preparation of the Council's Annual Governance Statement.</p> <p>Reports to Audit and Scrutiny Committee on provision of Internal Audit statutory service and conformance with Public Sector Internal Audit Standards (PSIAS).</p>
5	<p>Ensuring an Audit and Scrutiny Committee or equivalent group or function which is independent of the executive and accountable to the governing body:</p> <p>provides a further source of effective assurance regarding arrangements for managing risk and maintaining an effective control environment</p> <p>that its recommendations are listened to and acted upon</p>	<p>The role of the Audit and Scrutiny Committee is to have high-level oversight of internal control, governance and risk management.</p> <p>Independence is maintained through membership of those not on the Executive Committee. Learning &amp; development includes Induction, seminars and individual sessions.</p> <p>Annual self-evaluation of effectiveness of Audit and Scrutiny Committee against best practice guidance and Annual Report to Council thereon (best practice).</p>

**F4 Managing data**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Ensuring effective arrangements are in place for the safe collection, storage, use and sharing of data, including processes to safeguard personal data	<p>Information Governance Policy and Framework in place. The Council's Senior Information Risk Owner (SIRO) has overall responsibility for Information Management and is chair of the Information Governance Group (IGG). The IGG meets regularly and follows an agreed themed programme of work: Records Management; Information Access; Information Security; and Information Governance. The Information Manager leads the Information Team within Legal Services, reporting to Chief Legal Officer and SIRO.</p> <p>Information Management Procedures available on the Intranet include: Data Protection; Data Sharing; Freedom of Information; Information Management and Records Management (Retention and Disposal).</p> <p>Information Technology Policies and Procedures available on the Intranet include: Email &amp; Internet Use Policy; Information Security Policy; Protective Marking Policy.</p> <p>Information Asset Registers (IARs) have been developed. The Records Management Plan has been submitted for agreement by Keeper of Records Scotland. Work is ongoing to implement remaining Improvement Actions and further work is planned to enable compliance with General Data Protection Regulations, due to come into force May 2018.</p>
2	Ensuring effective arrangements are in place and operating effectively when sharing data with other bodies	<p>Procedures Protocol on sharing of information are published on the Intranet:</p> <ul style="list-style-type: none"> <li>• General Protocol for Sharing Information</li> <li>• Privacy by Design Guidance and prompt list</li> <li>• Sharing Information Code of Practice</li> </ul> <p>Register of Data Sharing agreements is in place (for PSN Compliance). Monitoring through an annual Audit by the Information Management Team.</p>
3	Reviewing and auditing regularly the quality and accuracy of data used in decision making and performance monitoring	<p>Quality and Validation of data used in decision making and performance reporting is the responsibility of the service area, ultimately the Service Director.</p> <p>Internal Audit annual reviews on Performance Management cover validation of the KPI data submitted for Local Government Benchmarking Framework and for Corporate Priorities.</p> <p>The Executive Committee has responsibility for monitoring and challenge including the quality of data relating to decision making.</p>

**F5 Strong public financial management**

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Ensuring financial management supports both long-term achievement of outcomes and short-term financial and operational performance	<p>Medium Term Financial Strategy and plans for revenue (5-year) and capital (10-year) based on priorities, led by CMT, and approved by Council in February.</p> <p>Transformation Programme approved by Council in February same time as financial plans.</p>
2	Ensuring well-developed financial management is integrated at all levels of planning and control, including management of financial risks and controls	<p>Revenue and Capital Budget Monitoring reports presented to Executive Committee on a quarterly basis. Financial Strategy Risk Register presented at Approval stage.</p>

### G. Implementing good practices in transparency, reporting, and audit to deliver effective accountability

Accountability is about ensuring that those making decisions and delivering services are answerable for them. Effective accountability is concerned not only with reporting on actions completed, but also ensuring that stakeholders are able to understand and respond as the organisation plans and carries out its activities in a transparent manner. Both external and internal audit contribute to effective accountability.

#### G1 Implementing good practice in transparency

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Writing and communicating reports for the public and other stakeholders in an understandable style appropriate to the intended audience and ensuring that they are easy to access and interrogate	Public Performance Reporting published on Council's website Committee reports are published on the <a href="https://www.modern.gov">modern.gov</a> site for transparency to reflect the decision-making structure within the Council's Scheme of Administration, including the Health and Social Care IJB.
2	Striking a balance between providing the right amount of information to satisfy <b>transparency</b> demands and enhance public scrutiny while not being too onerous to provide and for users to <b>understand</b>	The Council produces and publishes annual accounts that set out the financial position and performance. Public Performance Reporting published on Council's website. Service-specific Annual Reports presented to relevant committee and made accessible to the public e.g. Chief Social Work Officer Annual Report, Education Standards and Quality Report.

#### G2 Implementing good practices in reporting

	Behaviours and actions that demonstrate good governance	Demonstration of good governance in practice
1	Reporting at least annually on performance, value for money and the stewardship of its resources	The Statement of Accounts, incorporating a Management Commentary, provides financial and other performance information regarding the operation of the Council, its wider achievements and areas for development. External Audit Annual Report provides assurance and key recommended improvements.
2	Ensuring members and senior management own the results	Guidance on preparing Committee reports includes mandatory consultation in advance, and templates incorporate appropriate approvals.
3	Ensuring robust arrangements for assessing the extent to which the principles contained in the Framework have been applied and publishing the results on this assessment including an action plan for improvement and evidence to demonstrate good governance (annual governance statement)	Annual Governance Statement is the outcome of self-evaluation of compliance which includes the Governance Framework, the Review of Framework, and Improvement Areas of Governance.
4	Ensuring that the Framework is applied to jointly managed or shared service organisations as appropriate	Annual Governance Statement covers assurances from SB Cares and other partners as reflected within the Group Accounts.

	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
5	Ensuring the performance information that accompanies the financial statements is prepared on a consistent and timely basis and the statements allow for comparison with other similar organisations	The Management Commentary in Statement of Accounts provides financial and other performance information regarding the operation of the Council, its wider achievements and areas for development.

<b>G3 Assurance and effective accountability</b>
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	<b>Behaviours and actions that demonstrate good governance</b>	<b>Demonstration of good governance in practice</b>
1	Ensuring that recommendations for corrective action made by external audit are acted upon	Reports outlining findings and recommendations (including follow-up progress) presented to the Audit and Scrutiny Committee.
2	Ensuring an effective internal audit service with direct access to members is in place which provides assurance with regard to governance arrangements and recommendations are acted upon	Regular reports on Internal Audit performance and compliance presented to the Audit and Scrutiny Committee. Chief Officer Audit & Risk meets regularly with Chair of Audit and Scrutiny Committee.
3	Welcoming peer challenge, reviews and inspections from regulatory bodies and implementing recommendations	Annual Scrutiny Plan by Audit Scotland presented to Audit and Scrutiny Committee. Reports by external scrutiny and inspection bodies outlining findings and recommendations presented to relevant committee.
4	Gaining assurance on risks associated with delivering services through third parties and that this is evidenced in the annual governance statement	The existing governance framework including alternative service delivery arrangements is outlined in the Annual Governance Statement.
5	Ensuring that when working in partnership, arrangements for accountability are clear and that the need for wider public accountability has been recognised and met	The Strategic Assessment is the body of evidence which underpins the strategic vision for the Council and its partners.




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## VARIATION OF 2003 TRANSFER AGREEMENT BETWEEN SCOTTISH BORDERS COUNCIL AND SCOTTISH BORDERS HOUSING ASSOCIATION

Report by Service Director Regulatory Services

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### SCOTTISH BORDERS COUNCIL

24 August 2017

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#### 1 PURPOSE AND SUMMARY

- 1.1 This report proposes that Council approve a variation of the Transfer Agreement between the Council, Scottish Borders Housing Association Limited ("SBHA") and Scottish Borders Building Services Limited dated 23 February 2003 ("the Transfer Agreement").**
- 1.2 The proposed variation to the Transfer Agreement between the Council and SBHA endorses the position agreed by Council on 2 March 2017, to permit SBHA to make changes to its Rules in order to future-proof and strengthen its governance structure by moving to a skills based Board of Management. The variation will delete Clause 6.1.1 of Part A of Schedule 2 of the Transfer Agreement which states that Council approval is required for any reduction in the level of Local Authority or tenant representation on SBHA's Board of Management. This variation ensures that the Transfer Agreement accurately reflects the position agreed by Council.

#### 2 RECOMMENDATIONS

**2.1 I recommend that Council:-**

- (a) approves the variation to delete Clause 6.1.1 of Part A of Schedule 2 of the Transfer Agreement which currently states: "*The Association shall - not change the Rules of the Association so as to reduce the level of Local Authority or tenant representation or the ability of tenants to participate in the running of the Association (including, without limitation, the ability of tenants to participate in direct elections for the appointment of tenant Board or Committee Members) without the Council's prior written consent.*"; and**
- (b) authorises the Chief Legal Officer to enter into the required Minute of Variation.**

### 3 BACKGROUND

- 3.1 On 2 March 2017, a report was taken to Council which recommended that Council approve the changes to SBHA's Rules to future-proof and strengthen its governance structure by moving to a skills based Board. The report sought approval for an amendment to the Rules to remove the then current requirement that there be a dedicated number of Local Authority and tenant representatives on SBHA's Board of Management, which would enable SBHA to move to a skills based Board. This approval was given and the recommendation agreed.
- 3.2 SBHA had carried out a review to strengthen and future proof its governance structure. The result of the review included a proposal to move away from a constituency model to a skills based Board of Management. Community and tenant involvement would remain a key part to the new skills based Board and that Councillors and tenants would be encouraged to apply for Board Membership through the new skills based process. The proposed Rule change was agreed by SBHA's Board of Management on 7 December 2016 as it would future proof SBHA's governance structure, ensuring that it would be fit for purpose and contain an appropriate skill set.
- 3.3 Following the Council's agreement detailed in Paragraph 3.1 above, the Scottish Housing Regulator, who regulates SBHA insisted that SBHA retain a number of tenant member places on its Board of Management. SBHA have therefore agreed to retain four places on its Board dedicated to tenant members. Notwithstanding this, Council, by agreeing to the recommendations in the aforementioned report, agreed that they no longer wished to control the membership of SBHA's Board of Management.
- 3.4 In 2016 the Office of National Statistics announced the reclassification of Registered Social Landlords as public bodies for accounting purposes in Scotland - in part due to the control exercised over them by Local Authorities. In England the UK Government has legislated to remove local authority control mechanisms and it is currently considered that the Scottish Government will do something similar later this year. Consequently, it is likely that some variation to the Transfer Agreement would be required if the Scottish Government legislate on this matter.
- 3.5 Therefore in all of the circumstances it is considered appropriate to remove Clause 6.1.1 of Part A of Schedule 2 of the Transfer Agreement at this time. Currently this Clause states:

*"The Association shall - not change the Rules of the Association so as to reduce the level of Local Authority or tenant representation or the ability of tenants to participate in the running of the Association (including, without limitation, the ability of tenants to participate in direct elections for the appointment of tenant Board or Committee Members) without the Council's prior written consent."*

This would be done by way of a Minute of Variation which will delete only this Clause and ensure that the remainder of the Transfer Agreement remains in place.

## **4 IMPLICATIONS**

### **4.1 Financial**

There are no costs attached to any of the recommendations contained in this report.

### **4.2 Risk and Mitigations**

This recommendation is a technicality required to ensure the Transfer Agreement accurately reflects what has already been agreed by Council. There is a risk that if Council do not agree to the recommendations, SBHA could, as a result of the ONS decision, be classified as a public body for accounting purposes due to the control mechanism in the Transfer Agreement.

### **4.3 Equalities**

It is SBHA's Board of Management responsibility to ensure that recruitment to and composition of, the Board of Management follows Equalities best practice. There are no adverse impacts in respect to race, disability, gender, age, sexual orientation and religion or belief under the Equalities Act 2010 arising from the proposals in this report.

### **4.4 Acting Sustainably**

It is considered that the report recommendations will have a neutral effect regarding any economic, social or environmental effects of the proposed Rules change.

### **4.5 Carbon Management**

There are no direct carbon emissions impacts as a result of this report.

### **4.6 Rural Proofing**

No adverse impact on the rural areas has been identified from the proposals contained in this report.

### **4.7 Changes to Scheme of Administration or Scheme of Delegation**

No changes are required to either the Council's Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

## **5 CONSULTATION**

The Chief Financial Officer, Monitoring Officer, Chief Legal Officer, Chief Officer Audit and Risk, Clerk to the Council and Chief Officer HR have been consulted and any comments received have been incorporated into the final report.

**Approved by**

**Brian Frater**

**Service Director Regulatory Services Signature .....**

**Author(s)**

Name	Designation and Contact Number
Karen Scrymgeour	Solicitor 01835 824000 (ext 5830)

**Background Papers:** Transfer Agreement between the Council, Scottish Borders Housing Association Limited and Scottish Borders Building Services Limited dated 23 February 2003

**Previous Minute Reference:** Scottish Borders Council 2 March 2017

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Karen Scrymgeour can also give information on other language translations as well as providing additional copies.

Contact us at Karen Scrymgeour, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 824000 (ext 5830), email [Karen.scrymgeour@scotborders.gov.uk](mailto:Karen.scrymgeour@scotborders.gov.uk)



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## **SUPPLEMENTARY GUIDANCE: HOUSING**

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### **Report by Service Director Regulatory Services**

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## **SCOTTISH BORDERS COUNCIL**

**24 August 2017**

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### **1 PURPOSE AND SUMMARY**

- 1.1 **This report seeks Council approval of the Supplementary Guidance on Housing (SG), in Appendix A.**
- 1.2 Scottish Borders Council Local Development Plan (LDP) was adopted on 12 May 2016. As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP, the LDP required the Council to identify a further 916no housing units within the Scottish Borders in order to address a housing shortfall. The process for identifying sites to accommodate the shortfall was via the production of Supplementary Guidance (SG). A draft SG was produced identifying potential sites following consideration and analysis of a number of options. The draft SG has been subject to public consultation.
- 1.3 All representations received during the public consultation have been scrutinised with amendments having been made accordingly and consequently a final version of the SG as set out in Appendix A is submitted for Council approval. A summary of consultation representations, a corresponding response by the Planning Officer and the recommendation as to whether the sites in question are included within the SG or not are set out in Appendix B. Appendix C confirms proposed amendments to the SG following the public consultation and Appendix D is an updated database report on all the assessments carried out for the sites considered for inclusion within the SG.
- 1.4 The Council is therefore recommended to accept the SG and the proposed sites within it to meet the housing shortfall. Once the Council agree the SG it will be referred to Scottish Ministers in order for it to formally become part of the statutory Development Plan.

### **2 RECOMMENDATIONS**

- 2.1 **I recommend that Council:**
  - a) **Approves the Supplementary Guidance on Housing; and**
  - b) **Notes the updated Environmental Report and the Habitats Appraisal in Appendices E and F.**

### **3 BACKGROUND**

- 3.1 Scottish Planning Policy (SPP) requires Councils to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing land at all times. SPP sets out that Planning Authorities should prepare an annual housing land audit as a tool to critically review and monitor the availability of effective housing land, the progress of sites through the planning process and housing completions. A site is only considered effective, where it can be demonstrated that within 5 years it will be free of constraints and can be developed for housing.
- 3.2 The Strategic Development Plan (SDP) 2013 provides high level strategic guidance and the context for the LDP, setting an overall housing requirement for the SESplan area derived from the Housing Need and Demand Assessment (HNDA) output. The LDP should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. Policy 5: Housing Land, sets out the housing land requirement for each Local Authority for the plan period.
- 3.3 The Scottish Borders LDP sets out the vision, aims and spatial strategy for the Scottish Borders and contains detailed policy, proposals and guidance for future development. One of the aims is to provide a generous supply of land for mainstream and affordable housing. Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, intends to assist the Council to maintain the 5 year effective housing land supply at all times. The housing land audit process is used to monitor the need for any additional land release.
- 3.4 Following the Examination of the LDP Reporters from the Directorate for Planning and Environmental Appeals stated that there was a shortfall in housing land within the Scottish Borders and that the LDP did not identify sufficient land to meet the requirement contained within the SDP. The Reporter recommended that the Council, within 12 months of adoption of the LDP, should prepare and submit to Scottish Ministers Supplementary Guidance in order to identify additional sites to provide for a further 916 housing units.
- 3.5 At its meeting on 17 December 2015 the Council considered the Reporters' decision letter. Members ultimately agreed to accept the recommendations and the Plan was consequently referred to Scottish Ministers as part of the formal adoption process. Following formal adoption of the LDP in May 2016 work commenced on the production of the SG as required. As also agreed by Members on 17 December 2015 the Council wrote to the Chief Planner, Chief Reporter and the Chairman of the Planning Review Committee expressing serious concerns on the approach taken by the Reporter on Renewable Energy policy and Housing Land provision and on the time taken to deliver the Examination Report.

## 4 THE SUPPLEMENTARY GUIDANCE

- 4.1 In order to produce the SG an update of the housing shortfall was considered. This took cognisance of, for example, planning approvals since the Examination where housing numbers had been approved on allocated sites which exceeded the indicative number stated in the LDP. Taking this into consideration, the adjusted housing land requirement is now 811 housing units. This is the housing requirement the SG must address. Further details of this calculation are included within Appendix 3 of the SG.
- 4.2 In terms of the location of site options to meet the required 811 units, the Reporters did not state where these units should be located within the Scottish Borders. It was therefore considered that taking into account matters such as housing land take-up, development interest and population projections the split should roughly be within the identified LDP Housing Market Areas (HMA) as follows: Central - 60%, Berwickshire - 20% and Northern - 20%. Although consideration was given to the Southern HMA no suitable sites were identified.
- 4.3 The Reporters did state that in order to help identify these sites consideration should initially be given to potential housing numbers from mixed use, redevelopment, longer term housing and longer term mixed use sites within the LDP 2016.
- 4.4 A call for sites was then carried out on 28 January until 31 March 2016. Specific criteria requirements for any submitted sites were laid down in a pro forma and guidance note. These included for example, that the site capacity should be no less than 5no houses, the site should be effective, any infrastructure issues should be addressed and the identification of any interested developer should be confirmed.
- 4.5 In total 165no sites were considered for inclusion in the draft SG. This included those submitted as part of the call for sites and those considered as identified in para 4.3. A RAG (red, green, amber) process was then carried out. This involved carrying out detailed site assessments for each proposal against listed criteria.
- 4.6 The RAG process ultimately confirmed the following classifications :
- Green: It was considered that the site met the criteria satisfactorily;
  - Amber: The site requires further investigation/consultation or mitigation and/or potential constraints were identified within/adjacent to the site;
  - Red: The site was not considered to meet the criteria.

The "red" sites were removed from further consideration within the process and of those remaining, internal and external consultations were carried out. This resulted in a number of matters being raised which in essence concluded collectively as to whether sites could be considered appropriate for inclusion within the SG.

- 4.7 For each site included within the draft SG there was a site plan, a site code, a site area, whether the proposal is a preferred or alternative proposal and a list of relevant site requirements. The site requirements were identified following responses from the internal and external consultees.

- 4.8 The draft SG was presented to the Council on 10 November 2016. Members agreed the proposals within the document and that it should be put out to public consultation for a period of 8 weeks which would include the requirement to carry out neighbour notifications of the proposed sites to all land and property owners around the site boundaries. It was agreed that a further report should be submitted to the Council following the public consultation.

## **5 CONSULTATION ON DRAFT SUPPLEMENTARY GUIDANCE**

- 5.1 Public consultation on the draft SG was carried out from 5 December 2016 to 30 January 2017. A total of 141 representations were received raising 261 issues. 2no new sites were submitted at Gattonside (AGATT016) and Charlesfield (ACHAR003). In preparing the finalised SG all representations received were fully scrutinised and further consultations were carried out where relevant.
- 5.2 From the representations received during the public consultation a wide range of opinions on the site options were raised. A summary of all the representations, the corresponding responses by the Planning Officer and the recommendation as to whether the sites in question are included within the SG or not can be viewed in Appendix B.
- 5.3 In total the SG identifies 926 housing units. These totals allow a healthy flexibility to meet the 811no required units. For each site within the SG site requirements are identified which should be addressed at the planning application stage.

In summary the SG proposes the inclusion of the following sites:

### **BERWICKSHIRE HOUSING MARKET AREA**

- AAYTO004, Land North of High Street, Ayton (6 units)
- ACOLD011, Hillview North 1 (Phase 1), Coldstream (100 units).
- AREST004, Reston Long Term 2, Reston (38 units)

### **CENTRAL HOUSING MARKET AREA**

- AGALA032, Lintburn Street, Galashiels (8 units)
- AGALA036, Rose Court, Galashiels (12 units)
- AGALA037, Former Castle Warehouse Site, Galashiels (30 units)
- AHAWI025, Leishman Place, Hawick (5 units)
- AHAWI026, Henderson Road, Hawick (6 units)
- RHAWI011, Factory – Fairhurst Drive, Hawick (10 units)
- AKELS025, Tweed Court, Kelso (15 units)
- AKELS026, Nethershot (Phase 2), Kelso (100 units)
- RKELS002, Former High School Site, Kelso (50 units)
- ANEWS005, The Orchard, Newstead (6 units)
- ASELK033, Angles Field, Selkirk (30 units)
- MSELK002, Heather Mill, Selkirk (75 units)
- MTWEE002, Lowood, Tweedbank (300 units)

### **NORTHERN HOUSING MARKET AREA**

- MINNE001, Caerlee Mill, Innerleithen (35 units)
- MPEEB006, Rosetta Road Mixed Use, Peebles (30 units)
- MPEEB007, March Street Mill, Peebles (70 units)

5.4 A number of changes to the SG have been made following the public consultation. The main amendments are identified as follows :

- Some text within the SG has been updated to reflect relevance to the final SG as opposed to the draft version and to confirm the relationship between the LDP and the SG.
- Some background text within the draft SG relating to the process has been moved within the final SG and is now incorporated as appendices.
- The draft SG made reference to preferred and alternative sites as part of the public consultation. The SG now only references the proposed sites identified in para 5.3 of this report.
- For the sites included within the SG some amended site requirements have been identified via consultation responses and have been incorporated where relevant. These finalised site requirements are identified within Appendix C.
- The site boundary for Tweed Court, Kelso (AKELS025) has been marginally reduced in size. The indicative housing capacity has therefore been reduced to 15 units.
- The SG gives further reference to ensure that all developed sites are carried out in accordance with the Council's SPG on Placemaking and Design.
- The SG gives confirmation as to how proposed indicative site densities have been calculated.
- Updated settlement maps are contained within Appendix 1 of the SG.

5.5 Once the SG has been approved by the Council and agreed by the Scottish Ministers, the SG will be placed on the Council website as an adopted document which will form part of the adopted LDP 2016. Existing hard copies of the current LDP cannot be amended to include the sites allocated via the SG procedure. However, the online electronic version of the LDP will update relevant settlement maps to incorporate the allocated SG sites. This will include, for example, identification of new sites, new site codes and new settlement boundaries where appropriate.

## **6 IMPLICATIONS**

### **6.1 Financial**

There are no substantive cost implications arising for the Council. There is budget to cover the necessary consultation elements.

### **6.2 Risk and Mitigations**

The key risks are considered to be:

#### Risk of not providing guidance

- (i) Failure to produce the SG would mean the Council would not have the statutorily required 5 year effective land supply.

#### Risk of providing guidance

There are no perceived risks related to the adoption of the guidance by the Council.

### 6.3 Equalities

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

### 6.4 Acting Sustainably

The SG has been subject to environmental appraisal under the terms of the Environmental Assessment (Scotland) Act 2005. An Environmental Report (ER) has been prepared alongside the SG. The Environmental Report sets out a detailed assessment of the potential impacts of the proposals within the SG, and puts forward any necessary mitigation requirements.

### 6.5 Carbon Management

There are no known effects on carbon emissions as a result of the SG.

### 6.6 Rural Proofing

The proposals within the SG have been subject to assessment, including rural impact.

### 6.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

## 7 CONSULTATION

- 7.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR and the Clerk to the Council have been consulted and any comments received have been incorporated in this final report where required.
- 7.2 In developing the Supplementary Guidance on Housing a considerable number of relevant internal and external parties have been consulted as set out in section 4 and paragraph 5.1 of this report.

### Approved by

**Service Director Regulatory Services**

**Signature .....**

### Author(s)

Name	Designation and Contact Number
Charles Johnston	Lead Planning Officer (Forward Planning)

**Background Papers:** None

**Previous Minute Reference:** Scottish Borders Council, 10 November 2016

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies.

Contact us at Jacqueline Whitelaw, Environment and Infrastructure, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825431, Fax 01835 825071, email [eitranslationrequest@scotborders.gov.uk](mailto:eitranslationrequest@scotborders.gov.uk)

# **APPENDIX A: HOUSING SG AND APPENDICES**

## **PART 1**

**SUPPLEMENTARY GUIDANCE: HOUSING**

**SCOTTISH BORDERS COUNCIL**

**AUGUST 2017**



## **Foreword**

**Councillor Tom Miers**

**Scottish Borders Council Executive Member for Planning and Environment**



The built and natural landscape of the Borders is not just of great intrinsic value to those who live here. It is also a vital economic asset – one that sets us apart from other areas and gives us a competitive advantage seeking to enhance our prosperity and well-being.

In the modern economy where capital and labour are increasingly mobile, we must strive to attract investment and jobs by providing the best possible climate for business. This means ensuring that we provide an attractive place to live and work for those considering where to invest. In the Scottish Borders while we must continue to provide good governance and public services at reasonable cost, we should also help to ensure that the Borders offers a great quality of life. That includes good schooling, good communications, a rich cultural offering and, of course, beautiful surroundings. People from far and wide already choose to live in the Borders because it is a good place to live, work and bring up a family. Our duty is to build on those foundations. Beauty and prosperity go hand in hand.

With that in mind we must ensure that new development – particularly new housing – enhances our built environment. Just as we value and protect our traditional villages and town centres, so we must ensure that new building is held to the same high standards of design aesthetics and setting.

This Supplementary Guidance on Housing defines new areas across the Borders where housing can best be established. This is in line with our requirement to provide a generous supply of housing and also the policies set out in the Local Development Plan to ensure high standards of design and placemaking.

As we begin the task of drawing up a new Local Development Plan to meet the needs of the next few years it is a good opportunity to re-emphasise our commitment to the very highest standards of building that both enhance and protect our precious built and natural heritage.

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Appendix 3: Identification of Housing Shortfall	
Appendix 4: Additional Sites to Contribute towards the Housing Shortfall & Methodology	

### **Additional Accompanying Documents**

1. Strategic Environmental Assessment (SEA)
2. Habitats Regulation Assessment (HRA)

# 1. Introduction and Purpose

## Introduction

1.1 This Supplementary Guidance (SG) has been prepared in accordance with Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, as contained within the Scottish Borders Local Development Plan (LDP). The Examination of the LDP concluded that there was a shortfall in housing land within the Scottish Borders and that the LDP did not identify sufficient land to meet the requirement contained within the SESplan Supplementary Guidance (SSG). The Reporter recommended that the Council, within 12 months of adoption of the LDP, prepare and submit to Scottish Minister’s Supplementary Guidance in order to identify additional sites to provide for a further 916 units. It should be noted that following a review of additional potential through existing allocations, increases in site capacity and the omission of a site in Duns, the finalised residual shortfall required is 811 units. The identification of the housing shortfall is expanded upon in Appendix 3.

## Purpose of Guidance

1.2 The purpose of the SG is to support the implementation of Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, as contained within the LDP. The SG will form part of the Development Plan which will be used in the determination of planning applications once adopted.

1.3 The SG aims to;

- Identify a further 811 units plus flexibility to meet the residual housing shortfall; and
- Ensure that Scottish Borders Council has a 5 year effective housing land supply.

## Preparation

1.4 The SG provides sites to meet the identified housing shortfall within the Scottish Borders. The appendices contain background information which was used to inform the production of the SG. These are; Appendix 2: Housing Land Requirement & Contribution, Appendix 3: Identification of Housing Shortfall, Appendix 4: Additional Sites to Contribute towards the Housing Shortfall & Methodology. A Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) have been undertaken for the SG. These are set out in separate documents. Furthermore, an Equality Impact Assessment (EIA) and Rural Proofing have been undertaken in respect of the SG.

## 2. Policy Context

### National Policy (SPP)

- 2.1 Scottish Planning Policy (SPP) requires Council's to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing land at all times. SPP sets out that Planning Authorities should prepare an annual housing land audit as a tool to critically review and monitor the availability of effective housing land, the progress of sites through the planning process, and housing completions. This is to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years. A site is only considered effective, where it can be demonstrated that within 5 years it will be free of constraints, and can be developed for housing.

### Regional Policy (SESplan)

- 2.2 The Strategic Development Plan (SDP), produced by the South East Scotland Development Planning Authority (SESplan), covers Edinburgh and the South East of Scotland. SESplan provides high level strategic guidance and provides the context for the LDP, setting an overall housing requirement for the SESplan area derived from the Housing Need and Demand Assessment (HNDA) output. The LDP should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full. Policy 5: Housing Land, sets out the housing land requirement, for each Local Authority for the plan period.
- 2.3 Policy 7: Maintaining a Five Year Housing Land Supply, states that sites for greenfield housing development proposals either within or outwith the identified Strategic Development Areas (SDA) may be allocated in the LDP or granted planning permission to maintain a five year effective housing land supply, subject to the following criteria;
- The development will be in keeping with the character of the settlement and local area;
  - The development will not undermine green belt objectives; and
  - Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

### Local Policy (LDP)

- 2.4 The Scottish Borders LDP sets out the vision, aims and spatial strategy for the Scottish Borders and contains detailed policy, proposals and guidance for future development. One of the aims is to provide a generous supply of land for mainstream and affordable housing. Policy HD4: Meeting the

Housing Land Requirement/Further Housing Land Safeguarding, intends to assist the Council to maintain the 5 year effective housing land supply at all times. The housing land audit process is used to monitor the need for any additional land release.

- 2.5 The LDP was formally adopted on 12<sup>th</sup> May 2016 and the SG has been prepared in accordance with Policy HD4, as contained within the LDP. The SG identifies additional sites to provide for a further 811 units, as set out within Policy HD4. The Housing SG should be read in conjunction alongside the LDP. It should be noted that a number of the sites contained within the Housing SG are already allocated or identified for development (housing, mixed use or re-development) within the LDP. In these circumstances, the SG allocation status should take precedent. Updated settlement maps are contained within Appendix 1, for those settlements with new allocations.

### Placemaking Principles

- 2.6 Placemaking is an overarching principal policy within SPP which is echoed within the Development Plan. SPP states that '*Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs*'. The overarching policy principles for placemaking, contained within SPP are outlined below.

*SPP Planning Outcome:*

*Planning makes Scotland a successful, sustainable place – supporting sustainable economic growth and regeneration, and the creation of well-designed places.*

*SPP Placemaking Policy Principles:*

- *Planning should take every opportunity to create high quality places by taking a design-led approach*
- *Planning should direct the right development to the right place*
- *Planning should support development that is designed to a high-quality, which demonstrates the six qualities of successful place (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.*

- 2.7 Placemaking is underpinned within the LDP policies (PMD1 – PMD5), which incorporate placemaking and design policies. These policies aim to ensure that housing development within the Scottish Borders meets the principles set out within SPP.
- 2.8 For significant developments in particular, it is recommended strongly that developers consult the planning department at an early stage. This should ensure that the best foundations for design and placemaking are introduced to the plans before detailed work on the design is commenced. This is the best way to ensure a smooth design and application process.

### 3. Housing SG Sites

#### Berwickshire Housing Market Area

3.1 Table 1 outlines the housing sites within the Berwickshire HMA, totalling 144 units.

Table 1: Housing Sites (Berwickshire HMA)

<b>Berwickshire</b>			
<b>Site Code</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Indicative Capacity</b>
AAYTO004	Land North of High Street	Ayton	6
ACOLD011	Hillview North 1 (Phase 1)	Coldstream	100
AREST004	Reston Long Term 2	Reston	38
Total Berwickshire (units)			<b>144</b>



**AAYTO004: Ayton**



**AAYTO004: Ayton**

- Site Name: Land North of High Street
- Site Area: 0.7ha
- Proposed Use: Housing
- Indicative Site Capacity: 6

**Site Requirements**

- The adjacent watercourse should be taken into consideration in the detailed design of the site
- Protection of boundary features (hedgerows and trees) where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge
- The long term maintenance of landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- Potential contamination on the site should be investigated and mitigated
- Respect the amenity of existing neighbouring properties.

**ACOLD011: Coldstream**



**ACOLD011: Coldstream**

- Site Name: Hillview North 1 (Phase 1)
- Site Area: 6.1ha
- Proposed Use: Housing
- Indicative Site Capacity: 100

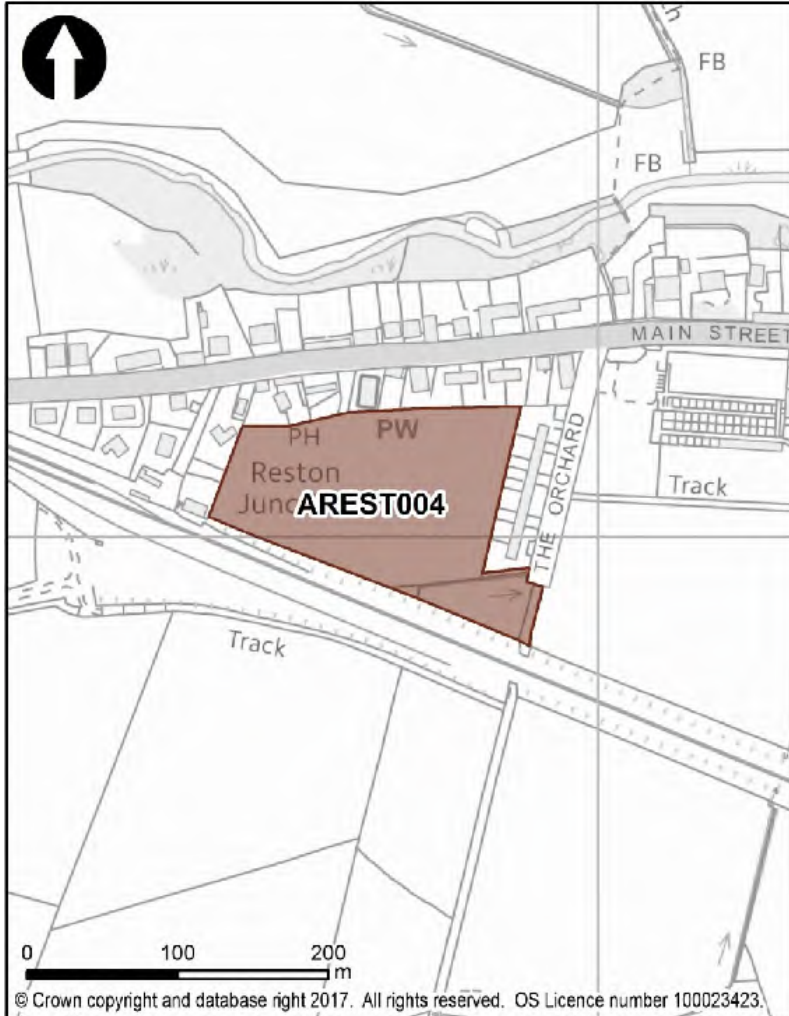
**Site Requirements**

- Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required
- Investigate the need for diversion of water main in the eastern part of adjacent site SCOLD002
- Protection of boundary features (hedgerows and trees) where possible
- Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south
- Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the adjacent employment allocation BCOLD001
- Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and BCOLD001
- Vehicular access from Hill View, A6112 via site BCOLD001 and a minor link from Priory Bank
- Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces

**ACOLD011 (continued):**

- A Transport Assessment will be required
- Ensure connectivity to future longer term housing sites and adjacent employment site BCOLD001
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The long term maintenance of landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- The incorporation of employment allocation BCOLD001 into any masterplan
- Potential for on-site play provision.

## AREST004: Reston



### AREST004: Reston

- Site Name: Reston Long Term 2
- Site Area: 2.1ha
- Proposed Use: Housing
- Indicative Site Capacity: 38

### Site Requirements

- Refer to approved Planning Brief (Reston Auction Mart)
- A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility for de-culverting should also be undertaken
- Existing trees along the boundary should be retained where possible
- Main vehicular access will be via the potential railway station site and/or The Orchard upgraded. A pedestrian/cycle link is likely to be required directly to the Main Street adjacent to the church
- Enhancement of the local path network, access to the potential railway station and links to the village should be provided
- A Transport Assessment will be required
- Parking provision for the potential railway station
- Protection should be given to the existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Long term maintenance of landscaped areas to be addressed
- Archaeology evaluation/mitigation is required
- Potential contamination on the site to be investigated and mitigation, where required
- Consideration should be given to open space provision within the site.

## Central Housing Market Area

3.2 Table 2 outlines the housing sites within the Central HMA, totalling 647 units.

Table 2: Housing Sites (Central HMA)

<b>Central Preferred Sites</b>			
<b>Site Code</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Indicative Capacity</b>
AGALA032	Lintburn Street	Galashiels	8
AGALA036	Rose Court	Galashiels	12
AGALA037	Former Castle Warehouse Site	Galashiels	30
AHAWI025	Leishman Place	Hawick	5
AHAWI026	Henderson Road	Hawick	6
RHAWI011	Factory, Fairhurst Drive	Hawick	10
AKELS025	Tweed Court	Kelso	15
AKELS026	Nethershot (Phase 2)	Kelso	100
RKELS002	Former Kelso High School	Kelso	50
ANEWS005	The Orchard	Newstead	6
ASELK033	Angles Field	Selkirk	30
MSELK002	Heather Mill	Selkirk	75
MTWEE002	Lowood	Tweedbank	300
<b>Total Central (units)</b>			<b>647</b>

**AGALA032: Galashiels**



**AGALA032: Galashiels**

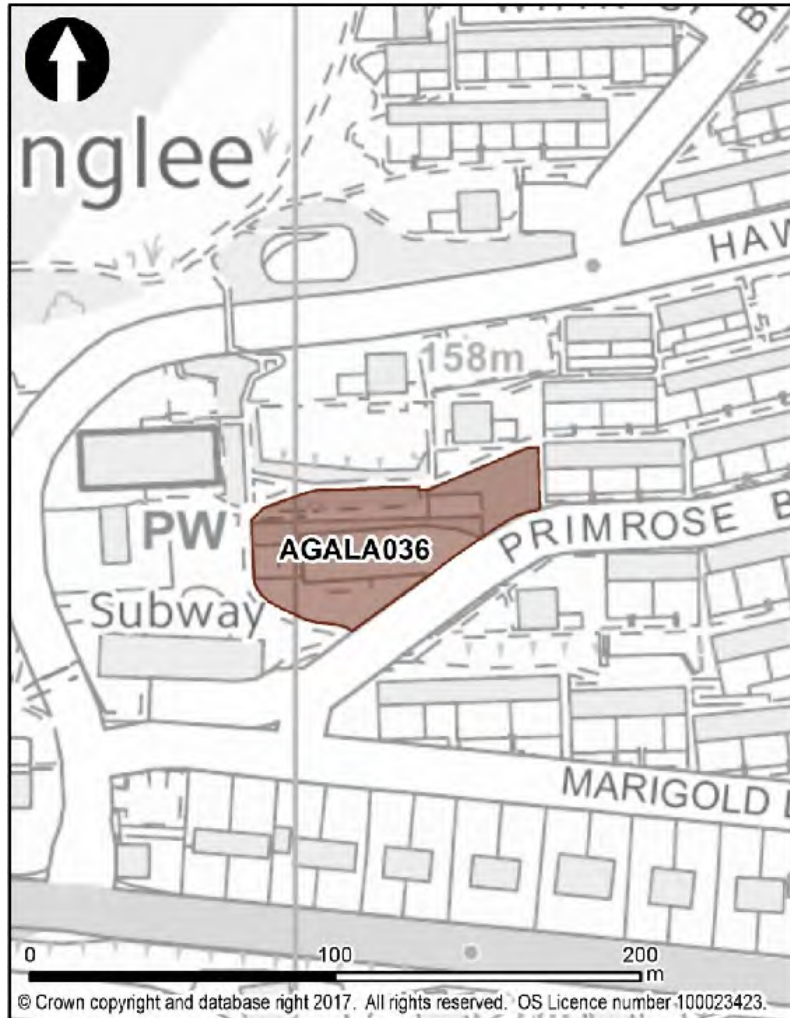
- Site Name: Lintburn Street
- Site Area: 0.03ha
- Proposed Use: Housing
- Indicative Site Capacity: 8

**Site Requirements**

- The occupancy of the residential units shall meet the definition of affordable housing, as set out in the Local Development Plan, due to the restricted level of parking available
- Must be suitably serviced by parking and cycle storage in the interests of road and pedestrian safety
- Investigation and mitigation measures may be required in relation to surface water run-off within the site.



AGALA036: Galashiels



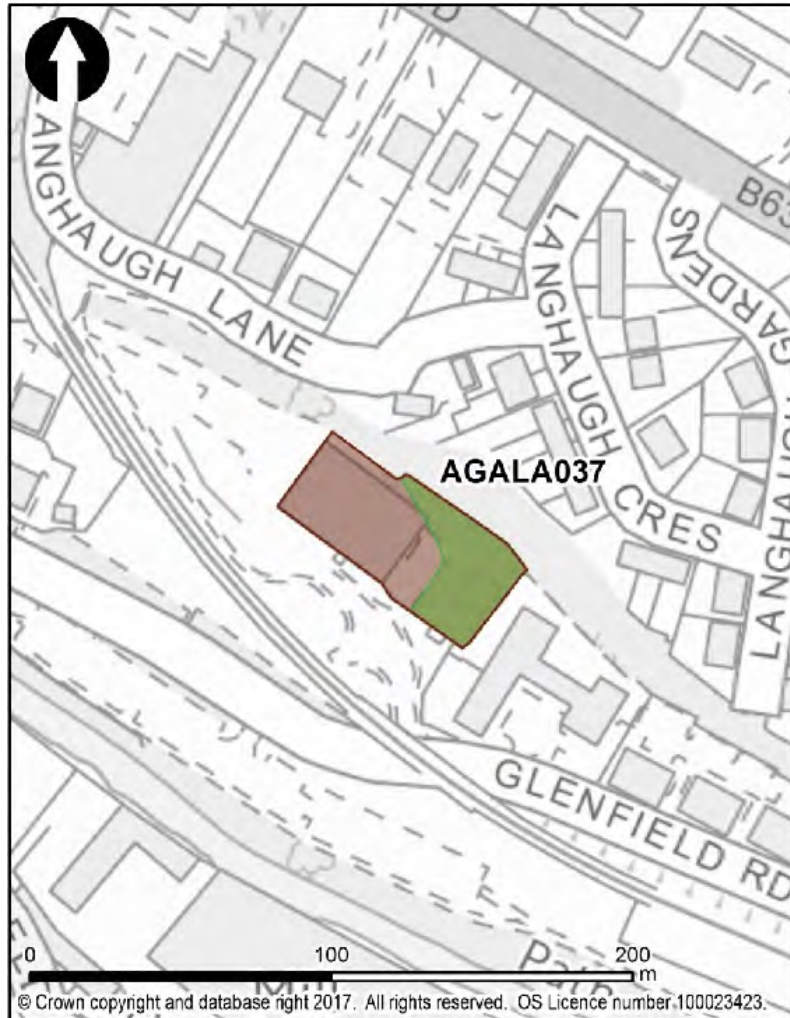
**AGALA036: Galashiels**

- Site Name: Rose Court
- Site Area: 0.3ha
- Proposed Use: Housing
- Indicative Site Capacity: 12

**Site Requirements**

- Potential surface water runoff from nearby hills would require to be considered along with appropriate mitigation
- Existing trees within the site must be retained and protected
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Potential contamination to be investigated and mitigated
- Housing layout and design should exploit the southern aspect and expansive views to the south
- Contact with Scottish Water in respect of water treatment works local network issues.

## AGALA037: Galashiels



### AGALA037: Galashiels

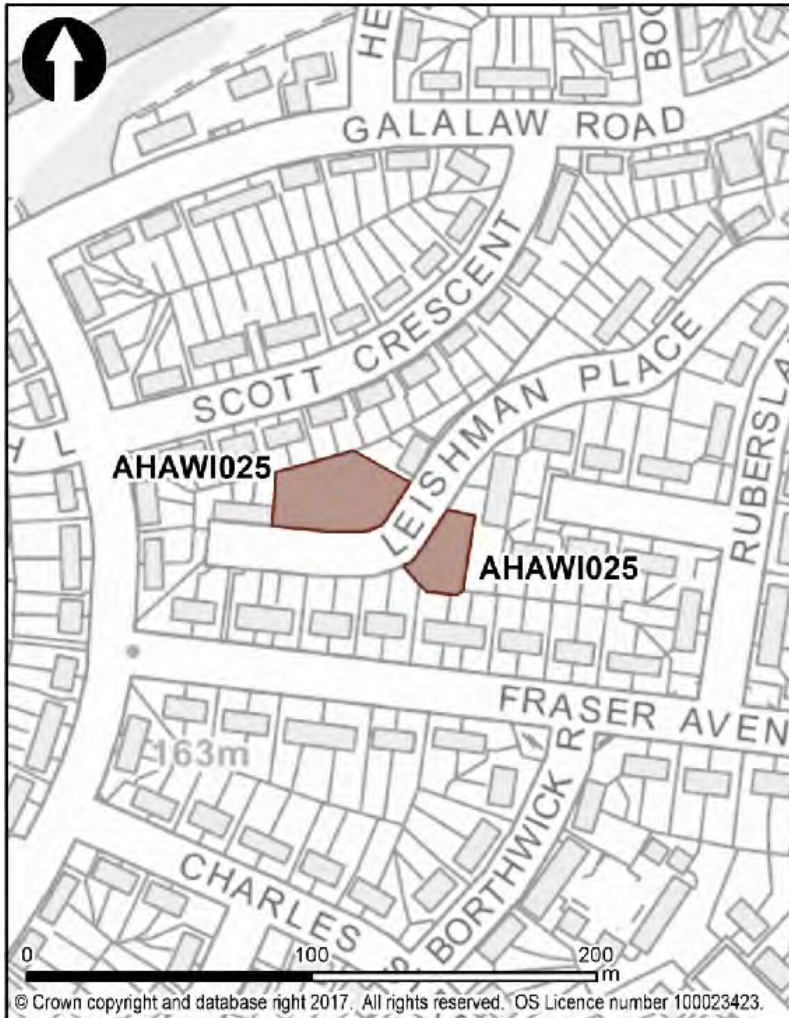
- Site Name: Former Castle Warehouse Site
- Site Area: 0.3ha
- Proposed Use: Housing
- Indicative Site Capacity: 30

### Site Requirements

- A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The existing mature woodland along the northern boundary and on the eastern part of the site must be retained and protected. A tree survey is required to establish the developable area of the site
- Potential contamination to be investigated and mitigated
- Contact with Scottish Water in respect of water treatment works local network issues
- Archaeology investigation/mitigation is required
- Transport Statement will be required to address sustainable travel and street connectivity
- The street is adjacent to an existing business and industrial site and the railway line. This must be considered in the design and layout of development.



AHAWI025: Hawick



**AHAWI025: Hawick**

- Site Name: Leishman Place
- Site Area: 0.2ha
- Proposed Use: Housing
- Indicative Site Capacity: 5

**Site Requirements**

- Amenity of neighbouring residential properties to be addressed
- Boundary trees to be retained.

AHAWI026: Hawick



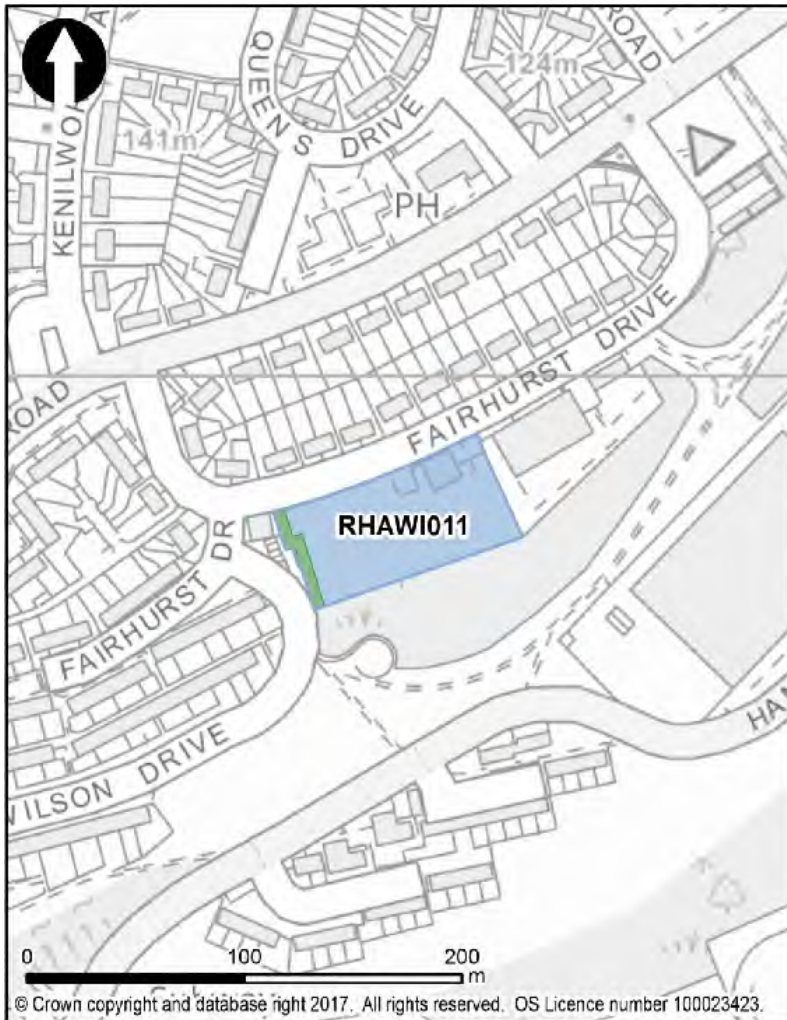
**AHAWI026: Hawick**

- Site Name: Henderson Road
- Site Area: 0.2ha
- Proposed Use: Housing
- Indicative Site Capacity: 6

**Site Requirements**

- Alternative pedestrian access between Henderson Road and Boonraw Road to be provided
- Structure planting on the NE boundary is required, and existing trees on this boundary to be retained
- The potential relocation of the adjacent recycling point to be considered
- Amenity of neighbouring residential properties to be addressed.

**RHAWI011: Hawick**



**RHAWI011: Hawick**

- Site Name: Factory, Fairhurst Drive
- Site Area: 0.5ha
- Proposed Use: Redevelopment
- Indicative Site Capacity: 10

**Site Requirements**

- A buffer zone to be formed to the south of the site to be confirmed through the planning application process, to prevent prejudicing the potential future extension of the Borders Railway through the south of the site, and to prevent loss of light into dwellings
- Potential contamination on the site should be investigated and mitigated
- Extension of the existing footway on the south side of Fairhurst Drive along the northern boundary of the site, and explore the potential to tie this in with the footway on Wilson Drive
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Explore the potential to establish a direct pedestrian link onto Wilson Drive
- Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use
- Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA.

AKELS025: Kelso



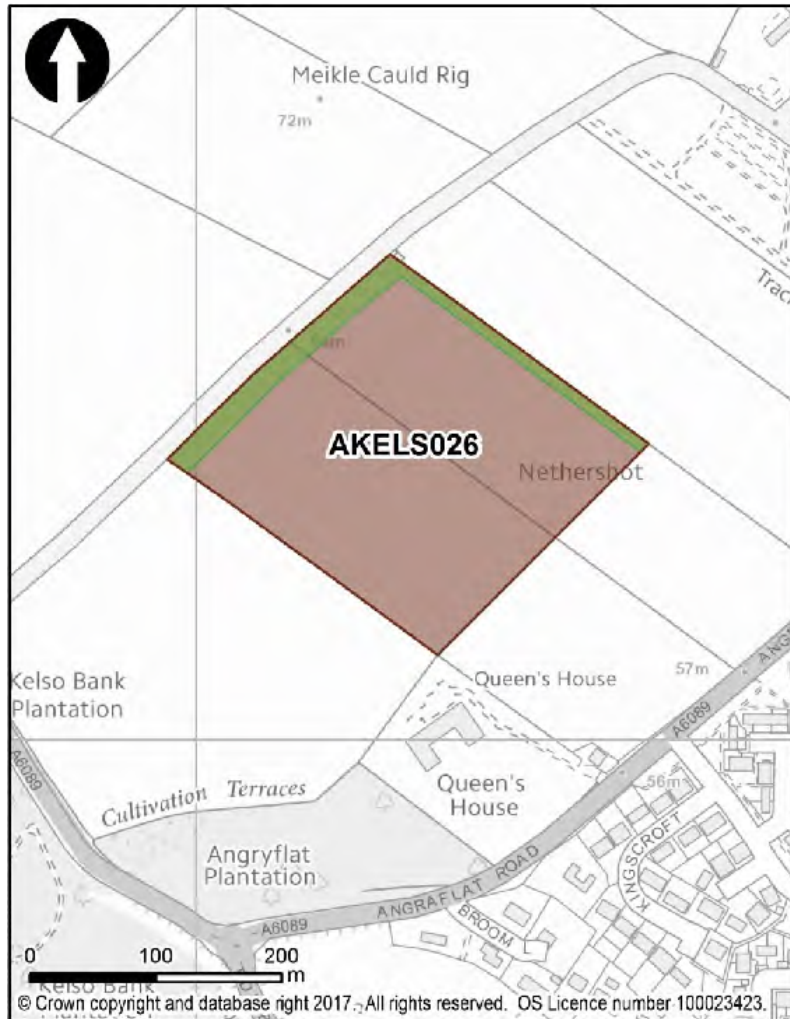
**AKELS025: Kelso**

- Site Name: Tweed Court
- Site Area: 0.3ha
- Proposed Use: Housing
- Indicative Site Capacity: 15

**Site Requirements**

- A tree survey is required to influence the design and layout of site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition
- It would be desirable to retain Abbeyfield House as part of the site layout
- If the site layout is to be significantly changed a stopping up order for the public roads within the site may be required
- Where possible the development should have a strong street frontage onto the existing streets
- Assessment of ecology impacts and provision of mitigation, as appropriate
- A Water Impact Assessment will be required to be undertaken
- An off-site contribution for play may be required
- Residential amenity of neighbouring residential areas must also be considered.



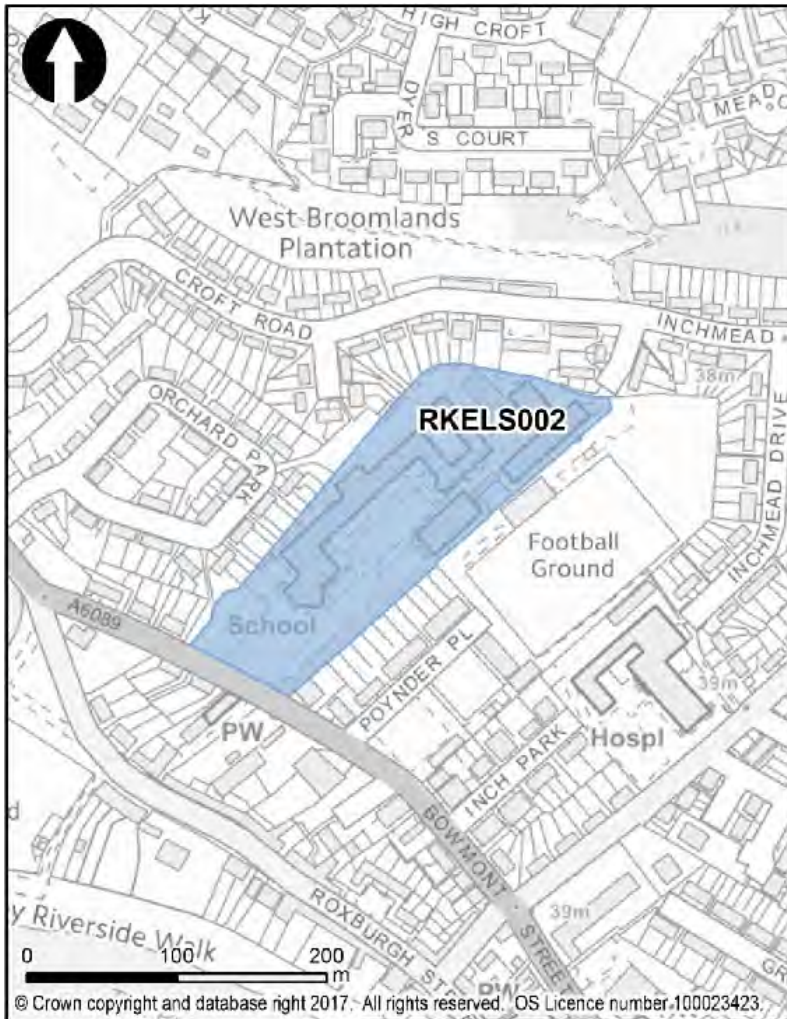
**AKELS026: Kelso****AKELS026: Kelso**

- Site Name: Nethershot (Phase 2)
- Site Area: 6.3ha
- Proposed Use: Housing
- Indicative Site Capacity: 100

**Site Requirements**

- The site is to be part of a Masterplan with earlier development phases at Nethershot
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Archaeology investigation/mitigation is required
- Landscaping along the north east and north west boundaries
- Boundary hedges to be retained where possible
- Housing development should orientate habitable rooms to the south east/south west to maximise solar gain
- Access to the site is to be taken through the adjoining site AKELS021 to the south east. Access to longer term housing site to the south west is to be retained. The merits of a secondary vehicular access from the minor public road, on the north western boundary of the site, needs to be assessed. If considered necessary the road will require to be upgraded
- Transport Assessment is required
- A Water Impact Assessment may be required along with associated mitigation
- Investigation and mitigation measures may be required in relation to surface water run-off within the site
- Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.

## RKELS002: Kelso



### RKELS002: Kelso

- Site Name: Former Kelso High School
- Site Area: 2.5ha
- Proposed Use: Redevelopment
- Indicative Site Capacity: 50

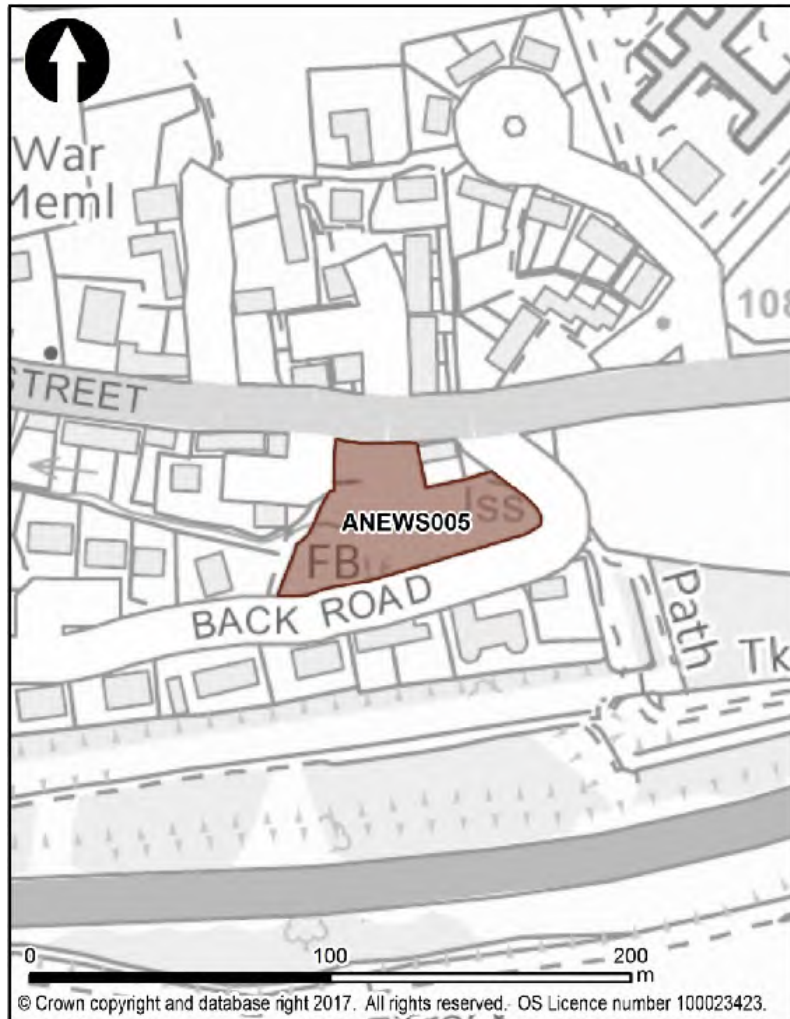
### Site Requirements

- Transport Statement is required to address sustainable travel and street connectivity
- A variety of uses may be appropriate for the site but, in all cases the established amenity of neighbouring land and property must be protected
- The design and layout of the site must respect the significance of the existing structures and their setting
- The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposals for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met
- The gates to the north-west and southwest site boundaries should be restored and conserved where possible
- Archaeological evaluation/mitigation is required
- Assessment of ecology impacts and provision of mitigation, as appropriate

**RKELS002 continued:**

- Investigation and mitigation of potential contamination on site
- A tree survey is required to influence the design and layout of the site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition
- Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties
- Investigation and mitigation measures may be required in relation to surface water run-off within the site.

## ANEWS005: Newstead



### ANEWS005: Newstead

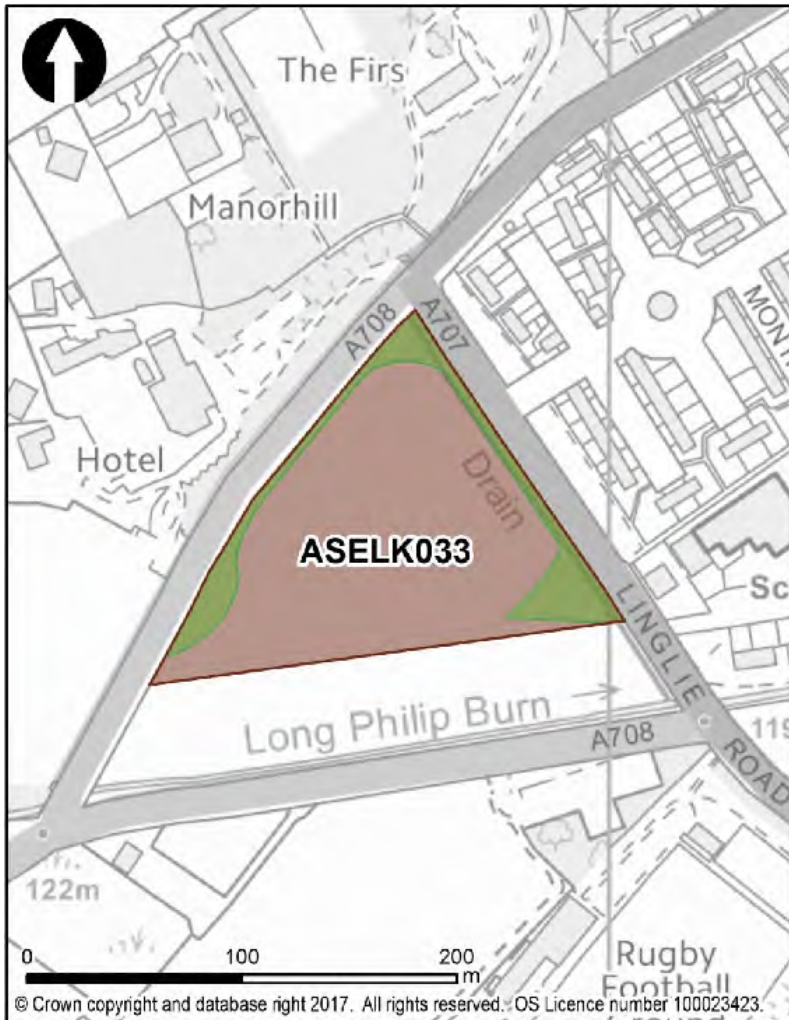
- Site Name: The Orchard
- Site Area: 0.3ha
- Proposed Use: Housing
- Indicative Site Capacity: 6

### Site Requirements

- A flood risk assessment is required and should assess the risk from the small watercourse which is partially culverted through the site
- Explore the potential for culvert removal and channel restoration
- The historic wall to north and west of the site should be retained
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Access to the site to be directly from Back Road. Back Road to be made up to adoptable standard from the junction with Main Street to the access point into the site
- The design and layout of the site should take account of the Conservation Area, the setting of the nearby Scheduled Monument and trees onsite
- No on-site trees to be removed without the prior agreement of the planning authority.



### ASELK033: Selkirk



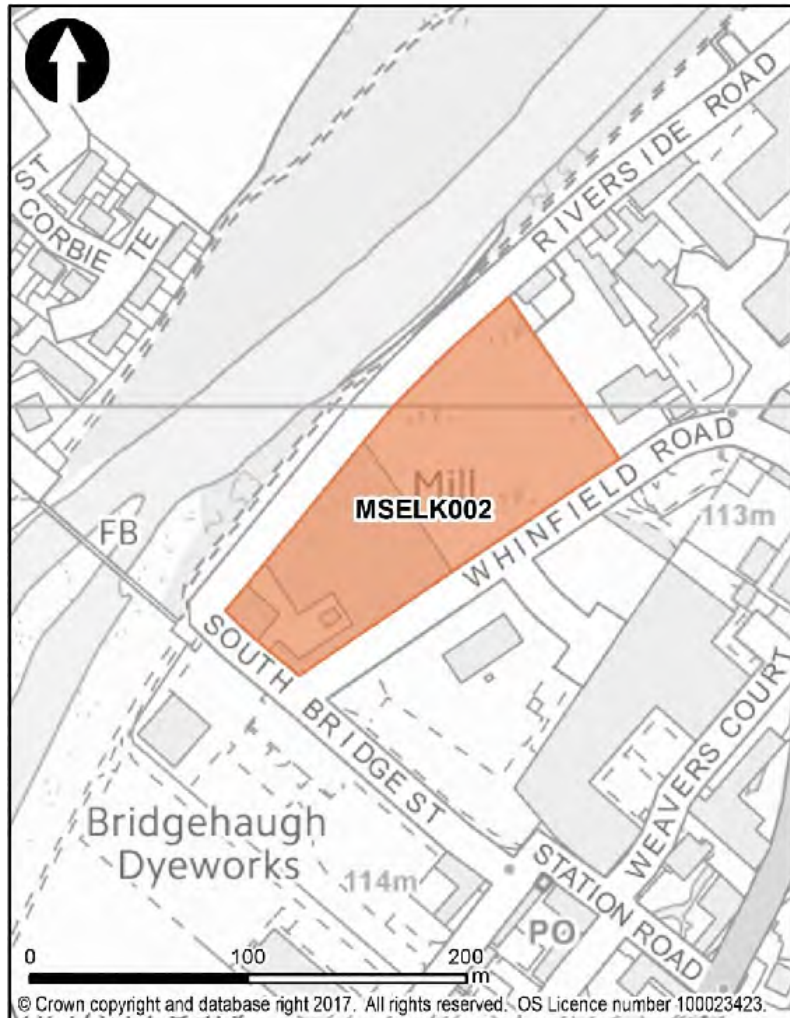
### ASELK033: Selkirk

- Site Name: Angles Field
- Site Area: 2.0ha
- Proposed Use: Housing
- Indicative Site Capacity: 30

### Site Requirements

- The submission of a Flood Risk Assessment should address any risk to the site from the Long Philip Burn, the small drain, as well as the Ettrick Water and address interaction between them is required. The FRA will need to take into consideration the recent changes to the channel and the Flood Protection Scheme as well as blockages to structures
- Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape
- Vehicular access will be via the two roads immediately adjacent to the site
- Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity
- The submission of a Transport Statement will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Retain existing trees along the southern and eastern boundaries of the site
- The natural heritage interest of the Long Philip Burn on the southern boundary will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation
- Development to face outwards over the adjacent roads where possible in order to create an attractive place.

## MSELK002: Selkirk



### MSELK002: Selkirk

- Site Name: Heather Mill
- Site Area: 1.4ha
- Proposed Use: Mixed Use
- Indicative Site Capacity: 75

### Site Requirements

- Potential contamination on the site should be investigated and mitigated
- A Transport Assessment will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided
- Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored
- Potential impact on SAC/SSSI Ettrick Water should be assessed and mitigated
- A design vision is required which reflects the context of the site
- Archaeological interests require to be investigated and mitigation measures may thereafter be required
- Development should have attractive frontage to Ettrick Water
- The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area
- There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation
- The site has been allocated for mixed use following completion of the Selkirk Flood protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences
- The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities.

## MTWEE002: Tweedbank



### MTWEE002: Tweedbank

- Site Name: Lowood
- Site Area: 33.9ha
- Proposed Use: Mixed Use
- Indicative Site Capacity: 300

### Site Requirements

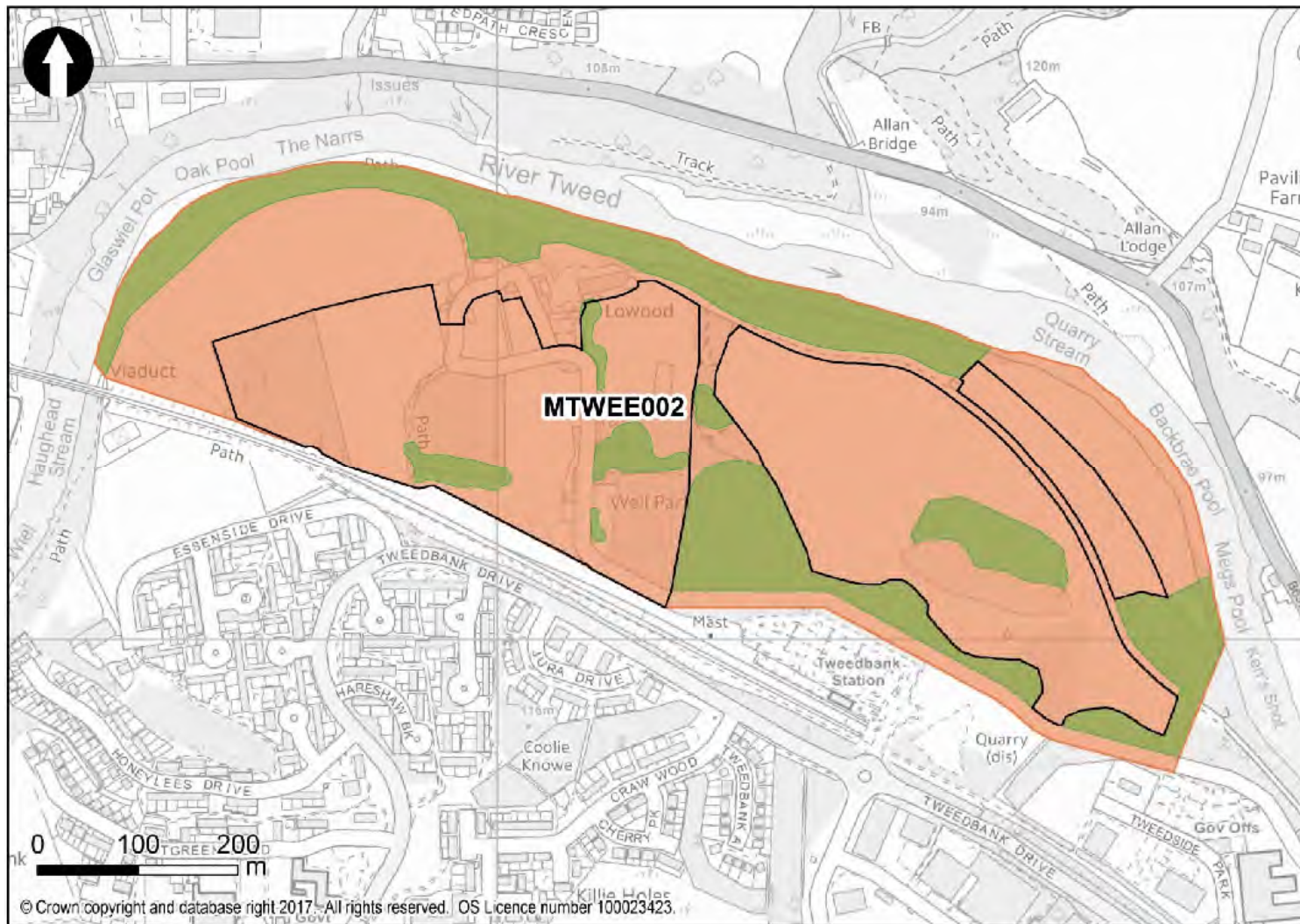
- This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail by a Masterplan
- Development must be high quality and sustainable
- A comprehensive Transport Appraisal to be undertaken. There will need to be at least two vehicular access points into the site. The appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7
- Appropriate internal and external connectivity as well as the creation of effective pedestrian/cycle connectivity with both Tweedbank and Galashiels
- Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge
- A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated.
- Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation

**MTWEE002: Site Requirements (continued)**

- Mature woodland and parkland trees and buffer area to River Tweed SAC/SSSI to be safeguarded
- There is a significant tree and woodland structure on the estate. Tree survey to BS5837 to be undertaken to inform potential areas of development
- Some archaeological investigation may be necessary before or during development
- The wall that defines much of the southern boundary to be retained as much as possible
- Potential need for Environmental Impact Assessment
- Potential contamination to be investigated and mitigated
- An extension to the Primary School would potentially be required
- A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria
- Contact with Scottish Water in respect of water treatment works local network issues
- Potential for on-site play provision
- Existing path network to be safeguarded and potentially extended
- Incorporation of affordable housing as set out in the Local Development Plan
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The design and layout of the site should consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management License exempt composting site at Pavilion Farm.

*\*NOTE: Detailed plan outlines developable areas*





\*The plan identifies three areas outlined in black for potential development which will accommodate the proposed housing and employment land

### Northern Housing Market Area

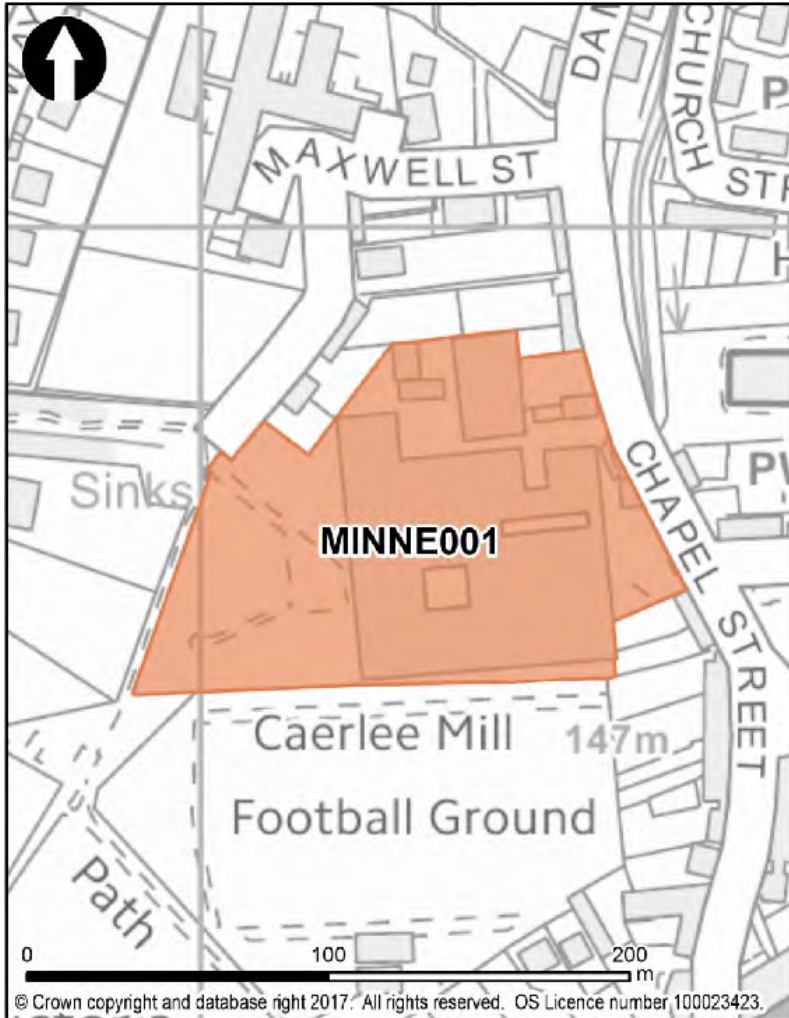
3.3 Table 3 outlines the housing sites within the Northern HMA, totalling 135 units.

Table 3: Housing Sites (Northern HMA)

<b>Preferred Northern Sites</b>			
<b>Site Code</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Indicative Capacity</b>
MINNE001	Caerlee Mill	Innerleithen	35
MPEEB006	Rosetta Road Mixed Use	Peebles	30
MPEEB007	March Street Mill	Peebles	70
Total Northern (units)			<b>135</b>

3.4 It should be noted that there are a number of infrastructure constraints within the Northern HMA, including waste water, flooding and transportation, which limit the availability of effective land for housing. This is something which will require to be looked at and assessed as part of the next LDP.

**MINNE001: Innerleithen**



**MINNE001: Innerleithen**

- Site Name: Caerlee Mill
- Site Area: 1.5ha
- Proposed Use: Mixed Use
- Indicative Site Capacity: 35

**Site Requirements**

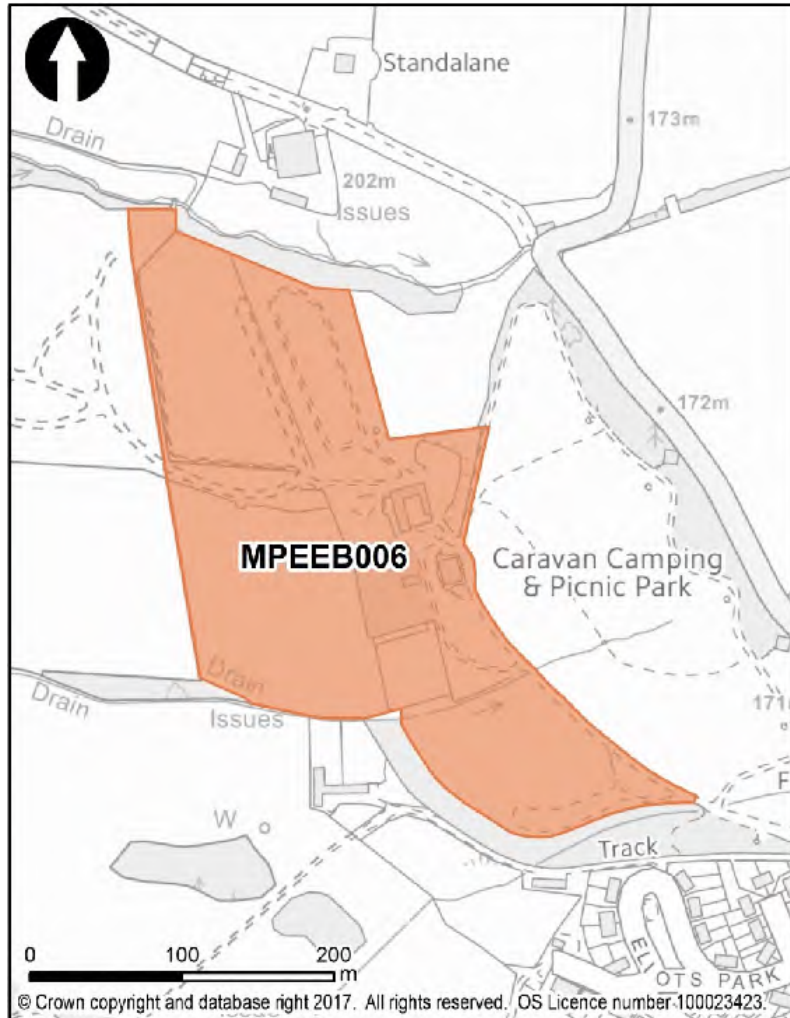
- A planning brief has been undertaken for the site
- The site must provide a mix of uses including housing, employment and/or commercial
- A Flood Risk Assessment may be required. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert
- A water impact assessment will be required
- The main vehicular access into the site will be via Chapel Street. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard
- A Transport Statement will be required
- Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced
- Further assessment of archaeological interest will be required and mitigation put in place
- Assessment of ecology impacts and provision of mitigation, as appropriate

**MINNE001 (continued):**

- The site is located within the Innerleithen Conservation Area, and the category 'B' listed Brodie's Mill is also located on the site. As a result any new development on the site must incorporate the conversion and retention of the listed building and enhance its setting. The development must also incorporate the retention of the stone boundary walls
- In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required
- Potential contamination on the site should be investigated and mitigated.



## MPEEB006: Peebles



### MPEEB006: Peebles

- Site Name: Rosetta Road Mixed Use
- Site Area: 6.4ha
- Proposed Use: Mixed Use
- Indicative Site Capacity: 30

### Site Requirements

- A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken
- A Water Impact Assessment may be required
- The site must provide a mix of uses including housing and an enhanced tourism offering
- The main vehicular access to the site will be at the existing lodge house, but the option of a second vehicular access to Rosetta Road needs to be investigated. The housing development is dependent on a vehicular bridge link over the Eddleston Water to connect Rosetta Road with Edinburgh Road via Kingsland Road/Kingsland Square and Dalatho Street
- A Transport Assessment will be required
- Provision of amenity access within the development for pedestrians and cyclists. A pedestrian/cycle link to be formed between the site and the minor public road on the southern boundary. Links to the footpath network to be created and amenity maintained and enhanced
- Further assessment of archaeology will be required and mitigation put in place
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation via the Eddleston Water

**MPEEB006 (continued):**

- Any new development must respect the setting of the Listed Buildings onsite and of the adjacent Special Landscape Area. Views from across the valley and from adjacent paths will require to be taken into account. Landscape enhancement will be required to protect the amenity of the area and link with existing landscaping within and outwith the site
- Investigation and mitigation of potential contamination on site
- In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate.

## MPEEB007: Peebles



## MPEEB007: Peebles

- Site Name: March Street Mill
- Site Area: 2.3ha
- Proposed Use: Mixed Use
- Indicative Site Capacity: 70

### Site Requirements

- Consideration must be given to surface water flooding, any new development will require to include associated mitigation. No building should take place over any existing drain/lade that is to remain active
- A Water Impact Assessment may be required
- Vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored
- Provision of amenity access within the development for pedestrians and cyclists. Amenity access links will be required to Ballantyne Place and to Rosetta Road via the current allotment access route. Links to the footpath network to be created and amenity maintained and enhanced
- A Transport Statement will be required
- Landscape enhancement alongside associated buffers will be required. Open views towards the east of the site should also be retained
- Further assessment of archaeological interest will be required and mitigation put in place
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Potential contamination on site to be investigated and mitigated
- In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required

**MPEEB007 (continued):**

- The site must provide a mix of uses including housing, employment, and potentially commercial and community use
- The allotments on the western side of the site, are identified within the LDP as Key Greenspace and require to be protected in line with Policy EP11 Protection of Greenspace
- The site is located within the Peebles Conservation Area, and as a result retention of some of the historic buildings will be required. Therefore any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House. The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site.

#### **4. Consideration for all sites**

4.1 The site requirements for all sites have been compiled, taking on board consultation responses, from internal and external bodies.

#### **Sustainability and Placemaking**

4.2 All sites should ensure that they promote sustainable and place making principles, in line with SPP, SDP, LDP and the Council's SPG on Placemaking and Design. This will ensure that new development is of a high quality and respects the area in which it is contained. These themes are underpinned within the policies contained within the Local Development Plan.

#### **Affordable Housing**

4.3 Policy HD1: Affordable and Special Needs Housing, as contained within the Local Development Plan, aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. The policy states that where the Local Housing Strategy or Local Housing Needs and Demand Assessment identifies a local affordable housing need, the Council will require the provision of a proportion of land for affordable or special needs housing, of 25%. This will ensure that a range of housing is provided for the area. Each application will be assessed on their own merits and depending on the overall scale of the development.

#### **Developer Contributions**

4.4 All proposals will require to be assessed for any developer contribution requirements. Policy IS2: Developer Contributions, as contained within the Local Development Plan, outlines the criteria for assessment. Developer contributions may assist in overcoming obstacles to the granting of planning permission through the compensation for, reduction, or elimination of, negative impacts, for example the provision of open-space, education facilities, Borders Railway or other infrastructure. Each application will be assessed on their own merits in line with Policy IS2 and the Scottish Borders SPG on Developer Contributions. There may also be a requirement for applicants to enter into a legal agreement (Section 69 or 75) in respect of any required contributions.

#### **Environmental Health**

4.5 All proposals which include the use of low carbon/carbon neutral technologies, must be discussed with Environmental Health at an early stage, to ensure that there are no adverse impacts in terms of noise or air quality impacts. Proposals must be assessed against policies PMD2, EP16, and

HD3, as contained within the LDP, to ensure that development is in accordance with the sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. Furthermore, appropriate steps must be taken to ensure that development does not adversely impact upon the amenity of the existing residential area.

#### **Waste Water Disposal**

- 4.6 In respect of water provision and waste water disposal, proposals must be assessed against Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage, as contained within the LDP. The policy aims to achieve a satisfactory disposal of sewage and to maintain and improve standards of public health. It outlines the Council's hierarchy of preference for dealing with waste water associated with new development. Any specific requirements for sites being put forward within this SG are outlined within the site requirements.

#### **Flooding**

- 4.7 In respect of the protection and enhancement of the water environment, proposals must be assessed against Policy IS8: Flooding, as contained within the LDP. The policy aims to discourage development from taking place in areas which are, or may become, subject to flood risk. Development should ensure it helps contribute to the objectives of the Water Framework Directive (WFD) and the associated duties of the Local Authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying out statutory functions. Development should not add any further morphological pressures to the water bodies or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed.

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**CONTACT:** Planning Policy & Access Team, Environment & Infrastructure, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA.






## **Appendix 1: Updated Settlement Maps**

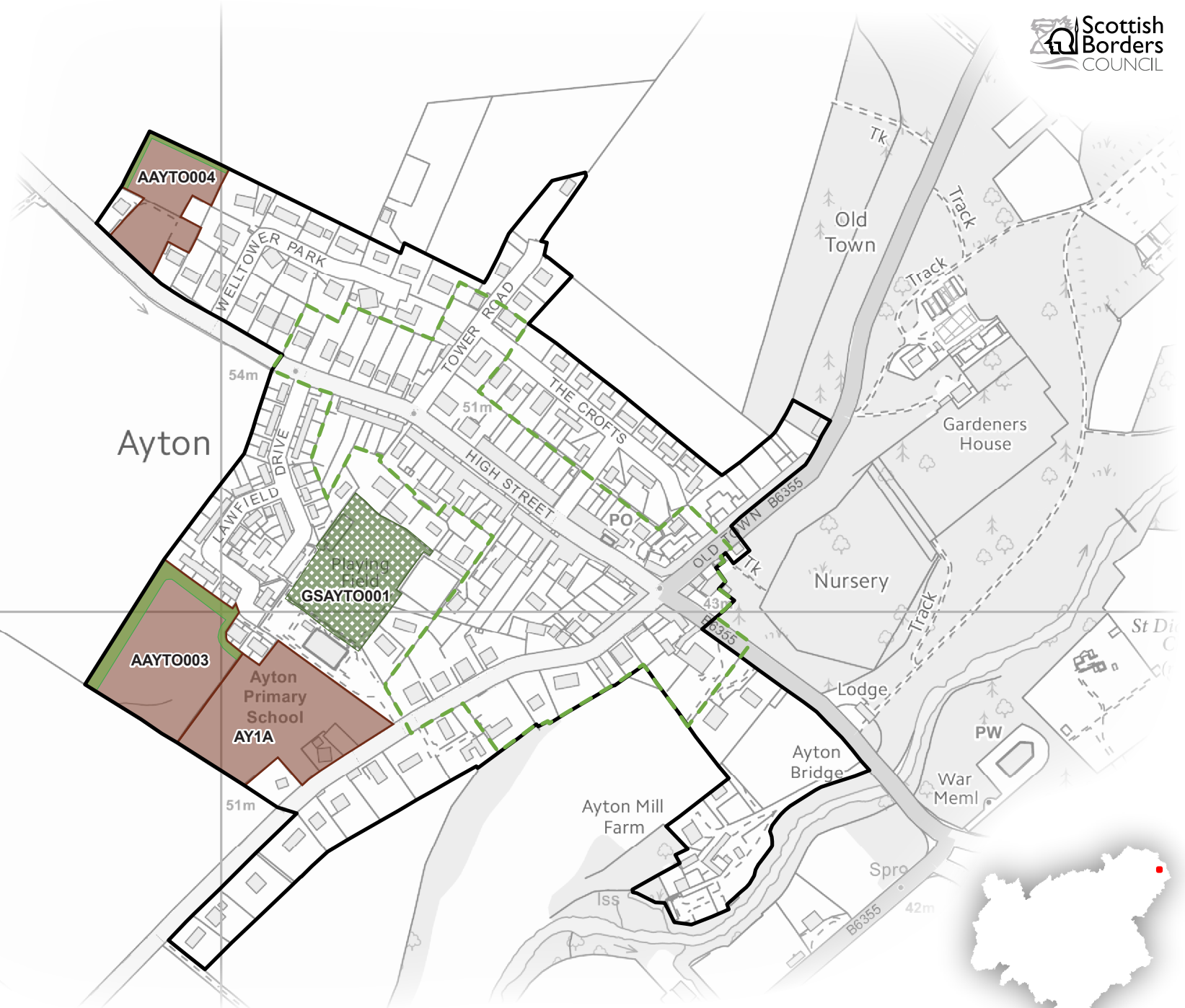
The following settlement maps have been updated, to reflect the allocations contained within the Housing SG. These will supersede those settlement maps contained within the Local Development Plan.

- Ayton
- Coldstream
- Galashiels
- Hawick
- Innerleithen
- Kelso
- Newstead
- Peebles
- Reston
- Selkirk
- Tweedbank



# Ayton

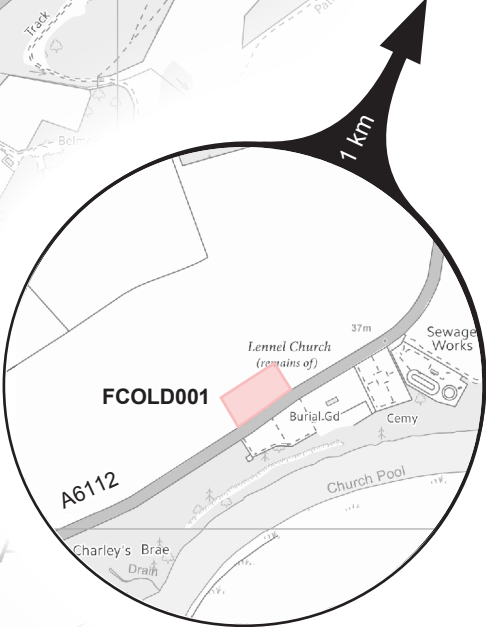
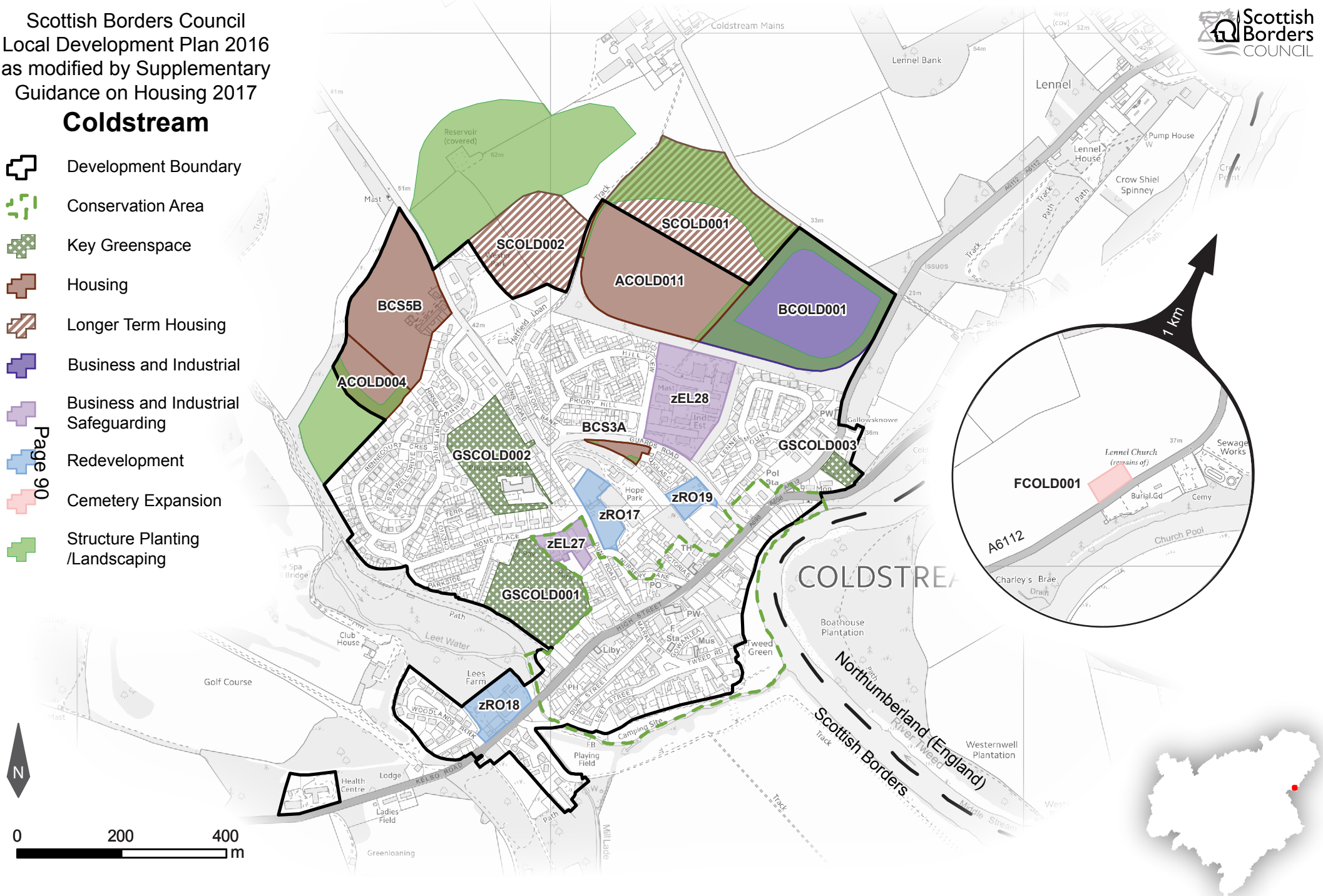
-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting / Landscaping



# Coldstream

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Redevelopment
-  Cemetery Expansion
-  Structure Planting /Landscaping

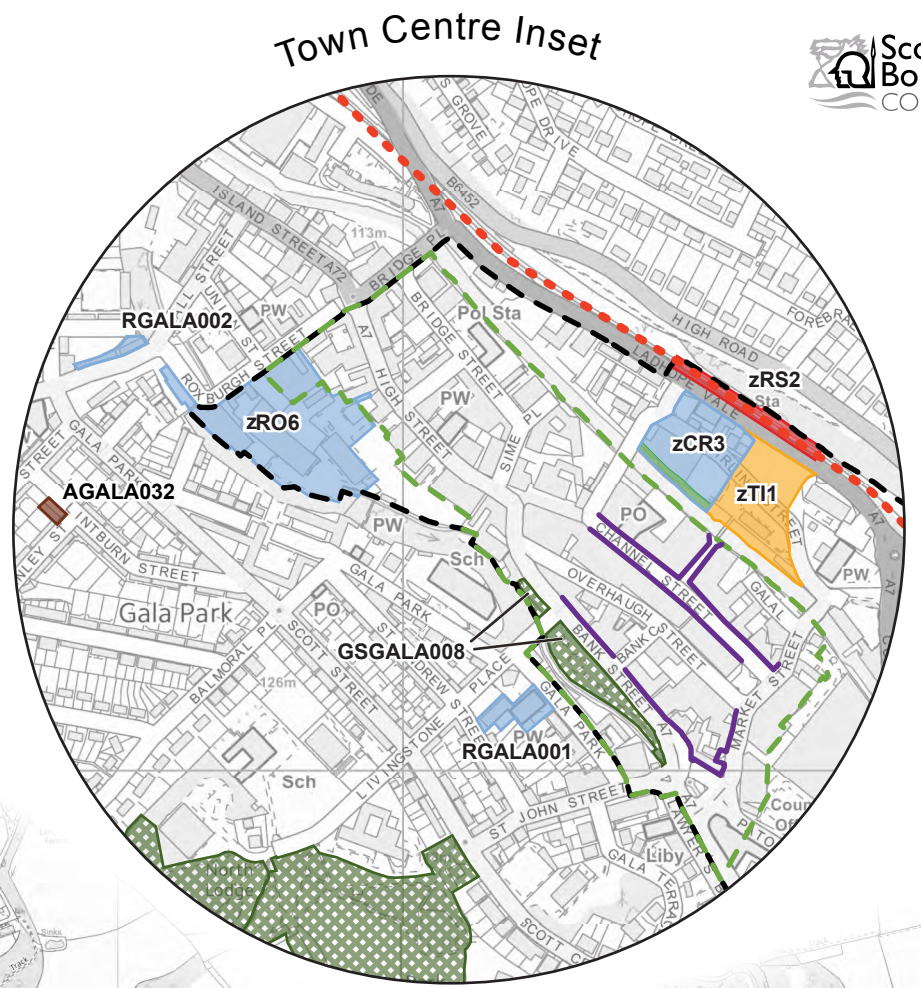
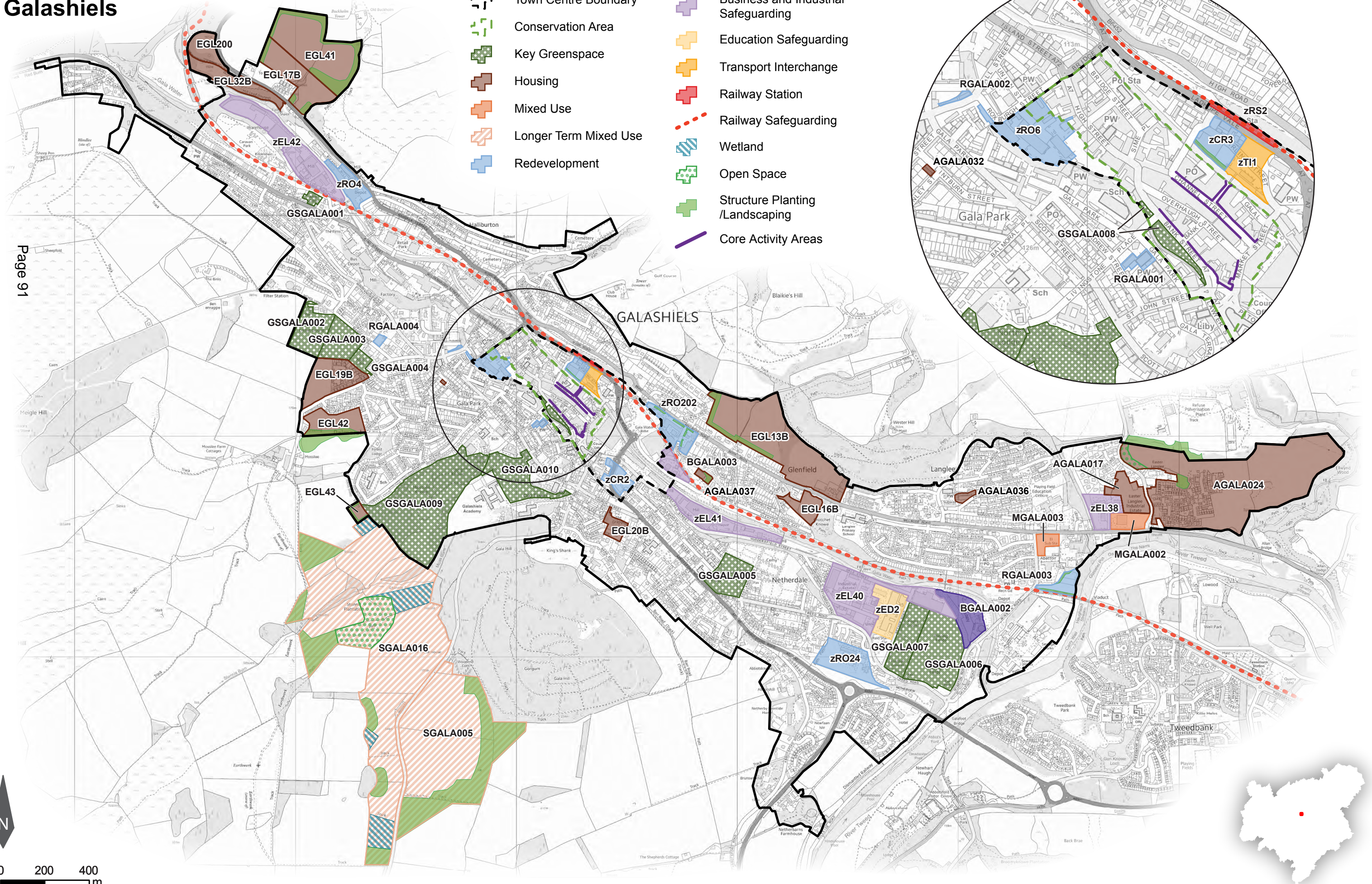
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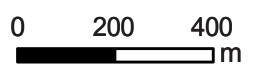


# Galashiels

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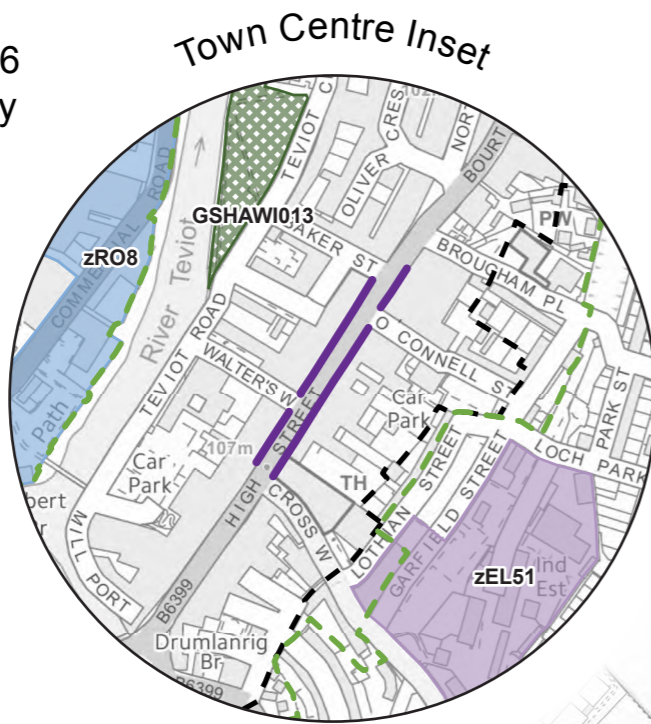
- Development Boundary
- Town Centre Boundary
- Conservation Area
- Key Greenspace
- Housing
- Mixed Use
- Longer Term Mixed Use
- Redevelopment
- Business and Industrial
- Business and Industrial Safeguarding
- Education Safeguarding
- Transport Interchange
- Railway Station
- Railway Safeguarding
- Wetland
- Open Space
- Structure Planting /Landscaping
- Core Activity Areas





# Hawick

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Wetland
-  Structure Planting /Landscaping
-  Core Activity Areas





# **APPENDIX A: HOUSING SG AND APPENDICES**

## **PART 2**



Scottish Borders Council  
Local Development Plan 2016  
as modified by Supplementary  
Guidance on Housing 2017  
**Innerleithen**

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Mixed Use
-  Structure Planting /Landscaping

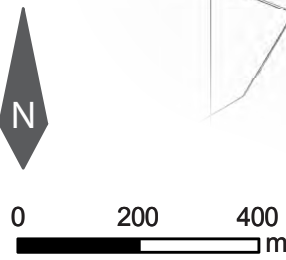




# Kelso

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  School
-  Wetland
-  Structure Planting /Landscaping
-  Core Activity Areas

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## Newstead


-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing

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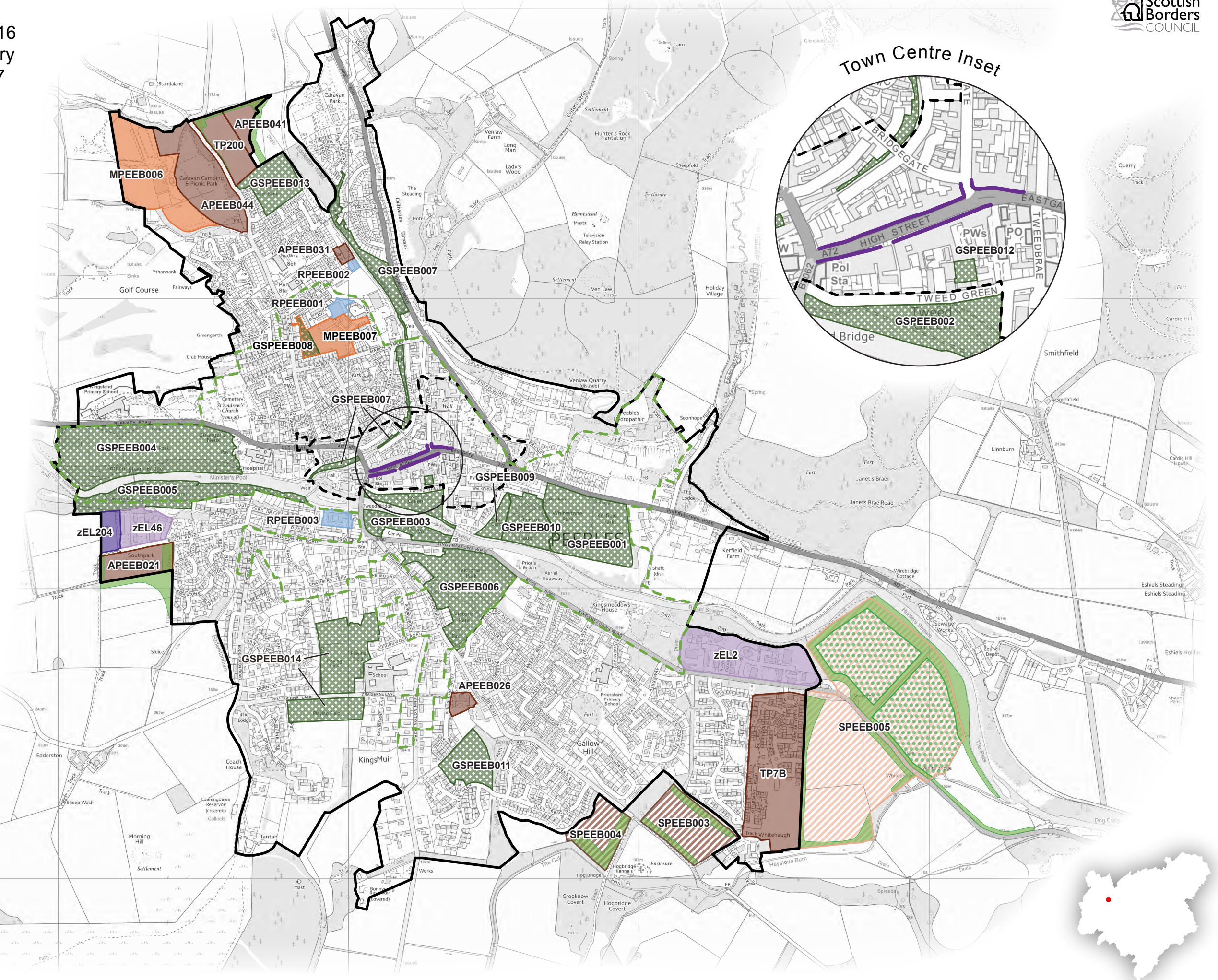
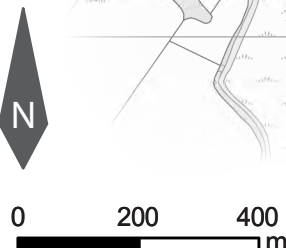




Scottish Borders Council  
Local Development Plan 2016  
as modified by Supplementary  
Guidance on Housing 2017  
**Peebles**

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Longer Term Mixed Use
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas

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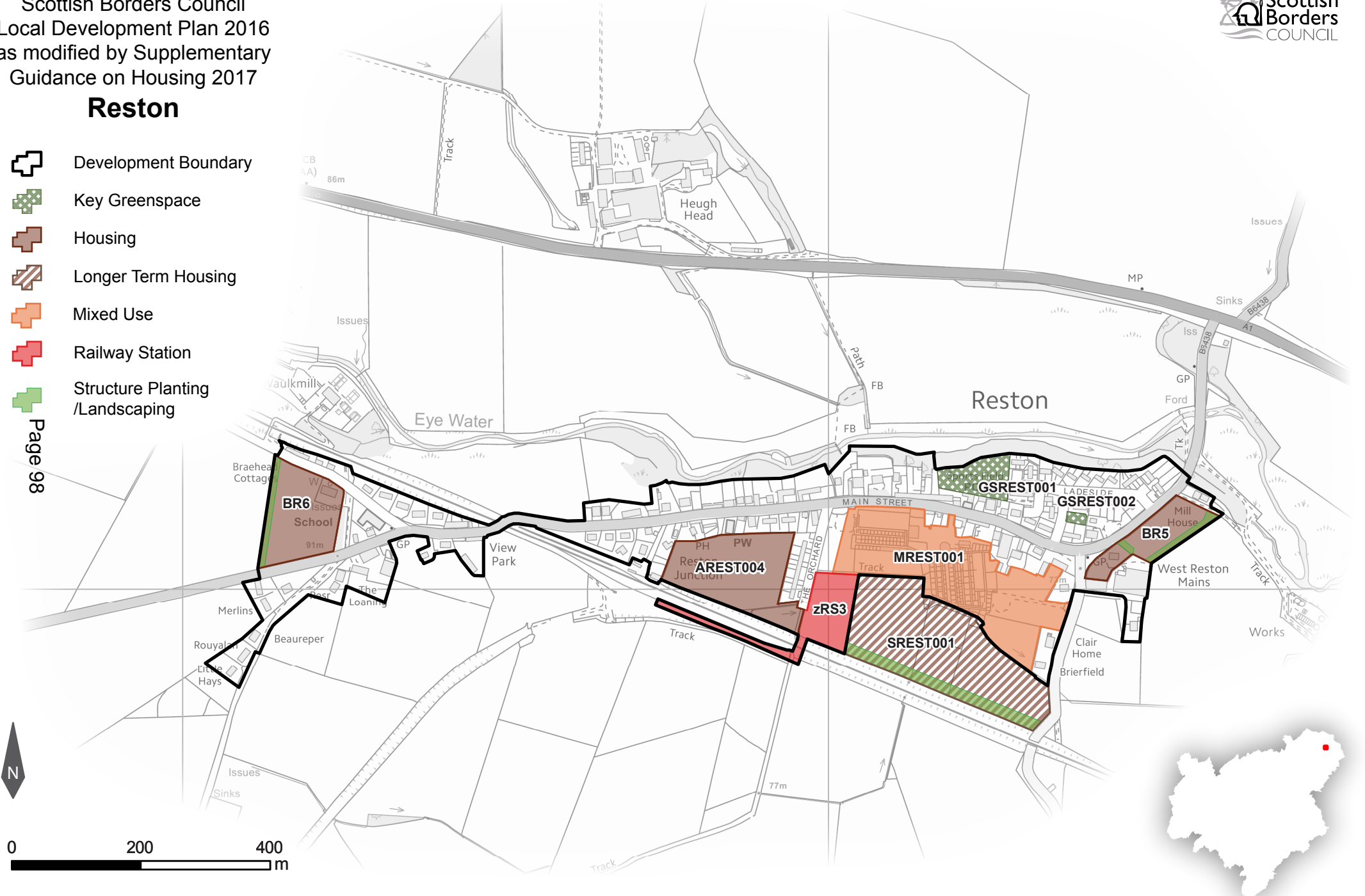




# Reston













-  Development Boundary
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  Railway Station
-  Structure Planting /Landscaping

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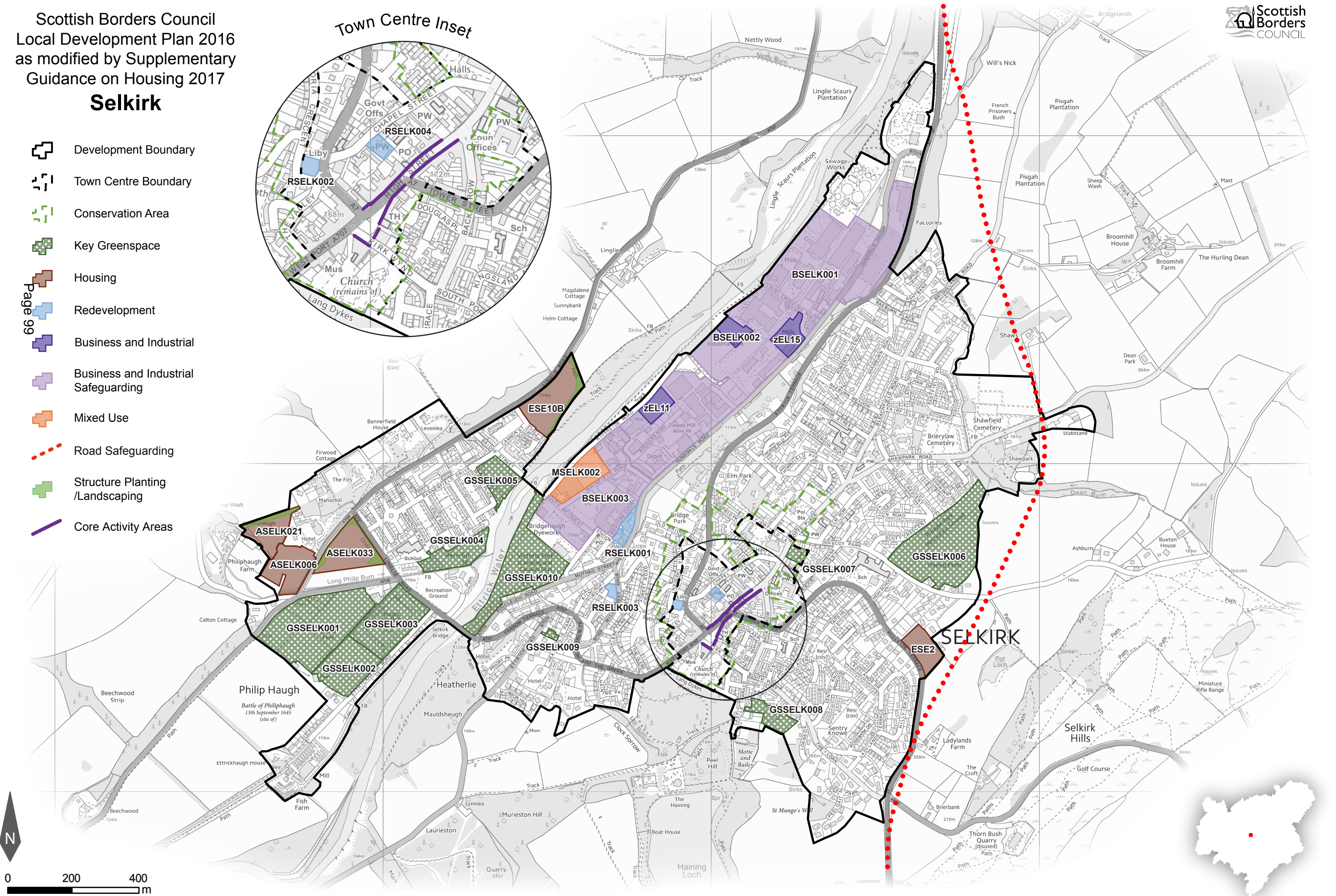
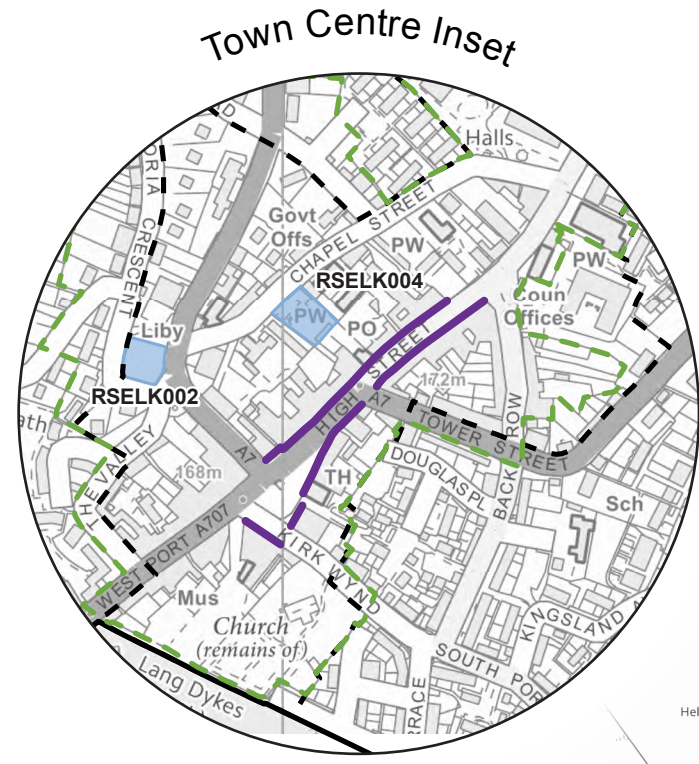




# Selkirk

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Mixed Use
-  Road Safeguarding
-  Structure Planting /Landscaping
-  Core Activity Areas

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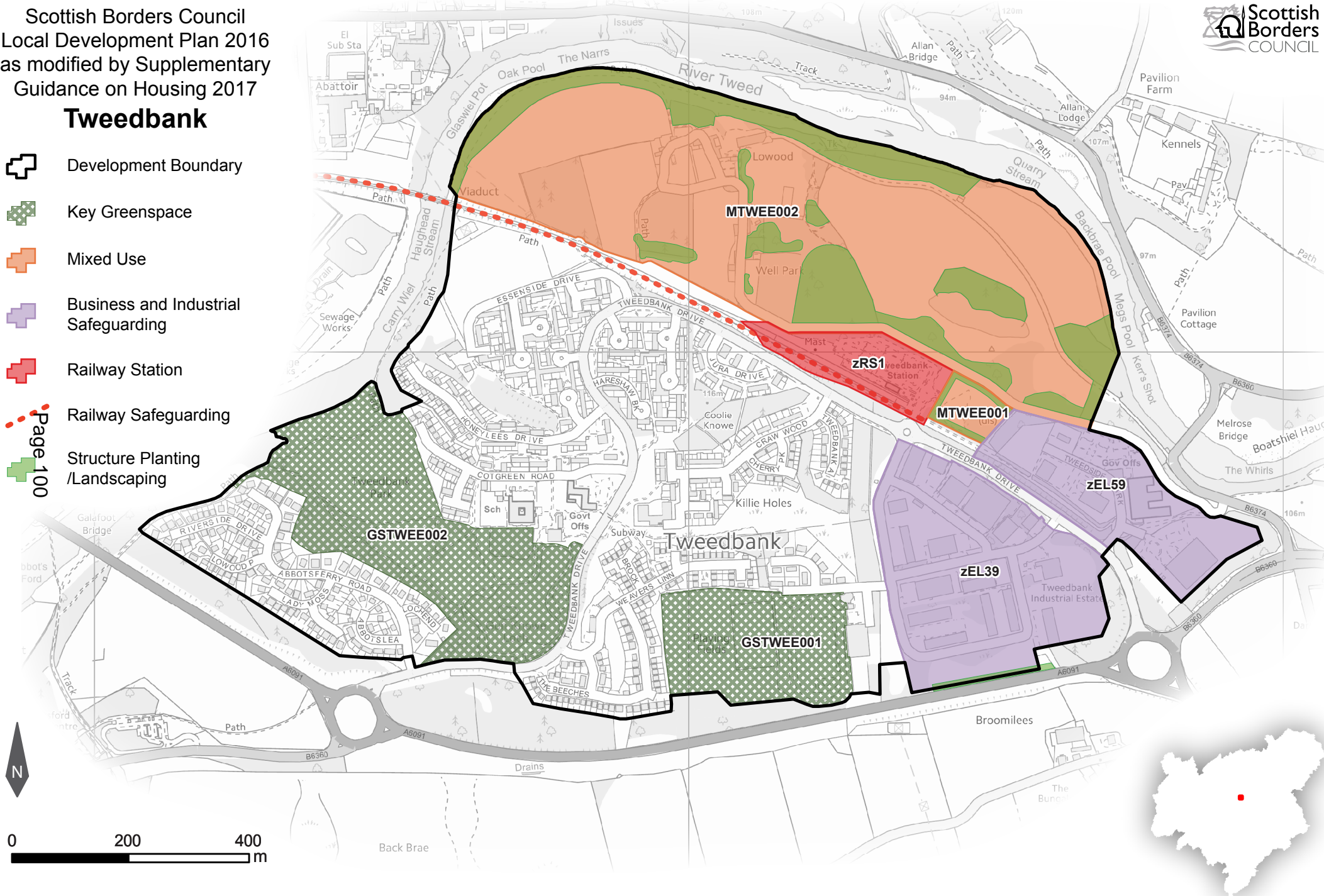


Scottish Borders Council  
Local Development Plan 2016  
as modified by Supplementary  
Guidance on Housing 2017

### Tweedbank

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Business and Industrial Safeguarding
-  Railway Station
-  Railway Safeguarding
-  Structure Planting /Landscaping

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**Appendix 2: Housing Land Requirement & Contribution**

## Housing Land Requirement

1.1 The Scottish Borders housing land requirement, as set out in the Development Plan, is outlined in Table 1 below.

*Table 1: Housing Land Requirement*

<b>Housing Requirement</b>	<b>2009-2025</b>
Sesplan Supplementary Guidance (SSG) Requirement for Scottish Borders 2009-2019	9,650
Sesplan Supplementary Guidance (SSG) Requirement for Scottish Borders 2019-2024	3,280
Additional Requirement for 2025	492
<b>Total</b>	<b>13,422</b>

## Housing Land Supply Contributions

1.2 The baseline position takes into account the 2014 Housing Land Audit (HLA). The total contributions to the housing land requirement are contained within Table 2 below, as set out in Appendix 2 of the LDP. The overall potential contribution towards the requirement up to 2025 is 12,506 units, which represents a shortfall of 916 units. This takes into account the addition/removal of any sites through the LDP Examination process.

*Table 2: Total contributions to the requirement (2009 to 2025)*

<b>Contributions to the Requirement</b>	<b>2009-2025</b>
Potential supply	10,324
Completions (2009-2014)	1,837
Demolitions (2014-2025)	-220
New Allocations in the Plan	565
<b>Total</b>	<b>12,506</b>

- 1.3 The total housing land supply contribution includes the potential supply, allowance for past completions (2009-2014), allowance for future demolitions (2014-2025) and all new housing/mixed use allocations within the LDP. The potential supply is calculated up to 31<sup>st</sup> March 2014, using the 2014 HLA.

#### **Distribution of Housing**

- 1.4 SESplan identifies 3 Strategic Development Areas (SDA's), Central, Eastern and Western while the LDP identifies 4 Housing Market Areas (HMA's), Berwickshire, Central, Northern and Southern. The LDP does not specify a distribution for the additional 916 units. However, SPP states that a generous supply of land for each housing market area should be provided, in order to maintain a 5 year effective housing land supply.
- 1.5 In order to distribute the shortfall of housing, broadly within the SDA's and surrounding area, the population projections for each SDA and surrounding area were assessed. The population projections indicate that the population split is 20% Berwickshire, 60% Central and 20% Northern at 2026. The SG provides additional sites broadly in line with these projections. Consideration was given to opportunities within the Southern HMA, however no suitable opportunities were identified.
- 1.6 The guidance sets an 'indicative capacity' for new housing on each site. The number should not be seen as a maximum or a minimum. In some cases, good design and placemaking may only be consistent with a smaller number of houses, or else the opposite could be the case. Developers should not seek to design according to the indicated number but instead adhere to the principles of design and placemaking as set out in the Local Development Plan. In terms of estimating the potential housing density for each site, cognisance was taken of the density and character of the surrounding built form, any significant site constraints and the topography of the site. Consideration was also given as to whether a density should be low, medium or high, taking cognisance of the following broad categorisations and approximate capacities: low (less than 20 units per ha), medium (20-30 units per ha) and high (greater than 30 units per ha). These figures can vary considerably on a case by case basis, also taking into consideration the likelihood of some sites being developed wholly or partly as flats.

**Appendix 3: Identification of Housing Shortfall**



1.1 Initially it was required to assess progress in meeting the shortfall for 916 houses. The assessment considered allocated sites and changes in site capacities. This allowed an update to the shortfall to be calculated.

**Allocated LDP Sites (Site Capacity Contribution)**

1.2 Housing and mixed use sites allocated within the LDP (with indicative capacities) are included in the contribution already, as shown in Table 2, Appendix 2. ‘RDUNS003; Disused Chicken Hatchery, Clockmill’ in Duns is allocated as a redevelopment site, with an indicative capacity for 20 units. This site was not included within the contribution in Table 2 and provides additional units towards the housing shortfall, see Table 1 below.

*Table 1: Allocated LDP Sites (Site Capacity Contribution)*

<b>Allocated LDP Site (Not included in the contribution)</b>				
<b>Site Code</b>	<b>Site Name</b>	<b>Settlement</b>	<b>HMA</b>	<b>Site Capacity</b>
RDUNS003	Disused Chicken Hatchery, Clockmill	Duns	Berwickshire	20
<b>Total Contribution of units towards housing shortfall</b>				<b>20</b>
<b>Residual Shortfall Required</b>				<b>896</b>

**Additional Potential (Increases in Site Capacity)**

1.3 There is additional site capacity in a number of instances, for allocated sites which were included within the 2014 HLA. This is where planning consent has been granted since 1<sup>st</sup> April 2014, which results in an increased overall site capacity. Table 2 below shows the sites where there is additional site capacity, which can be considered towards the housing shortfall.

Table 2: Additional Potential (Increases in Site Capacity)

<b>Additional Potential (Increases in Site Capacity)</b>					
<b>Site Code</b>	<b>Allocation</b>	<b>Site Name</b>	<b>Settlement</b>	<b>HMA</b>	<b>Additional Site Capacity</b>
EC13B	Housing	Meigle	Clovenfords	Central	3
EM35D	Housing	Broomilees Road	Darnick	Central	4
Former allocation in a previous Local Plan	Housing	North of Jedward Terrace	Denholm	Central	5
AGALA024	Housing	Easter Langlee Expansion Site	Galashiels	Central	27
RGALA001	Redevelopment	St Aidans Church	Galashiels	Central	6
AGATT007	Housing	St Aidans	Gattonside	Central	19
zRO9	Redevelopment	High Street Gap Site	Innerleithen	Northern	6
<b>Total Contribution of units towards housing shortfall</b>					<b>70</b>
<b>Residual Shortfall Required</b>					<b>826</b>

**Allocated Sites (Additional Potential)**

- 1.4 There is additional potential to those allocated redevelopment sites which are not included within the contributions in Table 2, Appendix 2, however have gained planning consent since 1<sup>st</sup> April 2014. This is shown in Table 3 below and provides an addition.

Table 3: Allocated Sites (Additional Potential)

<b>Allocated Sites (Additional Potential)</b>					
<b>Site Code</b>	<b>Allocation</b>	<b>Site Name</b>	<b>Settlement</b>	<b>HMA</b>	<b>Additional Site Capacity</b>
RHAWI010	Redevelopment	Cottage Hospital	Hawick	Central	15
<b>Total Contribution of units towards housing shortfall</b>					<b>15</b>
<b>Residual Shortfall Required</b>					<b>811</b>

- 1.5 Therefore, in summary, the SG is required to provide capacity for an additional 811 housing units. The Finalised Housing SG provides 926 units in total, which includes 10% flexibility over and above the identified residual shortfall.

**Appendix 4: Additional Sites to Contribute Towards the Housing Shortfall and Methodology**

## LDP Examination & Policy Context

- 1.1 The policy preamble to Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, states that *'The longer term housing and mixed use sites identified in the plan will be considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites considered to have acceptable impacts'*. The LDP also states that the Council will assess the candidate sites against the criteria set out in SESPlan Policy 7: Maintaining a five year housing land supply.
- 1.2 The Council has therefore undertaken an assessment process that considers the longer term housing and mixed use sites, sites put forward in response to a 'Call for Sites', 2 additional sites submitted at the draft consultation stage, allocated mixed use sites, allocated re-development sites and other sites that it viewed as having potential to meet the shortfall.

## Call for Sites Process

- 1.3 The 'Call for Sites' process was undertaken between January and the end of March 2016. This provided an opportunity for land owners, developers, agents and any other interested parties to submit proposals for consideration. The Council produced a Pro Forma and requested that it was completed for each site submitted, along with a site map clearly showing each site. The Council received 114 submissions, containing the required information. An additional 2 sites were submitted for consideration at the draft consultation stage, which were subsequently assessed.

## Site Assessment Process

- 1.4 A total of 167 sites have been assessed throughout the SG process. An initial stage 1 assessment was undertaken to identify sites with potential and this was followed by a detailed site assessment. The detailed site assessment provided the basis for the identification of preferred and alternative sites contained within the Draft SG, to meet the housing shortfall and ultimately those sites included within the finalised Housing SG.
- 1.5 A stage 1 assessment was undertaken for 167 sites, which included the following;
  - 114 sites submitted as part of the 'Call for Sites' process;
  - 11 longer term housing sites, identified within the LDP;
  - 6 longer term mixed use sites, identified within the LDP;
  - 4 allocated mixed use sites, contained within the LDP;
  - 24 allocated redevelopment sites, contained within the LDP;

- 6 other sites identified by the Council as having potential; and
- 2 sites submitted at the Draft consultation stage.

1.6 The 11 longer term housing and 6 longer term mixed use sites identified within the LDP were assessed. There are 16 allocated mixed use sites identified within the LDP, 12 of these sites were already included in the potential contribution, as identified within Table 2, Appendix 2. A stage 1 assessment was undertaken on the remaining 4 sites, to ascertain whether the sites were suitable to be taken forward within the Housing SG with an indicative site capacity. There are 49 allocated redevelopment sites identified within the LDP. 25 of these sites were already included in the potential contribution, as identified within Table 2, Appendix 2. A stage 1 assessment was undertaken on the remaining 24 sites, to ascertain whether the sites were suitable to be taken forward within the Housing SG with an indicative housing capacity<sup>1</sup>. 6 other sites, identified by the Council as having potential for housing, have been assessed. A further 2 sites were submitted for consideration at the draft consultation stage.

<sup>1</sup>It should be noted that the site 'RDUNS003' for 20 units has been counted in Table 1 (Appendix 3), it already has an indicative site capacity within the LDP, which was not previously counted within the contribution. 'RHAWI010' for 15 units has been counted in Table 3 (Appendix 3). The site is allocated for redevelopment and was not included in the potential contribution, as identified within Table 2 (Appendix 2). Since April 2014, the site has received planning consent for 15 units.

### (a) Stage 1 RAG Assessment

1.7 For the 167 sites, an initial stage 1 RAG (red, amber & green) assessment was undertaken. For all sites submitted as part of the Call for Sites process, the information submitted as part of the submission and Pro Forma was taken into consideration. All sites were assessed against the 14 criteria within the matrix. It should be noted that the criteria was in line with the policies contained within the LDP and Policy 7: Maintaining a Five Year Housing Land Supply, as contained within SESplan. An assessment was undertaken for each of the sites against the criteria contained within the stage 1 matrix, and this resulted in conclusions as follow -

- Green: It was considered that the site met the criteria satisfactorily;
- Amber: The site requires further investigation/consultation or mitigation and/or potential constraints were identified within/adjacent to the site;
- Red: The site was not considered to meet the criteria.

Once each of the criteria had been assessed, an overall conclusion was drawn for each site, this included an overall RAG outcome.

1.8 The outcomes for the RAG assessments are contained within Table 1 below.

*Table 1: RAG outcomes*

<b>RAG</b>	<b>Number of sites</b>
Red	111
Amber	27
Green	29

1.9 The site assessment conclusion for the red RAG sites were recorded in the site assessment database.

## **(b) Stage 2 Assessment**

### **Consultation**

1.10 Following on from the stage 1 RAG assessment, a stage 2 assessment was undertaken for all the remaining 56 sites (green and amber). This included a detailed site assessment and consultation with internal and external consultees.

### **Database Assessment**

1.11 A full site assessment was undertaken for all sites subject to consultation. The internal and external consultation provided an opportunity for any constraints to be raised and mitigation suggested, where necessary. Further to the site assessment, sites considered to be acceptable for housing were proposed as either preferred or alternative sites within the Draft Housing SG. This was further refined after the public consultation, to the 19 finalised sites contained within the Housing SG.



## **APPENDIX B**

### **Summary of Representations**

- Berwickshire Housing Market Area
- Central Housing Market Area
- Northern Housing Market Area
- General comments
- Internal consultation responses

## **Berwickshire Housing Market Area**

- **Ayton**
  - AAYTO004: Page 1 onwards
- **Coldstream**
  - ACOLD009: Page 3
  - ACOLD011: Page 3 onwards
  - ACOLD008: Page 5
- **Duns**
  - MDUNS005: Page 2 & Page 10 onwards
- **Gordon**
  - AGORD004: Page 2 & Page 12
- **Greenlaw**
  - AGREE008: Page 13 onwards
  - AGREE007: Page 14
- **Reston**
  - AREST004: Page 15 onwards
  - AREST003: Page 16 onwards

SETTLEMENT	SITE NAME & SITE CODE	CONTRIBUTOR	COMMENT TYPE	SUMMARY OF REPRESENTATION	PROPOSED RESPONSE	RECOMMENDATION
Ayton	Land North of High Street (AAYTO004)	Edwin Thompson on behalf of the land owner RH & DH Allan	Object to the proposed site capacity	<p>Disagree with the proposed indicative site capacity for 6 units and state it should be increased to 12 units, taking into account the following considerations;</p> <ul style="list-style-type: none"> <li>The site is located within the Ayton village boundary, characterised by pockets of varying housing densities and a mixture of house styles;</li> <li>12 units would be in keeping with the mixture of densities within Ayton and would be 17 units per ha. The sites within Ayton vary from 7-31 units per ha;</li> <li>Planning consent was previously granted for 5 units in 2006, within part of this site. It seems at odds for planning permission to have been granted on the site at a density of 24 units per ha, in comparison to now recommending 8 units per ha;</li> <li>Large garden type developments within Ayton are not in demand;</li> <li>Most of the other preferred or alternative sites include densities of 17-20 units per ha;</li> <li>12 units is a more appropriate number, to deal with the housing shortfall, in comparison to 6 units.</li> </ul>	<p>The proposed site lies within Ayton and the surrounding area is characteristically lower density, with bungalows evident. Each site must be assessed on its own merits, taking into consideration the context of the site.</p> <p>In this instance, it is considered that a site capacity for 6 units is more in keeping with the character of Ayton.</p> <p>However, it should be noted that the site capacity contained within the Housing SG is only indicative. A site layout, with an increased site capacity, could be tested through the submission of a planning application, whilst ensuring compliance with the relevant LDP policies.</p>	It is recommended that Land North of High Street, Ayton (AAYTO004) is included within the Finalised Supplementary Guidance on Housing.
Ayton	Land North of High Street (AAYTO004)	Smith and Garratt on behalf of Millar Partnership and David Wilson	Object to the inclusion of Land North of High Street (AAYTO004)	The contributor states that the site is covered by existing development policies, therefore including the site within the SG does not increase the availability and choice of available sites.	Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).	It is recommended that Land North of High Street, Ayton (AAYTO004) is included within the Finalised

		Homes	within the Housing SG, stating that it is covered by existing development policies	Objects to the inclusion of the site on the grounds that it is capable of being developed in accordance with existing planning policies and the inclusion within the Housing SG would not help the Council in meeting the requirements of the SG.	The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.  The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.	Supplementary Guidance on Housing.
Ayton	Land North of High Street (AAYTO004)	SEPA	Support	Support the development requirement to consider the adjacent watercourse in the detailed design of the site.	Comments are noted.	It is recommended that Land North of High Street, Ayton (AAYTO004) is included within the Finalised Supplementary Guidance on Housing.
Ayton Gordon Duns	1. Land North of High Street (AAYTO004)  2. Land at Eden Road (AGORD004)  3. South of Earlsmeadow: Phase 1 (MDUNS005)	Edwin Thompson on behalf of several land owners;  1. RH & DH Hall (AAYTO004)  2. Miles Browne (AGORD004)  3. G W Thomson and Sons (MDUNS005)	Object to the distribution of housing sites within the Borders, specifically Berwickshire	Disagree with the distribution of sites contained within the SG, to deal with the housing shortfall. There has been an unfair allocation for Berwickshire, which should be increased to comply with (3.5) as contained within the SG.  The SG states it will look to provide additional sites broadly in line with the population projections; 20% Berwickshire, 60% Central and 20% Northern HMA. The allocations within the SG are split approximately; 15% Berwickshire, 15% Northern and 70% Central.  The majority of the Berwickshire allocation is within Coldstream for 100	The Housing SG seeks to identify an additional 916 housing units, to meet the identified shortfall. It was considered that in order to distribute the shortfall of housing, broadly within the SDA's and surrounding area, the population projections for each SDA and surrounding area were assessed. These projections were used as a guide for allocating sites. However, it should be noted that the LDP does not specify a distribution for the additional 916 units.  It is acknowledged that 100 units are included as the preferred site Hillview North 1: Phase 1 (ACOLD011), in Coldstream. Policy HD4, contained within the LDP states that, ' <i>The longer term housing and mixed use sites identified in the plan will be</i>	It is recommended that Land North of High Street, Ayton (AAYTO004) is included within the Finalised Supplementary Guidance on Housing.  It is recommended that Land at Eden Road, Gordon (AGORD004) & South of Earlsmeadow: Phase 1, Duns (MDUNS005) are not included within the Finalised Supplementary Guidance on Housing.

				units and this does not show an even distribution throughout Berwickshire.	<p><i>considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites'.</i></p> <p>ACOLD011 forms part of an identified longer term housing site within the LDP. The site ACOLD011 was considered acceptable for housing as part of the SG process.</p> <p>Sites in Ayton &amp; Reston, in Berwickshire, are also contained within the SG.</p>	
Coldstream	<p>1. Hillview North 1 (ACOLD009)</p> <p>2. Hillview North 1: Phase 1 (ACOLD011)</p>	Scott Hobbs Planning on behalf of the land owner Lennel Estate	Object to the exclusion of Hillview North 1 (ACOLD009) from the Housing SG and propose the site is taken forward opposed to only Hillview North 1: Phase 1 (ACOLD011)	<p>1. Welcome the SG and support the findings in relation to the overall site as outlined at ACOLD009. Recognise the SBC position that the 200 unit capacity of ACOLD009 may be beyond the housing land requirement as outlined in the SG.</p> <p>A Development Framework (DF) has been prepared in relation to the overall site, considering a hybrid approach between ACOLD009 and ACOLD011, which allows a longer term approach to be taken to the site, providing certainty going forward. The DF concludes that the Council's estimated capacity for ACOLD011 is 200 units, and that these can be satisfactorily accommodated within the landscape setting of Coldstream, whilst enabling potential future access to additional housing land to the west and facilitating the ongoing expansion of the business land to the east. The DF includes 2 phases, with each phase accommodating 100 units, including all the site requirements contained within the SG. The DF provides a site layout, incorporating ACOLD009, ACOLD011 and the longer term site to the west.</p>	<p>1. Comments are noted.</p> <p>2. The Council note the support for the inclusion of the overall Hill View North site ACOLD009 within the Housing SG. However, the purpose of the Housing SG is to ensure that the Council maintains a 5 year effective housing land supply, for the LDP period. The submission indicates that Phase 1 will be effective within the LDP period, however Phase 2 delivery will be up to 2035. Therefore, Phase 2 will not be effective within the LDP period. However, the site will remain identified within the LDP for longer term housing development.</p> <p>3. Comments are noted.</p>	<p>It is recommended that Hillview North 1: Phase 1, Coldstream (ACOLD011) is included within the Finalised Supplementary Guidance on Housing.</p> <p>It is recommended that Hillview North 1, Coldstream (ACOLD009) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<p>2. The land owner seeks inclusion of the overall Hill View North ACOLD009 site within the SG, albeit accompanied by a clear statement to the effect that it will be developed over 2 phases. Phase 1 should relate to the current LDP period, while Phase 2 to the period 2035. This has the advantage of providing certainty for the Council, the Estate and the tenant farmer over the long term future of the land.</p> <p>3. No disputing the effectiveness of the overall site, which is in a single ownership, and highly marketable. Services are available and there are no constraints to the site being brought forward for development, subject to detailed planning permission being secured.</p>		
Coldstream	Hillview North 1: Phase 1 (ACOLD011)	Ferguson Planning on behalf of Roxburghe Estates	Object to the deliverability of Hillview North 1: Phase 1 (ACOLD011)	Question the deliverability of the site over the LDP lifespan, as it was allocated for 'longer term' development within the LDP.	<p>The Council note the comments.</p> <p>Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, states that <i>'The longer term housing and mixed use sites identified in the plan will be considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites considered to have acceptable impacts'</i>.</p> <p>The owner of ACOLD011 has submitted supporting documentation (Development Framework), as part of the consultation process. There are 3 housing allocations within Coldstream and 1 is actively being developed at present.</p>	It is recommended that Hillview North 1: Phase 1, Coldstream (ACOLD011) is included within the Finalised Supplementary Guidance on Housing.

					It is considered that releasing (Phase 1) of the longer term housing site for 100 units, will be a sufficient contribution towards the housing shortfall, as part of the Housing SG. This would retain the northern part of the longer term site for future housing. It is considered that (Phase 1) of the site will be effective within the plan period.	
Coldstream	<p>1. Land at Ladies Field (ACOLD008)</p> <p>2. Hillview North 1: Phase 1 (ACOLD011)</p>	Savills on behalf of the land owner	Object to the exclusion of Land at Ladies Field (ACOLD008) from the Housing SG and propose it replaces the preferred housing allocation Hillview North 1: Phase 1 (ACOLD011)	<p><b>Support inclusion of ACOLD008</b></p> <p>1. ACOLD008 should be brought forward as a preferred housing site, contributing to the effective housing land supply and requirement for Berwickshire, instead of ACOLD011. ACOLD011 is unlikely to be developed in the time frame.</p> <p>2. The clients are in discussions with the Council in regard to the provision of a cemetery within Coldstream, which could be located on part of the Ladies Field site. The cemetery could be relevant to this representation because the installation of services for the cemetery could significantly enhance the marketability and effectiveness of a housing site.</p> <p>3. The reference to the woodland on the eastern boundary of the site, being a strong and natural boundary to Coldstream is inaccurate, for a number of reasons;</p> <p>a) The settlement boundary extends west of the site on the other side of the road, encompassing the health and dental facility in this location. As a result built development of</p>	<p>Comments are noted.</p> <p><b>ACOLD008</b> In 2007 Scottish Borders Council (SBC) commissioned an independent landscape consultant to carry out a Landscape Capacity Study within the Scottish Borders with a view to identifying areas which may be suitable for housing development. With regards to Coldstream, land to the north of the town was identified. With regards to the site in question the study stated that development within the 'Wooded Policies and Pasture' character area is constrained by the elevated location of the open field, its detachment from the settlement and the role which the rising ground and substantial woodlands play in creating a sense of containment for the settlement edge. These policy woodlands also contribute to the wider setting of the town, and the River Tweed, as well as for The Lees, and provide a well-used recreational resource for the settlement. In addition, it complements the policies associated with Belmont House on the eastern side of the town, as together they frame the town and its distinctive topographical location.</p> <p>ACOLD008 was previously considered for</p>	<p>It is recommended that Land at Ladies Field, Coldstream (ACOLD008) is not included within the Finalised Supplementary Guidance on Housing.</p> <p>It is recommended that Hillview North 1: Phase 1, Coldstream (ACOLD011) is included within the Finalised Supplementary Guidance on Housing.</p>

				<p>Coldstream extends to the north and west of this site;</p> <p>b) A 'Welcome to Coldstream' sign is located a significant distance north and west of the site;</p> <p>c) There is a pavement and street lighting extending a significant distance west of the site;</p> <p>d) The 30mph speed limit is located a significant distance west of the site;</p> <p>e) There are three houses to the north of the site and a further dwelling on the same side of the road to the west of the site. Therefore there is already a precedent for residential development in the locale.</p> <p>4. There are no known biodiversity issues/considerations associated with the site, which would preclude development.</p> <p>5. The proposal would not affect the policies/other woodland in the vicinity of the site. The development could be incorporated at the site, which would not extend development along Kelso Road, which the Landscape Capacity Study identifies as damaging the sense of arrival into Coldstream. The development would not be visible from the western approach to Coldstream, due to the woodland on the western side of the site, and as a result development does not affect the factors raised by the Landscape Capacity Study. Views into the site are limited due to existing mature trees above the banks of the River Tweed. The Landscape Study also identifies that the site performs very well in terms of</p>	<p>inclusion as part of the Local Plan Amendment (LPA). The site was subject to Examination by the Reporter and was not taken forward as part of the LPA. The site was again considered for inclusion as part of the Local Development Plan (LDP) process. It was concluded that the site was separated from Coldstream by means of very mature and substantial tree belt, and not appropriate for development, as it extends beyond the mature woodland which finished the boundary to the settlement and would affect the woodland policy setting.</p> <p>It is noted that the clients are in separate discussions with the Council, regarding the provision of a cemetery on part of the site. It is acknowledged that the issue of a new cemetery needs to be addressed as a matter of urgency. Any proposal for housing and/or cemetery would require to be tested through the development management process and would need to be in compliance with the LDP process, specifically Policy PMD4: Development Outwith Development Boundaries.</p> <p>An independent study has identified the site in question as the preferred location for a new cemetery. The landowners have stated they will only allow a cemetery on the land, if they are allowed an element of housing.</p> <p>Previous submissions in respect of the LDP have resulted in the site not being considered appropriate for a housing allocation. It is not considered the proposed cemetery as part of the overall package is sufficient grounds.</p>	
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			<p>sustainability criteria, a key element of placemaking considerations.</p> <p>6. Landscape concerns are addressed within their EDAW report from 2009, they see no counter evidence to the findings of this document within the Council's assessment.</p> <p>7. The client states that the field has never been used for agriculture and so there would be no net loss in productive land if the site was developed. The presence of the River Tweed SSSI is not considered relevant.</p> <p>8. See no evidence as to potential archaeological issues, however, this could be confirmed in due course and would not preclude development. The client has no knowledge of a Reporter having visited the site.</p> <p>9. It is highly unlikely that the combination of the allocated sites would come forward to deliver 60-100 units. They are aware that a number of allocations in Coldstream have not come forward over an extended period of time.</p> <p>10. There is already an existing FRA and Transport Study for Ladies Field. A Masterplan is not required as a DF has already been produced. Major services can be taken from the adjacent road. The access road would, in principle, be delivered through the siting of the cemetery, and this helps viability of development by removing a major</p>	<p><b>ACOLD011</b></p> <p>It should be noted that ACOLD011 is already identified within the LDP as an area for longer term housing development. Policy HD4 states that <i>'The longer term housing and mixed use sites identified in the plan will be considered first'</i>.</p> <p>The site assessment concluded that ACOLD011 integrates well into the settlement and appropriate landscaping and planting. There is good infrastructure, connectivity opportunities, including road access from the adjacent employment allocation. It is considered that phase 1 of the overall longer term allocation would be effective with the remainder of the site retained for future development.</p> <p>The owner of ACOLD011 has submitted supporting documentation and a Development Framework for the site, supporting its effectiveness.</p>	
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			<p>infrastructure cost. No landscape buffer is required for this site and there is no need to build pedestrian or cycle links.</p> <p>11. M &amp; J Ballantyne have expressed an interest in the Ladies Field site. As a result, the prospect of development at Ladies Field over the lifetime of the LDP is considerably higher than at ACOLD011.</p> <p>12. The clients believe that Ladies Field is a highly effective and deliverable housing site that is ready to contribute towards the additional housing requirement over the next 5 years.</p> <p>13. The site will not have an adverse landscape impact nor a significant impact on the setting of the southern part of Coldstream.</p> <p>14. Ladies Field has a better relationship with Coldstream and as a result is more attractive place to live than ACOLD011. The marketing of Ladies Field would be easier and a more viable development would result.</p> <p><b>Support exclusion of ACOLD011</b></p> <p>15. Site requirements for ACOLD011 are onerous and question the level of development that could be achieved. The FRA may reduce the developable area for ACOLD011. Significant expense to produce a masterplan, build roads, plant landscape buffers and develop pedestrian and cycle links. These bring risks to the deliverability of the site and</p>		
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				<p>its effectiveness.</p> <p>16. There is no developer interest in ACOLD011, therefore the site is not effective or deliverable. Unclear who will market the site.</p> <p>17. Ladies Field is located in better proximity, in comparison to ACOLD011 to; Duns Road, public transport, bus stop, health and dental services and ACOLD011 does not lend itself to walking or public transport links.</p> <p>18. They do not believe that ACOLD011 is as effective as Ladies Field. In addition, they question whether 100 units can be delivered at ACOLD011 in the 5 year period.</p>		
Coldstream	Hillview North 1: Phase 1 (ACOLD011)	SEPA	Support	<p>Support the requirement for investigation of any potential flood risk within the site to be undertaken prior to development and mitigation where required.</p> <p>The site is smaller than the one we commented on as part of the 'Call for sites'. The area of flood risk concern was within the larger site, but not this one. Therefore, SEPA have no further flood risk comments. SEPA has no specific requirement for a FRA, however the Council may want to consider this matter as far as its interests are concerned.</p>	Comments are noted.	It is recommended that Hillview North 1: Phase 1, Coldstream ACOLD011 is included within the Finalised Supplementary Guidance on Housing.
Coldstream	Hillview North 1: Phase 1 (ACOLD011)	Scottish Natural Heritage	Note	<p>SNH agree with the site requirement that boundary features should be protected. However, query the requirement for landscape buffer areas along both the western and eastern boundaries and with</p>	<p>Comments are noted.</p> <p>The proposal includes a buffer protection zone along the southern boundary, to protect and conserve the existing tree belt</p>	It is recommended that Hillview North 1: Phase 1, Coldstream ACOLD011 is included within the Finalised

				<p>the adjacent employment allocation.</p> <p>While this extension to the settlement should be appropriately contained, the existing woodland already separates and somewhat isolates this allocation from the existing settlement. Further changes to boundaries should ensure that development appropriately relates to and connects to the existing settlement and to the remainder of ACOLD009.</p>	<p>to the south.</p> <p>A landscape buffer area is to be formed along the western boundary of the site, as indicated within the SG. Another landscape buffer area is to be formed along the eastern boundary, with the adjacent employment allocation. This will ensure a natural finish to the boundaries of the site and that a buffer area is created between the development site and the adjacent employment allocation.</p> <p>Any proposals showing the buffer areas would need to be submitted and assessed at the time of any detailed planning application. Overall, it is considered that planting should be carried out on both the eastern and western boundaries, although this can be re-assessed at the planning application stage, pending the detailed site layout and positioning of the houses.</p>	Supplementary Guidance on Housing.
Duns	South of Earlsmeadow: Phase 1 (MDUNS005)	Edwin Thompson on behalf of the land owners G W Thomson and Sons	Object to South of Earlsmeadow: Phase 1 (MDUNS005) being an alternative site and state it should be a preferred site	<p>1. The development of MDUNS005 would have the following benefits; improvements to local infrastructure, provision of an events area and open space, improved cycle path and footpath.</p> <p>2. This site has been put forward as an alternative site rather than a preferred site, due to there being allocated sites within Duns, which have not been developed. However, this is the same in other settlements throughout the area, which have preferred sites in the SG. MDUNS005 should be considered as a preferred site within the SG.</p>	<p>1. Comments are noted.</p> <p>2. There are 6 housing allocations and 2 re-development allocations currently within Duns, as contained within the LDP. Each settlement and HMA must be assessed in their own context. In the case of Duns, it is considered that there is sufficient housing land for the plan period and therefore site MDUNS005 is not a preferred option within the SG.</p>	It is recommended that South of Earlsmeadow: Phase 1, Duns (MDUNS005) is not included in the Finalised Supplementary Guidance on Housing.
Duns	South of Earlsmeadow:	Sports Scotland	Note	The site is located adjacent to what is listed as a 'playing field' on the OS map.	Comments are noted.	N/A

	Phase 1 (MDUNS005)			While none of the land proposed to be allocated appears within the marked area, it is noted that a secondary access is proposed via Station Avenue which has the potential to impact on the playing field. Should a planning application be submitted that affects the playing field, then Sport Scotland would likely be a statutory consultee and base our response on the SPP criteria.		
Duns	South of Earlsmeadow: Phase 1 (MDUNS005)	SEPA	Support	<p>Support the requirement for a flood risk assessment.</p> <p>Recommend stating in the developer requirements that consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.</p> <p>Require a modification to the developer requirement to investigate the possibility of de-culverting.</p>	<p>Comments are noted.</p> <p>If the site MDUNS005 was to be taken forward for inclusion in the finalised Housing SG, the site requirement would be amended to read;</p> <p><i>'Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary and investigate the possibility of de-culverting'.</i></p> <p>However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.</p>	It is recommended that South of Earlsmeadow: Phase 1, Duns (MDUNS005) is not included in the Finalised Supplementary Guidance on Housing.
Duns	South of Earlsmeadow: Phase 1 (MDUNS005)	Scottish Natural Heritage	Note	<p>We note that our previous comments on retaining and connecting via existing paths in the north of the site have been incorporated in the site requirements.</p> <p>We again highlight the potential for an important natural open space and green network connection between the public park and the schools to be created for the longer term. While the site requirements draw attention to these issues, we advise that it would be beneficial if the spatial extent and the design principles of the green network</p>	<p>Comments are noted. Acknowledge the final point regarding the proposed site requirement.</p> <p>If the site MDUNS005 was to be taken forward for inclusion in the finalised Housing SG, the site requirement would be amended to read;</p> <p><i>'The long term maintenance of landscaped areas and the wetland area must be addressed'.</i></p> <p>However, it should be noted that the site is</p>	It is recommended that South of Earlsmeadow: Phase 1, Duns (MDUNS005) is not included in the Finalised Supplementary Guidance on Housing.

				<p>requirements for the northern part of the site were set out in further detail. In this regard, we suggest there may be limited opportunities for housing development in the northern field, if wider strategic green network and educational outdoor learning benefits are to be realised on this site and over the longer term of future settlement growth.</p> <p>The site requirements include <i>'The long term maintenance of landscaped areas must be addressed'</i>. It is unclear whether this applies to the requirement to create an attractive wetland feature and scattered woodland to define the site. Both of these will require long-term management.</p>	not proposed for inclusion within the Finalised Housing SG.	
Page 126	Gordon	Land at Eden Road (AGORD004)	Edwin Thompson on behalf of the land owner Miles Browne	<p>Object to the exclusion of Land at Eden Road (AGORD004) from the Housing SG</p> <p>1. The overall assessment for AGORD004 states that <i>'Gordon is located within close proximity to Earlston and Greenlaw where there are longer term opportunities which could be brought forward for housing in the first instance'</i>. However, there are no preferred or alternative options put forward in either Earlston or Greenlaw.</p> <p>2. The assessment concludes that <i>'The proposal is for 20-25 units and it is not considered that this would make a significant contribution towards the housing shortfall'</i>. The contributor states that a larger site could have been put forward for Gordon but it would be likely that the Council would deem this to be too large a site for such a settlement'.</p>	<p>1. Comments are noted. If required, there are longer term sites identified within the LDP in the Berwickshire area, which could be brought forward. The conclusion of the Stage 1 RAG for AGORD004 states that if necessary the longer term sites within Earlston and Greenlaw could be looked at in the first instance.</p> <p>Two of the longer term sites, (Coldstream and Reston) are proposed within the Finalised SG on Housing. Along with a smaller infill allocation within Ayton, this is considered sufficient for the Berwickshire HMA, for the plan period. Furthermore, given the size of Gordon and the existing undeveloped housing allocation, it is considered that there is sufficient housing within Gordon for the plan period.</p> <p>2. The Council can only assess the site which</p>	It is recommended that Land at Eden Road, Gordon (AGORD004) is not included in the Finalised Supplementary Guidance on Housing.

				<p>3. The site at Eden Road is a better site, compared to the existing housing allocation BG09D, which has access issues. Eden Road is closer to service connections, has better access and is closer to the main village amenity services. Various road improvements are required for BG09D, which will include works on land outwith the owner's control, which may impact upon the site being developed. Furthermore, AGORD004 can be delivered within the LDP period.</p>	<p>was submitted as part of the 'Call for Sites' process.</p> <p>3. The existing allocation BG09D forms part of the LDP and is not subject to review as part of the Housing SG. The purpose of the SG is solely to identify new housing opportunities, to meet the housing shortfall. Furthermore, it is re-iterated that given the size of Gordon and the existing undeveloped housing allocation, it is considered that there is sufficient housing land allocated in Gordon for the LDP period.</p>	
Greenlaw	Halliburton Road (AGREE008)	Peter J A Leggate (Land owner)	<p>Object to Halliburton Road (AGREE008) not being a preferred site within the Housing SG</p>	<p>1. Confirm ownership of the field and would be pleased to see it brought forward for development.</p> <p>2. Object that the site has been allocated as an alternative rather than a preferred site. AGREE008 has a unique setting, adjacent to and sharing access/servicing requirements with an undeveloped affordable housing site AGREE004. It would make sense to see the allocation AGREE004 and this site being developed at the same time.</p> <p>The site is as strategically and equally well located as Ayton, Reston and Coldstream. The 144 houses should be more equally apportioned.</p> <p>The houses in Reston are unlikely to be developed until the train station is built and an additional 100 units in Coldstream is more than generous.</p> <p>Greenlaw is well placed and equally suited for development. Sites which have</p>	<p>1) Comments are noted.</p> <p>2) Comments are noted.</p> <p>AGREE008 was proposed as an alternative site, given the number of existing undeveloped housing and mixed use allocations currently within Greenlaw, contained within the LDP.</p> <p>It should be noted that the existing allocations contained within the LDP are not subject to review as part of the Housing SG process. The purpose of the SG is to identify new housing opportunities, to meet the identified housing shortfall.</p> <p>It is considered there is sufficient housing land in Greenlaw and the wider Berwickshire area to meet the identified housing shortfall and the site should remain a longer term opportunity.</p>	<p>It is recommended that Halliburton Road, Greenlaw (AGREE008) is not included in the Finalised Supplementary Guidance on Housing.</p>

				<p>already been allocated for housing in Greenlaw and Reston have in recent years not attracted new housing.</p> <p>Request that AGREE008 is put forward as a preferred site within the Housing SG.</p>		
Greenlaw	Greenlaw Poultry Farm (AGREE007)	Turley on behalf of Amber Real Estate Investments Ltd	Object to the exclusion of Greenlaw Poultry Farm (AGREE007) from the Housing SG and suggest it is included	<p>1. The submission states that given the accepted shortfall in effective housing land supply, SPP's presumption in favour of sustainable development which contributes to meeting an effective five year housing land supply, is a significant material consideration in the consideration of planning applications.</p> <p>2. The site is previously developed brownfield land, adjacent to the Greenlaw settlement boundary, which would bring benefits in terms of neighbouring amenity.</p> <p>3. The three existing allocated housing sites within the LDP (AGREE006, BG200 &amp; AGREE004) are all contained within the established housing land supply for 90 units, of which only 15 are deliverable within the plan period. Concerns are raised as to the lack of progress within these sites and the inclusion within the LDP. This site is deliverable and would make a short term contribution to the effective housing land supply. The site is wholly within the control of AREIL. The site is marketable and BNP Paribas agents have been engaged to carry out marketing of the site.</p> <p>4. The re-development of the site will result in a number of construction related</p>	<p>Comments are noted. There are already substantial housing allocations within Greenlaw. Land take-up has been limited in Greenlaw and it is not considered that there is justification to allocate further housing land at this point in time.</p> <p>The proposed site should not be assessed against the criteria contained within Policy PMD4. Policy HD4 sets out the requirement for the Housing SG to address the housing shortfall for the LDP period. Therefore, there is a mechanism in place, to identify the required housing shortfall for the plan period.</p> <p>Since the site was submitted for consideration as part of the Housing SG, a planning application was submitted and refused for housing on the proposed site, for the same reasons as stated above.</p> <p>It should be noted that the existing housing allocations in Greenlaw, contained within the LDP, are not subject to review, as part of the Housing SG.</p> <p>There is nothing substantially new as part of this submission, which would alter the recommendation set out in the Draft Housing SG.</p>	It is recommended that Greenlaw Poultry Farm, Greenlaw (AGREE007) is not included in the Finalised Supplementary Guidance on Housing.



				<p>jobs which will benefit the local economy.</p> <p>5. Sufficient capacity in the local network to accommodate additional traffic generated from the site. There are no constraints in respect of flooding, WWTW or surface water run-off.</p> <p>6. There would not be an ecological impact from developing the site.</p> <p>7. The site would provide new housing, in keeping with the character of the area, more than the existing chicken processing facility.</p>			
Page 129	Greenlaw	Halliburton Road (AGREE008)	SEPA	Support	Support the requirement to consider surface water runoff from the nearby hills and to provide mitigation where necessary.	Comments are noted. However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.	It is recommended that Halliburton Road, Greenlaw (AGREE008) is not included in the Finalised Supplementary Guidance on Housing.
	Reston	Reston Long Term 2 (AREST004)	Grant & Susan Spence	Object (amenity, access, sewage, drainage)	<p>1. Their property backs directly onto the proposed area, if new houses were built, question how close they would be to their boundary wall.</p> <p>2. Query access, sewage and drainage and the impact 38 units will have upon this.</p> <p>3. When there is open space elsewhere, it is difficult to understand why it would be a consideration to build new houses in a field which is enclosed on all 4 sides.</p>	<p>1. The layout and design of any development would be assessed as part of any future planning application. The allocation is merely concerned with the principle of housing within the site.</p> <p>2. Comments are noted. The Roads Planning Officer and Scottish Water were consulted as part of the Draft Housing SG and any comments have been taken on board and where necessary incorporated into the site requirements.</p> <p>3. Comments are noted. The site is currently identified in the LDP for longer term housing. Policy HD4 in the LDP states that the longer term housing sites will be</p>	It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.

					considered in the first instance, for inclusion within the Housing SG.	
Reston	Reston Long Term 2 (AREST004)	Joyce M McLean	Object (amenity of neighbouring residents, access, other suitable sites)	<p>1. The Church Field which is proposed for inclusion is surrounded on three sides by private housing whose boundaries are all close to the boundary of this field and on the fourth side the field is right next to the main railway station. The privacy of all residents bounding this field would be intruded on if development was considered.</p> <p>2. The field is unsuitable due to access restrictions from both Main Street and The Orchard. It is a myth that the old Railway Station is to be re-opened as it is now all privately owned.</p> <p>3. There have been other sites granted planning consent for development within the village which remain undeveloped, which would be more suitable to be included, these are;</p> <ul style="list-style-type: none"> <li>a) The former Auction Mart Site</li> <li>b) The field to the left as you enter the Village on the south side opposite the turning for Ladeside;</li> <li>c) Site beyond the primary school towards Greenhead to the north of the village.</li> </ul>	<p>1. The comments are noted. The layout and design of any development would be assessed as part of any future planning application. The Housing SG is merely concerned with the principle of housing within the site.</p> <p>2. The comments are noted. The Roads Planning Officer, Lead Officer for Access &amp; Transport and Transport Scotland were consulted as part of the Draft Housing SG and any comments have been taken on board and where necessary incorporated into the site requirements.</p> <p>3. The comments are noted. The former Auction Mart site is already allocated for mixed use development within the LDP and has a pending planning application. Other than the allocated mixed use and housing sites, there are no other large extant sites within Reston, which currently contribute towards the established housing land supply.</p>	It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 1 (AREST003)	Mr J F Cockburn	Object (Flooding grounds)	<p>Prior to the 2003 re-design and improved culvert beneath Chirnside Road, this 'proposed' site lay beneath several feet of water during the floods of October 2002.</p> <p>Consideration should therefore be given</p>	Comments are noted. As part of the consultation process SEPA and the Council's Flood Prevention Officer were consulted and any comments have been taken on board and where necessary incorporated into the site requirements. It should be noted that the site was included within the Draft	It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the Finalised Supplementary Guidance on Housing.

				to an alternative site for housing.	Housing SG, as an alternative housing site. However, the site is not proposed for inclusion within the Finalised Housing SG.	
Reston	1. Reston Long Term 1 (AREST003) 2. Reston Long Term 2 (AREST004)	Mrs J J McLean	Note (Concerns regarding education capacity)	Welcome more houses within Reston.  From previous planning projects within Reston, it was envisaged that an overall brief was to be provided for any large future developments at Reston, to its cost, has suffered from piecemeal developments.  Concerns raised regarding the future capacity of the Reston Primary School with the additional housing being proposed, along with other sites and consents.	Comments are noted.  A Planning Brief has been prepared, which includes sites (AREST003 & AREST004), although it requires to be updated.  Education advised that Reston Primary School can accommodate the site AREST004. The release of AREST003 would trigger the need to additional capacity.	It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.  It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 2 (AREST004)	Reston and Auchencrow Community Council	Object (Future school provision, flooding and visual amenity)	1. The site is a preferred option for the siting of a replacement school for Reston. The existing school is constrained and is not suitable to be extended. Any housing would increase the burden on the school forcing new build.  2. Raised concerns regarding flooding.  3. Housing would have a negative impact on resident's visual amenity of the surrounding area.	1. Comments are noted. However, the site is already identified for longer term housing within the LDP SREST002. It should be noted that Education advised that Reston Primary School can accommodate the site AREST004.  2. Comments are noted. As part of the consultation process, SEPA and the Council's Flood Protection Officer were consulted and any comments have been taken on board and where necessary incorporated into the site requirements.  3. Any planning application would need to be in compliance with Policy HD3: Protection of Residential Amenity.	It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 1 (AREST003)	Reston and Auchencrow Community Council	Object (Future school provision, flooding and	1. The site is adjacent to MREST001 which is allocated for mixed use development and already has a planning brief.	Comments are noted. As part of the consultation process, SEPA, Council's Flood Protection Officer and Council's Landscape Officer were consulted. Any comments were	It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the

			visual amenity)	<p>2. Raised concerns regarding flooding.</p> <p>3. Raised concerns regarding the retention of trees within the site, some of which have TPO's.</p> <p>4. Reference is made to the approved planning brief 'Reston Auction Mart', to which they consider outdated and no longer should be a consideration.</p>	taken on board and where necessary, incorporated into the site requirements.	Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 2 (AREST004)	John White	Support Reston Long Term 2 (AREST004) as a preferred site	<p>Support the Council's identification of AREST004 in the Housing SG as a preferred site for housing.</p> <p>1. Raised concerns regarding potential future access to the Railway Station through Mart Street.</p> <p>2. Commented on the orientation of the potential Railway Station in a more linear arrangement.</p>	Comments are noted. However, it is acknowledged that these relate to proposals for a railway station and not specifically for housing on AREST004.	It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.
Reston	<p>1. Reston Long Term 1 (AREST003)</p> <p>2. Reston Long Term 2 (AREST004)</p>	Reston & Berwick Farming Co	<p>Support the inclusion of Reston Long Term 2 (AREST004) as a preferred housing site &amp; Reston Long Term 1 (AREST003) as an alternative housing site</p> <p>Object to the site capacity of Reston Long Term 2</p>	<p>1. Support the inclusion of AREST004 as a preferred site for development in the SG.</p> <p>2. Acknowledge the Council's reasons for supporting a smaller allocation at this time and support the identification of AREST003 as an alternative option.</p> <p>3. Do not support the indicative site capacity for AREST004, or the site requirements, particularly in respect of the planning brief. Suggest increasing the site capacity to 40 units.</p> <p>4. The approved planning brief is now out of date.</p>	<p>Comments are noted.</p> <p>It is considered that 38 units is an acceptable site capacity for the site. However, it should be noted that the site capacity is only indicative and a higher density could be tested through the submission of a planning application.</p> <p>It is acknowledged that some concerns relate to proposals for; a Railway Station, education and potential developer contributions. These points do not relate specifically to the sites AREST003/AREST004.</p>	<p>It is recommended that Reston Long Term 2, Reston (AREST004) is included in the Finalised Supplementary Guidance on Housing.</p> <p>It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the Finalised Supplementary Guidance on Housing.</p>

			(AREST004) and raise concerns regarding education & access	<p>5. Raised concerns regarding the potential future access to the Railway Station through Mart Street and not via The Orchard.</p> <p>6. Commented on the orientation of the potential Railway Station in a more linear arrangement.</p> <p>7. Solution needs to be identified for the school capacity.</p> <p>8. Developer contributions may be required towards the delivery of the Railway Station.</p>		
Reston	Reston Long Term 2 (AREST004)	Scottish Natural Heritage	Note	<p>Query the overall benefits of the proposed structure planting along the southern boundary of this relatively small and contained allocation.</p> <p>The proposal does not appear to connect to existing habitats or provide a wider recreational linkage through the settlement. It may however overshadow and reduce the amenity of the proposed settlement. Advise that other forms of open space, such as street trees or a small pocket park incorporating surface water management may provide a suitable alternative.</p> <p>With regards the small water course which may run through the site we would highlight the rounded ecological and placemaking benefits of opening culverts and managing such water above ground.</p> <p>Would note that they are unclear from the brief as to the station parking</p>	<p>Comments are noted.</p> <p>There is a suggested site requirement which includes structure planting along the southern boundary. However, taking on board the advice from SNH, the site requirement for structure planting will not be taken forward into the Finalised SG on Housing. Ultimately any landscaping proposal would be assessed at the time of any planning application, as part of the wider proposals. It should be noted that the landscaping can be re-assessed at the planning application stage, dependent upon the final site layout and house positioning.</p>	<p>It is recommended that Reston Long Term 2, Reston (AREST004) is included within the Finalised Supplementary Guidance on Housing.</p> <p>It is also recommended that the site requirement (bullet point 9) is removed and the map updated accordingly.</p>

				requirements and how these may influence site layout.		
Reston	Reston Long Term 1 (AREST003)	Scottish Natural Heritage	Note	<p>This site lies to the south of the allocation MREST001 and is included in the adopted development brief as site 2. The site is identified as a longer term safeguarded site that is separated from the existing settlement by the former auction mart. If developed prior to re-development of the auction mart, this site may be perceived as physically and perceptually detached from Reston and opportunities for wider integration could be missed.</p> <p>As with allocation AREST004 we query the overall benefit of the structure planting proposed and suggest that the open space that such a proposal would entail could be utilised to achieve other objectives, including water management and useable or networked open space and path provision. We again highlight the lack of specify on the parking element of the proposal.</p>	<p>Comments are noted.</p> <p>There is a suggested site requirement which includes structure planting along the southern boundary. However, taking on board the advice from SNH, the site requirement for structure planting will not be taken forward, should the site be included within the Finalised SG on Housing. Ultimately any landscaping proposal would be assessed at the time of any planning application, as part of the wider proposals. It should be noted that the landscaping can be re-assessed at the planning application stage, dependent upon the final site layout and house positioning.</p> <p>However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.</p>	It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 1 (AREST003)	SEPA	Support	Support the requirement for a FRA, however require a modification to the text in the development requirement to remove the word 'potentially' as there is a watercourse through the site. The previous FRA has indicated a significant risk and site will likely to heavily constrained and may not be able to accommodate the housing number.	<p>Comments are noted.</p> <p>If the site (AREST003) is taken forward for inclusion in the Finalised Housing SG, amend the existing site requirement to read;</p> <p><i>'A flood risk assessment is required to assess the risk from the small watercourse which flows through the site'.</i></p> <p>However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.</p>	It is recommended that Reston Long Term 1, Reston (AREST003) is not included in the Finalised Supplementary Guidance on Housing.
Reston	Reston Long Term 2	SEPA	Support	Support the requirement for a FRA. However require a modification to the	Comments are noted.	It is recommended that Reston Long Term 2,

	(AREST004)			<p>developer requirement to investigate the possibility of de-culverting.</p>	<p>Amend the existing site requirement to read;</p> <p><i>'A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility for de-culverting should also be undertaken'.</i></p>	<p>Reston (AREST004) is included within the Finalised Supplementary Guidance on Housing.</p> <p>It is also recommended that the site requirement (<i>bullet point 2</i>) be amended to include:</p> <p><i>'In addition, investigation of the possibility for de-culverting should also be undertaken'.</i></p>
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## Central Housing Market Area

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- **Bowden**
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  - ABOWD014: Page 36 onwards
- **Charlesfield**
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- **Ednam**
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- **Hawick**
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- **Kelso**
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- **Melrose**
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- **Newstead**
  - ANEWS006: Page 83 onwards
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- **Newtown St Boswells**
  - ANEWT009: Page 119 onwards
- **Selkirk**
  - MSELK002: Page 62 & 128 onwards
  - ASELK033: Page 121 onwards
  - ASELK041: Page 138 onwards
  - ASELK040: Page 150 onwards
- **Tweedbank**
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SETTLEMENT	SITE NAME & SITE CODE	CONTRIBUTOR	COMMENT TYPE	SUMMARY OF REPRESENTATION	PROPOSED RESPONSE	RECOMMENDATION
Ancrum	Dick's Croft II (AANCR002)	Ilona McDowell and John Ferguson	Note	<p>The contributors are happy new houses are planned. In principal they are not against the creation of new housing in Ancrum, on the proposed site.</p> <p>The contributor raises the following concerns:</p> <ol style="list-style-type: none"> <li>1. Will the dwellings really cater for those who most need accommodation, and will there be sufficient social housing and small units for single people, for disabled and/elderly folks?</li> <li>2. The access by road to the area is going to pose problems, and we cannot see how entry could be affected from either our lane or the lane between the field and the Duke's Field development. Surely more thought and consultation is needed?</li> <li>3. We are very glad to hear that an additional village green is proposed, as this does indicate that as planners you recognise the need to create more</li> </ol>	<ol style="list-style-type: none"> <li>1. Policy HD1 - Affordable and Special Needs Housing within the adopted Local Development Plan 2016 states that developments such as Dick's Croft II (AANCR002) must provide 25% affordable housing within the total number of units. Affordable housing is provided for a range of users and various tenures.</li> <li>2. The draft Housing Supplementary Guidance only identifies sites for future development along with some key site requirements to be taken into consideration when the site is developed. Further details such as site access and landscaping will be confirmed if a planning application is submitted for the site, although the Council's Roads Planning Team have not identified any unsurmountable issues with development at this location.</li> <li>3. Comments noted.</li> <li>4. Regarding additional land</li> </ol>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>community space at the same time as building houses for sale. Actually, Ancrum doesn't need another village green, but we believe the village would welcome a communal space for outdoor activity, which is safe, attractive and in keeping with Council biodiversity principles.</p> <p>4. The area identified for public access is adjacent to "Doctor's Lane", immediately opposite the school. Ancrum school is widely considered an excellent example of a small village school. The children and teachers use all the outdoor space they have to full advantage, gardening in planters, playing and learning in the playground. But they have no garden or green space at all. Would it be possible to discuss how the contractors could gift some land within the development to the school?</p> <p>5. How can the planning department or other council agents assure us that if this goes ahead it will not duplicate a major problem of the "Duke's Field" - namely the neglected land at the northern border, or Duke's</p>	<p>for Ancrum Primary School this is something that would need to be discussed between the landowner and the Council's Estates Department.</p> <p>5. Obviously this is something the Council would not wish to see within the village however if the land is outwith the ownership of the Council or the applicant there is limited action that can be taken. If a planning application were to be submitted for the site in the future any approval would include conditions to ensure satisfactory use and development on land within the applicant's control.</p> <p>6. Comments noted.</p> <p>7a. Comments noted.</p> <p>7b. The Council are legally required to notify all properties within 20 metres of the site. As part of the draft Housing SG consultation we extended this to include all properties within a 25 metre boundary. Should a planning application be submitted for the site there would be</p>	
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<p style="text-align: center;">Page 141</p>				<p>Path, which is claimed by neither the Council nor the Duke's Field residents, and which has consequently become the shame of the village?</p> <p>6. The contributor states that as an Ancrum resident they would welcome proportionate growth in the population, especially if this boosted the school and local business such as the shop.</p> <p>7. Further to the above points the contributor states:</p> <p>a) The village badly needs before and after school care facilities for children at Ancrum school and/or nursery provision. If the SBC wants the excellent Ancrum School to survive, they will prioritise this anyway, but especially when considering new developments.</p> <p>b) The consultation should be widened as early as possible. Not only do all of us residents within the locality of the Ancrum Community Council deserve to have our concerns respected, but you and the developers really should get the benefit of our enthusiasm, creativity and love of our village.</p>	<p>further consultation at that stage.</p>	
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Ancrum	Dick's Croft II (AANCR002)	Scottish Natural Heritage	Note	The contributor states the site requirements should more clearly state that this site is within the Teviot Valleys Special Landscape Area (SLA). As currently written, it appears that the site is adjacent to the SLA. This underplays the need for careful consideration of site layout and design, boundary treatments and landscape and visual impact assessment.	Should the site be taken forward into the finalised Housing SG the site requirement (bullet point 8) should be amended to read:  • <i>The site is adjacent to the Conservation Area and also within the Teviot Valleys Special Landscape Area. Careful consideration should be given to site layout and design, boundary treatments and landscape and visual impact assessment</i>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.
Ancrum Page 142	Dick's Croft II (AANCR002)	Dr J G Paterson	Object	1. The contributor raises concerns regarding air pollution and the associated effects. The contributor considers it illogical and indefensible to create new housing in areas remote from local centres of employment or from the communities on or near to the Borders Railway route. This would also minimise road travel commuting distances to Edinburgh and the associated environmental impact.  2. The contributor states the nature, scale and location of the proposed development would result in further gross imbalance in the housing stock provision and erode	1. Comments noted. Ancrum is located within the Central Strategic Development Area as defined within the Strategic Development Plan (SESplan). The Central Strategic Development Area is where growth will be focused due to the concentration of strategic employment sites and access to the A68 and Borders Railway.  2. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>the village character. The Duke's Field development resulted in years of disruption in the village. The houses were architecturally inappropriate in design and density.</p> <p>3. It seems improbable that the existing village infrastructure could accommodate a development of this scale within significant investment. The school may not be able to accommodate additional children. It is unlikely water and drainage have sufficient capacity to deal with 60 additional units. Any works would cause significant disruption to the village.</p> <p>4. The narrow bridge over the Ale Water has already been deemed structurally compromised with essential works postponed. The bridge represents a traffic constriction which would worsen if additional housing on the scale proposed was built. The contributor states this would be a damaging development in the wrong place that would not represent value for money to either the local authority or private developers.</p>	<p>Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p> <p>3. Comments noted. The draft housing SG has gone through an extensive consultation process including the Council's Education Asset Strategy Officer who monitors school rolls and when/if a new school or school extension is required. Regarding this site the Asset Strategy Officer stated if the site was to be developed an extension to the Primary School may be required. This will be addressed at the planning application stage once final housing numbers are confirmed. The consultation also included various key agencies including Scottish Water and any required infrastructure upgrades will also be taken into consideration at the planning application stage. Where appropriate the comments received during the consultation process have been included within the site requirements.</p>	
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					4. Comments noted. The Council's Traffic and Road Safety Team have no objections relating to the use of the Ale Water Bridge for access to the village should the site be developed. As stated above any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team have been consulted throughout the Housing SG process.	
Ancrum Page 144	Dick's Croft II (AANCR002)	Gerard and Sally Henry	Object	<p>1. The contributor appreciates that an increase in the population of the village may have some potential benefits for the Church, the School, the Shop and the Pub however there are other aspects which need to be taken into account.</p> <p>2. The contributor raises concerns regarding the scale and dimension of the proposed site. It is just over 11 years since the village was subjected to its last impact from housing development from consents given in 2005. In 2005 a letter from the Planning Office stated that 29 new homes were envisaged, In 2011 consent was given to 40 new homes.</p>	<p>1. Comments noted.</p> <p>2. Regarding the development at Duke's Field, Ancrum, the site was allocated within the adopted Consolidated Local Plan 2011. The site was allocated with an indicative site capacity of 40 units within the adopted Local Plan. The indicative capacities included within the Local Plan are based on the site area and the anticipated density of development however these should only be regarded as a guide and the capacity could change at the planning application stage. This was the case with the site at Duke's Field where</p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.



				<p>However following representations from developers, the number of consents was increased to 49 houses, a 69% increase on the original concept of 29. The original scale of the development expanded to please the developers, but it should be remembered that last time a new playpark was also promised but for reasons that were never fully made public, disgracefully it was claimed, the developers were allowed to renege on this.</p> <p>3. There are not many 'Ancrums' around. Centred around its village green, for a start it has significant cultural and historic claims. It is partly in a Conservation Area, close to the likely battle site of Ancrum Moor in 1545 – it has significance in Borders history. There is still a thriving village store, an active and well-supported Church with a regularly used Village Hall opposite. Further down the street is a high class pub, and opposite the Village Green on which children play and village events take place. Adjacent is a Bowling Green and a not altogether satisfactory</p>	<p>the indicative capacity increased by nine units through the planning application process with a final approved capacity of 49 units. Any play park provision would be confirmed by the Councils' Neighbourhood Services Team.</p> <p>3. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p> <p>4. Comments noted.</p> <p>5. Comments noted. The Council's Traffic and Road Safety Team have no objections relating to the use of the Ale Water Bridge for access to the village should the site be developed.</p> <p>6. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The site has gone</p>	
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				<p>children's playground whilst at the western end is the caring and successful village Primary School. Traditional villages have largely disappeared from the Borders. If the Borders are not to become a poorer place, the need to preserve something which has become increasingly rare and this increasingly valuable must be recognised and must be protected. Otherwise, when every village looks like every other village populated by those commuting to Edinburgh, will the planners be hailed for meeting their numerical targets and justifying the railway link or remembered for destroying the essence of the Borders? Bury the village under a swathe of new houses and something irreplaceable will be lost forever. Ancrum its nature and character will have been swapped by overwhelming housing development. Impossible to recreate villages such as Ancrum must be allowed to expand gradually through nature sustainable growth and gradual integration of increase population.</p> <p>4. Any development phase</p>	<p>through an extensive consultation process where comments were received from various key agencies including Scottish Water. Where appropriate these comments have been included within the site requirements.</p> <p>7. Comments noted. Should the site be developed all health and safety requirements will need to be adhered to.</p> <p>8. Comments noted. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:  <i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new</i></p>	
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				<p>needs sensitive handling. The previous experience was not well handled and was a most unhappy one. A total of four companies of builders were involved, with a history of company bankruptcy, builders disappearing off site leaving incomplete or substandard houses and delays in completion.</p> <p>5. Plant and materials required for this work will have to come over the bridge linking the village with the A68. The bridge is already limited to one-way use. Is it strong enough to withstand the impact of the prolonged heavy traffic usage it will face over this period?</p> <p>6. The contributors are lead to believe the sewage system is already at or nearing maximum capacity, If this is the case, there will have to be additional work in the area on the far side of the road and outwith the hatched area on the plan and not listed in your site requirements.</p> <p>7. The impact of noise and disruption will naturally last for well over ten years and some of it inevitably will be</p>	<p><i>Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>9. Comments noted. Should an application be submitted for the site this process would involve consultation with the Council's Asset Strategy Officer who would advise on any education requirements relating to the site.</p> <p>10. The Council are legally required to notify all properties within 20 metres of the site. As part of the draft Housing SG consultation we extended this to include all properties within a 25 metre boundary. Should a planning application be submitted for the site there would be further consultation at that stage.</p>	
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				<p>in close proximity to the School. The safety of the children due to the proximity of heavy plant will need careful provision. If additional facilities are provided such as pre-school nursery then safe access across Doctor's Road must be provided.</p> <p>8. As the road from the Village Green through to the School is very narrow, it is assumed that the main access onto the site will be from the Ancrum-Denholm back road. Currently those approaching the school from the Myrescroft direction have to walk their children up a very narrow road with no footpaths and have to flatten themselves against the hedge when vehicles pass. This needs attention. Also when it comes to upgrading the private road known variously as Doctor's Road, careful provision will be required not impede access as this road is a cul-de-sac serving seven houses and in continual use.</p> <p>9. The suggestion of creating a Play Area, albeit close to an Electricity Sub-Station, is to be welcomed providing safe</p>		
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				<p>access for the children can be established. The small numbers at the School at present render the school vulnerable, Whilst there are enough children in the village of appropriate age to safeguard its future the problem faced by parents is the lack of nursery/pre-school facilities. Provisions made and enforced through the planning consents for such a facility to be created adjoining the school needs to be included.</p> <p>10. The contributors state the letter dated 5<sup>th</sup> December was send to properties within 20 metres of the site. The contributors suggest that the consultation exercise is flawed ad should be re-run and extended in its scope. The contributors make reference to neighbours who have not received a consultation letter and ask how many others have failed to be notified? Should this proposal be taken further, then the consultation and opportunity to make representation must be open to everyone in the village.</p>		
Ancrum	Dick's Croft II (AANCR002)	Judith and Joseph Coulson	Object	1. The contributor raises concerns regarding no	1. Comments noted. The site requirements have	It is recommended that Dick's Croft II, Ancrum

				<p>mention of the restrictions that were placed on the previous development have not been included in the site requirements.</p> <p>2. The contributor also highlights the map included within the neighbour notification letter does not show the completed Duke's Field development or the new house on Doctor's Row.</p> <p>3. The contributor refers to bullet point two of the site requirements and states that if previous regulations and the wishes of the residents in the village are relevant then vehicular access from all existing adjacent roads should not be considered acceptable. No vehicular or pedestrian access to The Wynd was considered possible previously. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development is easily possible, the existing roadway from the school to the village centre is too narrow to permit footway construction and the consequent increase in vehicular traffic would lead to problems of safety. The</p>	<p>been produced following extensive consultation with key agencies and relevant consultees. It is a number of years since the previous site was allocated and any site requirements or conditions relevant to the earlier site may not be appropriate to this site.</p> <p>2. The base mapping used for the neighbour notification letters is the most recently available data that is available. The base mapping is not live however it is updated regularly to reflect recently completed units.</p> <p>3. Comments noted. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north</i></p>	<p>(AANCR002) is not included within the Finalised Supplementary Guidance on Housing.</p>
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				<p>contributor refers to bullet point four of the site requirements in relation to widening of roads with footways. The contributor states whilst it may be possible to the north and south of the field, if The Wynd is to be protected, then this cannot happen along the length of this side of the field. If roads need to be widened how will the existing hedgerows be retained? Whilst they can be replanted some are of great age.</p> <p>4. The proposed play area is suggested next to an existing electricity substation which it is presumed would be relocated and a new position would need to be identified. The contributor also states that the previous development was to have a new children’s play area but despite the best efforts of the Community Council and residents this did not happen.</p> <p>5. The contributor states the previous development was handled inefficiently by the Council as the developer was not made to carry out agreed construction as originally set</p>	<p><i>western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>It should be noted that the site requirements also stated the need to retain existing hedgerows where possible and also states existing hedgerows are to be supplemented with new planting to retain the sites rural setting.</p> <p>4. Comments noted. Siting of any new play facility on the site would be detailed at the planning application stage. Regarding the previous Duke’s Field development it should be noted since the original application was submitted for the site, policy regarding the provision of play facilities has changed significantly. In 2005, new play facilities in residential developments were adopted by the Council as a matter of course and</p>	
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				<p>out. Therefore any future scheme would require closer monitoring to ensure the developer was fulfilling the wishes.</p>	<p>without any financial recompense. Often these were small in terms of scale and potentially resulted in the duplication of play equipment on a variety of sites within a relatively small geographical area. However this outcome was not considered to be in the best interest of any stakeholders.</p> <p>There is a geographical test to be considered and there will be instances where there is no feasible option other than to provide a new play area as alternative solutions are inappropriate, usually because existing play areas are too far away. However, in this instance, the existing play facility at Ancrum was in close proximity to the area at Duke's Field provisionally identified for the additional play facility. Following much discussion with the administrators it was agreed that a sum of £18,000, would be provided to enhance existing play facilities in the village.</p> <p>5. Any application on the site would include various conditions and would also</p>	
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					be subject to a legal agreement. These mechanisms would help ensure the site was developed as approved by the Council.	
Ancrum	Dick's Croft II (AANCR002)	Karen and Michael Howe	Object	<p>1. The contributor raises concerns about the capacity of the existing infrastructure in the village. The contributor states there is already an issue with traffic within the village associated with the Primary School. The contributor highlights that there are also access constraints with The Wynd and School Road. Historically access has not been allowed from The Wynd and therefore the proposed development will be impractical.</p> <p>2. The contributor considers the proposed allocation would have a detrimental impact on the character of the village. The existing properties adjacent to the proposed development are larger houses on large plots and any new development should not look to impose a development that is not in keeping with this area of Ancrum.</p> <p>3. There has already been</p>	<p>1. Comments noted. Any required infrastructure upgrades will be taken into consideration should a future planning application be submitted. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly.</i></p> <p><i>Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>recent development within the village which encountered numerous problems with various developers being involved. This resulted in the development taking years to complete and was very disruptive to the community. The contributor considers the previous development at Duke's Field to have provided the range of housing required in Ancrum and that better sites are available elsewhere in the Borders to meet quotas.</p>	<p>2. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p> <p>3. Comments noted. Development of any site may inevitably cause a degree of disruption. However this would not be a reason to prevent a site being developed. A full site assessment has been carried out for the site at Dick's Croft II. The site was considered acceptable for development and the site was included as an alternative site within the draft Housing SG. However various other sites within the Borders have also been identified as preferred housing sites.</p>	
Ancrum	Dick's Croft II (AANCR002)	Martin Driver	Object	<p>1. The contributor understood that following the recent Dukes Field development there would be no further house building in</p>	<p>1. Comments noted. Should this site be allocated within the finalised Housing SG and a planning application be submitted in the future then</p>	<p>It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary</p>

				<p>Ancrum for the foreseeable future; that any additional housing would incur the cost of upgrading the sewage works as the current facility is now at capacity; shouldn't this be accepted as a limit on further development – surely this gem of an old village in the valley of the River Teviot is not to become a focus of ongoing mindless housing development?</p> <p>2. The contributor also states that 60 units would significantly increase the population of the village and such a demographic consequence would surely require each house in the village to be notified, not just those within 25 metres of the site.</p> <p>3. The contributor considers the proposed disproportionate development would alter the nature and charm of the village, seriously eroding the sense of identity, over-powering the conservation area radiating out from the village green. Widening roads would change the character of this old village which has seen more than its share of housing development in</p>	<p>any required infrastructure upgrades will be taken into consideration at that stage. The site has gone through an extensive consultation process where comments were received from various key agencies including Scottish Water. Where appropriate these comments have been included within the site requirements.</p> <p>2. Comments noted. The Council are legally required to notify all properties within 20 metres of the site. As part of the draft Housing SG consultation we extended this to include all properties within a 25 metre boundary. Should a planning application be submitted for the site there would be further consultation at that stage.</p> <p>3. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance</p>	Guidance on Housing.
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				<p>recent years. In my opinion, changes to the Ancrum Brig would be nothing short of vandalism.</p> <p>4. The contributor also states they are aware that there is a still a lot of housing to go up elsewhere in the council area in connection with planning permission that has already been given. The contributor questions why additional flexibility is required by the council at this stage?</p>	<p>the local character and sense of place.</p> <p>4. The Local Development Plan includes housing allocations across the Borders. Some of these are yet to be developed, others have planning consent and some are under construction. As part of the Local Development Plan Examination a shortfall of 916 units was identified. This shortfall is being addressed through the Housing Supplementary Guidance (SG). Additional flexibility is required to provide a range and choice of housing sites for developers throughout the Borders.</p>	
Ancrum	Dick's Croft II (AANCR002)	Moira Leggat	Object	<p>1. The contributor states there is already an issue with traffic within the village associated with the Primary School. The Wynd is a single track road and the nearby road is only single track with a blind corner making it a potential danger. The contributor would like the proposed development to resolve this problem.</p> <p>2. The contributor is concerned that the proposed development will affect the</p>	<p>1. Comments noted. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two</i></p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>character of Ancrum. It is only just three years since the Duke's Field development. That development had a major impact on Ancrum and changed the character of the village appreciably. The contributor also makes references to the previous developers at Duke's Field going into administration owing local tradesmen significant sums of money. The contributor does not want Ancrum to become characterless and destroying the village which already has a designated Conservation Area.</p> <p>3. The contributor states one must not stand in the way of progress – equally though we must protect something that is good, part of our history and culture and not stand idly by and silently watch its destruction.</p>	<p><i>way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>2. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p> <p>3. Comments noted.</p>	
Ancrum	Dick's Croft II (AANCR002)	Mr and Mrs Hickey	Object	<p>1. The contributors state the area proposed would almost double the curtilage of the village. No indication is given as to the types of houses that</p>	<p>1. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to</p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary

				<p>would be built. The contributor also states that the demographic of the village would change significantly.</p> <p>2. The initial Dukes Field plan proposed in 2004 was for 29 properties this number increased by over 65% by the time this was finally completed. Were similar adaptations to be allowed, this would effectively double the current number of properties added to the village. Employment opportunities in the locality are limited; therefore the properties would be bought by either commuters or by retired people.</p> <p>3. One implication of such changes would be a possible increase in number of children for the village first school. Whilst this would be of benefit in maintain this rural school the building has little room to expand and already has inadequate outdoor space.</p> <p>4. The contributor also states that one consequence of an additional 60 properties in the village would be a very significant increase in traffic.</p>	<p>the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p> <p>2. The indicative capacities included within the draft Housing SG are based on the site area and the anticipated density of development however these should only be regarded as a guide and the capacity could change at the planning application stage.</p> <p>3. Comments noted. The draft housing SG has gone through an extensive consultation process including the Council's Education Asset Strategy Officer who monitors school rolls and when/if a new school or school extension is required. Regarding this site the Asset Strategy Officer stated if the site was to be developed an extension to the Primary School may be required. This will be addressed at the planning application stage once final housing numbers are confirmed.</p>	<p>Guidance on Housing.</p>
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				<p>The contributor makes reference to bullet points 2 and 4 of the site requirements within the Supplementary Guidance and states there are several issues relating to these statements. When the permission was granted for Dukesfield, one of the restrictions placed was that there could be no access on to the Wynd which is the ancient village access track. The contributor assumes this same restriction should apply to the proposed new development but it does not appear to do so. Access from Doctor's Lane would lead to a marked increase in traffic around the narrow corner by the school. This is already a problem with the properties on Causewayend. Then plan suggests that adjacent roads could be widened and pedestrian footways added. Whilst this could indeed be accomplished on the SW boundary, there is no room to widen the cord of Causewayend to improve access to Doctor's lane and the Wynd and its hedgerow boundaries should remain protected.</p> <p>5. With reference to the final</p>	<p>4. Comments noted. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>It should be noted that bullet point 7 of the site requirements for Dick's</p>	
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				<p>site requirement the contributor states there is currently an electricity sub-station at the corner of Doctor Lane and the Wynd. Security fencing has recently been upgraded due to its proximity to the school; if the area were to become an amenity/play space, there would be further safety implications. Creating of a third amenity area, in addition to the existing village green and play area would create corridors along Causewayend, and the footpath along the north-western edge of the Myrescroft development and across to the Wynd. These roads are already dangerous for pedestrians and do not lend themselves to being widened. Even if they did this would merely increase the danger with the increase in vehicular traffic.</p> <p>6. The contributor makes reference to the site requirement which states "...housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane". The contributor states this is unspecific in terms of the 'lane' to which it refers.</p>	<p>Croft II states:</p> <p><i>Where possible existing hedgerows are to be retained and supplemented by new planting to relate the development to its rural setting.</i></p> <p>5. Comments noted. Details regarding the play area and associated safety issues will be confirmed at the planning application stage.</p> <p>6. The lane referred to within the site requirements is the lane that runs along the northern site boundary in front of Ancrum Primary School.</p> <p>7. The Council are legally required to notify all properties within 20 metres of the site. As part of the draft Housing SG consultation we extended this to include all properties within a 25 metre boundary. Should a planning application be submitted for the site there would be further consultation at that stage.</p>	
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				7. The contributor also states they find it concerning that notification of this proposal was only considered to be relevant to such a limited number of Ancrum residents when the implications affect the whole of the community.		
Ancrum	Dick's Croft II (AANCR002)	Mr and Mrs R J Owen	Object	<p>1. The contributor raises concerns regarding the safety of pedestrians and cyclists especially young children and elderly residents. Within the village there are a number of one-track lanes including The Wynd. The contributor states the proposed development will increase the volume of local traffic and make this hazard even more dangerous.</p> <p>2. Ancrum's historic hedged byway (known as The Wynd) has been impacted by recent development on its east side. Further development on its western edge threatens its integrity further. The contributor states this proposal under values and ignores the heritage of the village.</p> <p>3. There is a lack of pre-school/nursery provision in the village. This issue will be</p>	<p>1. Comments noted. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p>2. Comments noted. The site has been through an</p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>accentuated by the proposed development. Previous assurances by the Council regarding facilities for children in relation to the previous development were never implemented.</p> <p>4. The previous development was only completed three years ago. The integration of new residents is a challenging ongoing process within the village. The contributor states integration of the first housing development has not been given adequate time to occur or stabilise.</p> <p>5. The contributor acknowledges the site is put forward as an alternative site however goes on to state that even the possibility has consequences.</p>	<p>extensive internal consultation process which included the Council's Lead Officer of Natural Heritage. The comments from the Natural Heritage Team have been incorporated into the draft SG, bullet point 7 of the site requirements states:</p> <ul style="list-style-type: none"> <li>• <i>Where possible existing hedgerows are to be retained and supplemented by new planting to relate the development to its rural setting.</i></li> </ul> <p>3. Comments noted.</p> <p>4. Comments noted.</p> <p>5. Comments noted. A full site assessment has been carried out for the site at Dick's Croft II. The site was considered acceptable for development and the site was included as an alternative site within the draft Housing SG. However various other sites within the Borders have been identified as preferred housing sites.</p>	
Ancrum	Dick's Croft II (AANCR002)	Pat Driver	Object	1. The contributor feels the previous development at Duke's Field has considerably	1. Comments noted. The Council's Traffic and Road Safety Team have no	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not

				<p>altered the feel of the village, which is no longer a tight community where people know each other. The contributor states that the character of the village would be further eroded if the old bridge, off the A68, had to be widened. There has already been a significant increase in the amount of traffic and parked cars in the village which would only increase with further development, heightening the risk of accidents. The contributor also raises concerns that the village hall would not be big enough to hold community events and would require enlarging.</p> <p>2. The contributor requests that the sense of the local community in Ancrum is preserved and its existing character retained by not swamping it with another development.</p>	<p>objections relating to the use of the Ale Water Bridge for access to the village should the site be developed. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:</p> <p><i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>2. The site design and layout</p>	<p>included within the Finalised Supplementary Guidance on Housing.</p>
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					will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.	
Ancrum	Dick's Croft II (AANCR002)	Prof A M and Mrs M Davison	Object	<p>1. The contributor considers sixty additional houses with impact the current nature of the village. There are no proposals for additional employment nearby and therefore the housing would be used for commuters or those wishing to retire to the rural community. Therefore this will change the demographic of the village and turn it into a dormitory.</p> <p>2. The proposed development will result in an increase of traffic along South Myrescroft which is already congested. Also on-street parking by residents results in the road being single track. The contributor raises concerns regarding a narrow bridge along the A6400 which is single carriageway. The contributor states Scottish Borders</p>	<p>1. Comment notes.</p> <p>2. Comments noted. Any required infrastructure upgrades will be taken into consideration at the planning application stage. The Council's Roads Planning Team has been consulted throughout the Housing SG process. In relation to the site they provided the following comments:  <i>The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated</i></p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>Council have advised the bridge requires attention at which point traffic will require traffic to use the Denholm road or along the A6400. Neither of these routes are suitable for increased traffic for any length of time.</p> <p>3. The contributor raises concerns about the capacity of the waste water infrastructure in the village which will require to be upgraded.</p> <p>4. Ancrum is in an area of outstanding natural beauty which attracts visitors from far and wide. The previous development at Dukes Field resulted in houses which in no way reflect the indigenous rural architecture of the village and therefore detracting from the visual attraction of the area. There was also a lack of supervision by Scottish Borders Council during development of the site resulting in significant disruption for an unacceptable length of time, more houses than originally planned and failure to provide an additional play area.</p>	<p><i>into any proposal.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.</i></p> <p>3. Comments noted. As stated above any required infrastructure upgrades will be taken into consideration at the planning application stage. The site has gone through an extensive consultation process where comments were received from various key agencies including Scottish Water. Where appropriate these comments have been included within the site requirements.</p> <p>4. The site design and layout will be decided at the planning application stage. Any application submitted for the site must adhere to the Local Development Plan policies and the Council's Placemaking and Design SPG. The SPG clearly states new development must seek to uphold and enhance the local character and sense of place.</p>	
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				<p>5. The contributor makes reference to the site requirement for a village green and states this is a narrow lane with a blind corner adjacent to the school. Therefore it would be inappropriate to increase traffic without widening the road. The contributor has concerns regarding traffic safety and trusts that the Director of Education has been consulted on the proposal.</p>	<p>The indicative capacities included within the Local Development Plan are based on the site area and the anticipated density of development however these should only be regarded as a guide and the capacity could change at the planning application stage. This was the case with the site at Duke's Field where the indicative capacity increased by nine units through the planning application process with a final approved capacity of 49 units.</p> <p>Regarding the previous Duke's Field development it should be noted since the application was submitted for the site, policy regarding the provision of play facilities has changed significantly. In 2005, new play facilities in residential developments were adopted by the Council as a matter of course and without any financial recompense. Often these were small in terms of scale and potentially resulted in the duplication of play equipment on a variety of sites within a relatively small geographical area.</p>	
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					<p>However this outcome was not considered to be in the best interest of any stakeholders.</p> <p>There is a geographical test to be considered and there will be instances where there is no feasible option other than to provide a new play area as alternative solutions are inappropriate, usually because existing play areas are too far away. However, in this instance, the existing play facility in Ancrum was in close proximity to the area at Duke's Field provisionally identified for the additional play facility. Following much discussion with the administrators it was agreed that a sum of £18,000, would be provided to enhance existing play facilities in the village.</p> <p>5. Comments noted. The draft housing SG has gone through an internal consultation process which includes the Education Asset Strategy Officer who monitors school rolls and when/if a new school or school extension is required. The comments received have been</p>	
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					incorporated into the draft Housing SG.	
Ancrum	Dick's Croft II (AANCR002)	Ferguson Planning on behalf of Roxburghe Estates	Support	<p>1. The contributor considers the site superior to a number of the preferred sites. The contributor refers to Scottish Planning Policy which requires Councils to identify a generous supply of land for housing within all market areas and should maintain a 5 year supply of effective housing land at all times. The contributor considers the site will make an effective addition to the Council's current shortfall in housing land supply, particularly given the limited constraints distinguished within the phase two assessment. Therefore the site should be allocated for residential development on the basis that it is effective and any constraints can be overcome in the plan period in order to bring forward development.</p> <p>2. The subject site seeks to provide approximately 60 additional dwellings. This proposed level of development will enable the provision of 25% affordable housing; Eildon Housing Association have committed to the provision of this level of affordable housing on the</p>	<p>1. Support noted.</p> <p>2. Comments noted.</p> <p>3. It should be noted that the site has not been dismissed for development. The site was considered acceptable for development as part of the site assessment process. Following this assessment the site was included as an alternative site. This was due to a number of reasons including the sites location within a Special Landscape Area and also due to recent development within the village. A fairly substantial extension to the village has relatively recently been completed at Duke's Field and it is not considered desirable to allocate a further housing development so soon afterwards. It is considered there are more preferable sites within the Scottish Borders which can address the identified housing shortfall.</p> <p>4. Comments noted.</p> <p>5. With reference to the</p>	It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.

				<p>site.</p> <p>3. The contributor challenges why AANCRO02 was dismissed for development when it clearly represents a natural extension to Ancrum and one which will not represent coalescence with Jedburgh. There are no site constraints and no contamination issues. The site is on the edge of an existing settlement and is in a sustainable location with regular bus services. The site will not have a major impact on the local road network and is easily accessible to the village centre. The site is not identified within the SEPA flood maps. Mitigation measure can be incorporated in relation to surface water runoff. There are no designated sites within or adjacent to the site with the closest designation being the River Tweed SAC. There are no significant biodiversity features which could potentially be affected by the development of dwellings. In terms of heritage the site is outwith the Conservation Area with no adjacent listed buildings. The site can be screened with significant boundary planting which will</p>	<p>300no units proposed at Lowood, the Scottish Government document entitled "Borders Railway - Maximising the Impact: A Blueprint for the Future" identifies the opportunities the railway corridor offers in terms of being a catalyst for new housing developments, businesses or visitor destinations. It supports the potential of the line in triggering significant economic benefits. The SG on Housing will become part of the statutory Development Plan and it is therefore a key document to ensure implementation of the Blueprint. Lowood is within a highly accessible and sustainable location given its location on land immediately to the north of the Tweedbank Railway terminus. The site is within the Central Borders Housing Market Area which has a proven record of housing market developer interest and consumer demand. The parkland and woodland setting and its proximity to the scenic River Tweed make the site a highly attractive development opportunity. Whilst it is acknowledged there are</p>	
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				<p>mitigate against any visual impact. The contributor states there are no constraints associated with the site following initial discussions with Scottish Water and Scottish Power and Energy Network (SPEN).</p> <p>4. The contributor states that all sites should be assessed on their individual merits. The site identified at Ancrum should be allocated as:</p> <ul style="list-style-type: none"> <li>• It is deliverable within this Local Plan lifespan</li> <li>• No allocation within this area of Ancrum despite it being very popular for new homes</li> <li>• Not within an area of Flood Risk</li> <li>• Sustainable location: Highly accessible to Ancrum Village Centre, Bus services and local education provision</li> <li>• Next to current built form and thus easy access to utilities/ infrastructure</li> <li>• Does not represent coalescence with Jedburgh</li> </ul> <p>5. The site should not be dismissed due to it essentially being too effective especially when</p>	<p>some site constraints to be addressed and overcome, none of these are identified as being insurmountable, and work on a masterplan has already commenced which increases the effectiveness, promotion and delivery of the site. This will investigate in close detail the constraints to be mitigated. It is contended that Lowood is a prime site with an extremely attractive setting for market interest and should be included within the SG.</p> <p>The following was the conclusion of the assessment undertaken for the Draft Housing SG, this remains pertinent:</p> <p><i>The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (Pollution, Prevention and Control) and WML (Waste Management Licensing) exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be</i></p>	
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				<p>allocating 300 units to another site that has not yet demonstrated its ability to deliver the proposed level of housing. It is important to allocate housing in the Scottish Borders where there is a strong demand – which there is in Ancrum.</p>	<p><i>required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the</i></p>	
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					<p><i>main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at</i></p>	
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					<i>Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.</i>	
Page 173	Ancrum	Dick's Croft II (AANCR002)	Save Scott's Countryside	Support	We note with great concern that 50% of the Preferred Sites total numbers for the whole Borders are within five miles of Abbotsford House and Scott's Managed Landscape; and nearly 40% no more than two miles distant. We therefore urge SBC, in order to take some pressure off this small middle portion of the central Borders, to use the identified Alternative Sites in Ancrum, Hawick and Kelso.	Support noted.  It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.
	Ancrum	Dick's Croft II (AANCR002)	Scottish Environmental Protection Agency	Support	The contributor supports the requirement to consider surface water mitigation measures during the design stage.	Comments noted.  It is recommended that Dick's Croft II, Ancrum (AANCR002) is not included within the Finalised Supplementary Guidance on Housing.
	Bowden	Land to West of Bowden (ABOWD013)	Smith & Garratt on behalf of D Maxwell	Object to the non-allocation of (ABOWD013) within the Housing SG	Object to the non-allocation of the site.	The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken which concluded that the  It is recommended that Land to West of Bowden (ABOWD013) is not included within the Finalised Supplementary

Page 174					<p>site should not be taken forward as part of the Housing SG. The conclusion of the assessment stated: Development of this site is considered to be unacceptable due to the potential adverse impact upon the NSA. Development would not integrate with the existing layout of the settlement at this prominent western approach. Access to services is limited in Bowden and increased car journeys would be necessary to reach services/employment. (Note: Agent wrongly refers to this site as ABOWD011 in his submission).</p>	Guidance on Housing.
Bowden	Land to West of Bowden 2 (ABOWD014)	Smith & Garratt on behalf of D Maxwell	Object to the non-allocation of (ABOWD014) within the Housing SG.	Object to the non-allocation of the site.	<p>The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken which concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment stated: Development of this site is considered to be unacceptable due to the potential adverse impact upon the NSA. Development would not integrate with the existing layout of the settlement at this prominent western</p>	It is recommended that Land to West of Bowden (ABOWD014) is not included within the Finalised Supplementary Guidance on Housing.



					<p>approach. Access to services are limited in Bowden and increased car journeys would be necessary to reach services/employment. A smaller portion of this site was considered at Examination during the process of the Local Plan Amendment, the Reporter concluded: 'the site is within the Eildon and Leaderfoot National Scenic Area, and Scottish Natural Heritage has supported its exclusion on landscape grounds. The council makes a general statement about the availability of other more suitable sites, but this would be a matter for a future review of the local plan. In the meantime I find no justification for its inclusion in the finalised plan'.</p>	
Darnick	Bankend (ADARN003)	Edwin Thompson LLP on behalf of H Smith	Objects to site not being included within Housing SG	<p>1. The contributor is concerned that coalescence between Darnick and Tweedbank has been identified. Development of Bankhead field has scope to retain open space or create tree planting as a means of separation at the western end of the field and need not involve any building further to the west of Darnick than the existing house at Darnlee to the south of Waverley</p>	<p>1. The Countryside Around Towns policy seeks to prevent coalescence between settlements within the CAT policy area. Whilst the policy does not preclude any development in the CAT area, the site in question is considered to sit within one of the more sensitive parts of the policy area. Indeed, the forerunner to the CAT policy (Policy EP3 – Prevention of Settlement</p>	<p>It is recommended that Bankend (ADARN003) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<p>Road.</p> <p>2. The contributor notes that the site is not considered to relate to the settlement of Darnick, however it can also be argued that the site is a natural extension and this is echoed in the current local plan which indicates that any further extension of Darnick would be expected to be to the west.</p> <p>3. The contributor considers the potential adverse impacts on the Southern Upland Way, the setting of Darnick, listed building in the vicinity and Eildon &amp; Leaderfoot National Scenic Area are all overstated and could be addressed through landscaping of the site.</p> <p>4. The contributor considers the proposal could provide a much needed site for good quality executive housing with links to Tweedbank railway terminus, Melrose and the Central Borders generally.</p>	<p>Coalescence) was extended by the Reporter at the time of the Local Plan examination to specifically include a stretch of greenfield land between Darnick and the River Tweed which included this site, noting that this was an exceptionally sensitive area. The retention of open space or tree planting would not be sufficient to overcome the harm to the distinct characters of Tweedbank and Darnick which would result from developing this site.</p> <p>2. The site lies broadly to the north west of Darnick across Waverly Road, where the road briefly becomes a dual carriageway. Whilst there are other dwellings and premises north of Waverly Road, the core of Darnick lies to the south of the road and is screened by trees. The development of the site would not represent a natural extension of the village. There is an allocation in a secluded field to the west of Darnick within the LDP, but this does not establish any clear direction for the future development of the</p>	
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					<p>settlement, and has little to no bearing on the suitability of the proposed site.</p> <p>3. The initial site assessment concluded that development would be expected to result in only potentially adverse impacts on the constraints listed, and these potential impacts were not the basis for excluding the site.</p> <p>4. The benefit of close proximity to Tweedbank Railway Station was considered as part of the wider Stage 1 RAG Assessment. Whilst this was considered to be an advantage for the site, other issues were considered to outweigh it.</p>	
Earlston	Georgefield (MEARL001, MEARL002 & MEARL003)	Felsham Planning and Development on behalf of Rural Renaissance Ltd	Object	<p>1. The contributor supports the adoption of a common set of measures to address the obvious housing land supply shortfall but believes that the Council should go further than is required by the Reporter and ensure that sufficient sites are allocated to actually deliver the 916 unit shortfall.</p> <p>2. The contributor's criticism of the Council is that in making its allocations for the</p>	<p>1. Comments noted. As part of the draft Housing SG the housing shortfall was updated to reflect allocated sites and changes to site capacities. Therefore the SG was required to provide 811 additional units. The total site capacity of the preferred sites is 931 units. This provides additional flexibility and allows for a range and choice of sites.</p> <p>2. The sites included within</p>	It is recommended that the housing sites at Georgefield, Earlston (MEARL001, MEARL002 & MEARL003) are not included within the Finalised Supplementary Guidance on Housing.

				<p>draft SPG there is a requirement for more rigour in assessment and review. The housing land audit should be the starting point for assessment but it must be up to date and accurate. The contributor details various comments on the Council's Housing Land Audit approach and methodology.</p> <p>3. The contributor objects to the non-inclusion of a housing site in Earlston. The contributor states the site at Georgefield is allocated in the Local Plan for 250 units. The contributor states the area has been judged suitable for development. Recognition should also be given to the opportunity to bring forward land identified for later phases earlier than currently envisaged due to the need to maintain a five year land supply and address questions raised by sites not coming forward as quickly as anticipated.</p> <p>4. The contributor wishes to re-iterate the case in support of the allocation at Earlston and to set out the argument to ensure that this site is developed to its fullest extent as a priority within the</p>	<p>the draft Housing SG have been through a full site assessment process including consultation with various key agencies and internal consultees. It should be noted as part of the Housing Examination as part of the Local Development Plan 2016 the Reporter agreed with the methodology in determining housing land supply used in the Scottish Borders Housing Land Audit.</p> <p>3. Comments noted. In relation to meeting the housing shortfall the Reporter asked the Council to look at redevelopment opportunities and longer term sites to help meet the shortfall. Each of the longer term sites were assessed for potential development however it is not considered that the longer site at Georgefield is effective due to infrastructure constraints and therefore will not be developed within the Local Development Plan period. It should be noted there is already a healthy housing land supply in the town and land take-up in recent years has been limited.</p>	
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				<p>Local Development Plan. The majority of the Earlston site is already allocated. This proposal seeks the allocation of an additional area, outside the development boundary but extending the current principles underlying the current allocation. The contributor sets out how the site would be developed over nine phases with a total capacity of 796 units, 255 of these units will be in the first five year period. The site will also include a mixed use element.</p> <p>5. The contributor argues that the Central Borders Housing Market Area is too large and needs to focus on areas where there is known demand. Allocations need to be in towns that are known to be marketable and need to be well located to the new Borders railway.</p> <p>6. The site is within the primary development hub as defined by the SESplan Development Strategy. The settlement form is typical of a side valley settlement, extending away from the River Leader and into a valley side along a tributary (Turfford Burn). The</p>	<p>4. Part of the site covers two existing housing allocations – AEARL010 and AEARL011 which have a total indicative site capacity of 100 units. The remainder of the site is identified in the LDP as a potential mixed use longer term site with no indicative capacity stated. It should be noted the longer term sites identified are subject to review as part of Local Development Plan process.</p> <p>5. The Central Borders Housing Market Area was formed as part of the Housing Market Area Review undertaken for the Structure Plan Alteration in 2007. The Central Housing Market Area functions well in its current form. It also includes the Central Strategic Development Area as set out within the Strategic Development Plan (SESplan). Within Earlston there is a substantial housing land supply including recent allocations at the former High School site (AEARL002), East Turfford (AEARL010) and phase one of the land at Georgefield (AEARL011). Therefore it is considered</p>	
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				<p>contributor believes that a case can be made to show that the site can be satisfactorily developed. The contributor goes on to detail the assessment of the site against a number of Local Plan policies including Policy G1, G5, G6, NE4 and Inf4.</p> <p>7. The contributor has assessed the proposal against Scottish Planning Policy, SESplan and Local Development Plan policies has concluded that the site is suitable for development and that it should be included in the list of development sites required to be prepared by the LDP Reporter.</p> <p>8. The contributor states the site can be delivered within a five year timeframe, is free from significant constraints and will not have a significant adverse effect on any natural or built heritage interests or any national or international environmental designations. The majority of the land is already allocated and the contributor seeks the allocation of an additional 27 acres and a revision to site capacity to maximise the potential of the site and make the best use of the</p>	<p>there is no need to allocate further housing land within Earlston and additional land at Georgefield should not be brought forward until phase one has been progressed. It should be noted that this area of land was also subject to the recent Local Development Plan Examination. The Reporter shared the opinion of the Council that <i>“the level of potential development in Earlston is adequate. Whilst it is reasonable to identify Georgefield East as a preferred area for future expansion, it is appropriate to give priority to the currently allocated sites. Additionally, it is clear that further impact analysis is required for Georgefield East”</i>.</p> <p>6. Comments noted although it should also be noted that these policies and subsequent criteria referred to by the contributor are out of date and have been superseded.</p> <p>7. Comments noted.</p> <p>8. The site was submitted as part of the Call for Sites process and was assessed</p>	
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				site's ability to contribute to the housing land supply in a location that has already been deemed to be acceptable.	under site codes MEARL001, MEARL002 and MEARL003 for mixed use development. The sites were assessed as unacceptable as there are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. It should also be noted that part of the site is included within the 1:200 year flood risk area along the Turrford Burn which runs directly through the site.	
Ednam	Cliftonhill IV (AEDNA010)	Archie & Maggie Stewart	Object	<p>1. The contributors state the allocation of houses in large sites in a few locations rather than allowing development throughout the Borders is detrimental to the region. This policy leads to the stagnation of our villages with young families forced to live in soulless commuter housing estates depriving the areas outwith the allocated area of services and income.</p> <p>2. There are six sites of over</p>	<p>1. The draft Housing SG aims to distribute the shortfall of housing broadly within the Strategic Development Areas (SDA) and surrounding area. The population of each SDA and surrounding area has been assessed to ensure a proportional distribution of housing sites across each of the SDAs. The majority of sites included in the draft Housing SG are located in areas with nearby transport</p>	It is recommended that Cliftonhill IV, Ednam (AEDNA010) is not included within the Finalised Supplementary Guidance on Housing.

				<p>50 houses accounting for 695 houses or 75% of the allocation in Coldstream, Kelso, Tweedbank, Peebles and Selkirk. The development of these sites can realistically only be carried out by the large national housing companies such as Persimmon, Barrett and Wimpey. At present these companies seem to have little interest in building quality homes in the Scottish Borders.</p> <p>3. Within these large sites there is an allocation of 300 houses at Lowood, site MTWEE002, this site having so many constraints attached that it is not likely to ever be developed, nor should it be.</p> <p>4. The effect of allocating only a few large sites is that these sites can only be developed by large national builders with any associated profits leaving the region. Our villages are left to stagnate with fewer opportunities for young families to return, and the proceeds from the development of the land remains in a few hands rather than being spread around the region. Large</p>	<p>links and local services and facilities.</p> <p>2. Comments noted. The draft Housing SG includes a range of site sizes many of which are redevelopment opportunities. It should be noted that many of the sites actively being developed in the Scottish Borders are being developed jointly between a Registered Social Landlord and a local/regional mainstream developer. National housebuilders have interest and/or a presence within some larger towns in the Borders.</p> <p>3. The Scottish Government document entitled "Borders Railway - Maximising the Impact: A Blueprint for the Future" identifies the opportunities the railway corridor offers in terms of being a catalyst for new housing developments, businesses or visitor destinations. It supports the potential of the line in triggering significant economic benefits. The SG on Housing will become part of the statutory Development Plan and it is therefore a key document</p>	
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				<p>sites have more constraints and a large impact on the environment together with infrastructure problems. Large new build sites do not have a sense of place which runs contrary to the principle of placemaking as stated on page 9 of the consultation document.</p> <p>5. If development was allowed evenly throughout the area local building firms and associated trades would prosper with the profits remaining in the Borders. The proceeds of land development would be in many more hands which in turn would no doubt be invested in farms and local services. Villages would be able to grow in a manner that is sustainable and accessible to young families.</p> <p>6. The contributors object to the omission of Site AEDNA010 from this guidance. This site has been identified in the Local Development Plan as an area for future expansion. There have been two houses recently completed by local builders bringing young families into the village, proving a market for village</p>	<p>to ensure implementation of the Blueprint. Lowood is within a highly accessible and sustainable location given its location on land immediately to the north of the Tweedbank Railway terminus. The site is within the Central Borders Housing Market Area which has a proven record of housing market developer interest and consumer demand. The parkland and woodland setting and its proximity to the scenic River Tweed make the site a highly attractive development opportunity. Whilst it is acknowledged there are some site constraints to be addressed and overcome, none of these are identified as being insurmountable, and work on a masterplan has already commenced which increases the effectiveness, promotion and delivery of the site. This will investigate in close detail the constraints to be mitigated. It is contended that Lowood is a prime site with an extremely attractive setting for market interest and should be included within the SG.</p> <p>The following was the</p>	
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				<p>housing. The allocation of sites such as this will help to attract young families back to the area to live and work bringing income and vibrancy into the community and generating income for the area.</p>	<p>conclusion of the assessment undertaken for the Draft Housing SG, this remains pertinent:</p> <p><i>The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (Pollution, Prevention and Control) and WML (Waste Management Licensing) exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development</i></p>	
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					<p><i>of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the</i></p>	
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					<p><i>possible extension of the Borders Railway and of the potential for a replacement for Lowwood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.</i></p> <p>4. As stated above the draft Housing SG provides a range and choice of sites throughout the Scottish Borders. There are various</p>	
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					<p>existing housing allocations within smaller settlements identified within the Local Development Plan, including Ednam.</p> <p>5. Comments noted.</p> <p>6. Comments noted. The site at Cliftonhil, Ednam has been an extensive site assessment process which has involved consultation with various stakeholders and key agencies. Sites at this location have also recently been subject to Examination as part of the Local Development Plan process. The Reporter stated "that further housing between the two plots (11/00750/PPP) and the village of Ednam would lead to an impression of ribbon development and any future review of housing land potential would no doubt take this into account. The Reporter then goes on to state 'construction of some 30 houses on the land to the north-east of the War Memorial would widen the range of choice of housing at Ednam, including affordable housing. However, this consideration does not lead me to</p>	
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					<p>conclude that the land should be allocated for development".</p> <p>It should also be noted that there is an existing housing site within Ednam at West Mill which was allocated as part of the Local Plan Amendment. The site is undeveloped although the site is currently being marketed.</p>	
Galashiels	Former Castle Warehouse site (AGALA037)	Smith & Garratt	Object to the inclusion of (AGALA037) within the Housing SG	Object to the inclusion of this site on grounds that, being developable in accordance with existing planning policies, its inclusion would not help the Council to meet the requirements of the SG.	<p>Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within</p>	It is recommended that Former Castle Warehouse site (AGALA037) is included within the Finalised Supplementary Guidance on Housing.

					settlement boundaries, as per the LDP, including brownfield opportunities.	
Galashiels	Former Castle Warehouse site (AGALA037)	Scottish Environmental Protection Agency	Support (Flooding)	Support the requirement to investigate surface water flood risk as a small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. We <b>support</b> the requirement to establish the existence of a culverted watercourse and to ensure that no buildings are constructed over an existing drain/lade that is to remain active.	Support noted. The first site requirement should be amended to read:  <i>A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active.</i>	It is recommended that Former Castle Warehouse site (AGALA037) is included within the Finalised Supplementary Guidance on Housing.  It is also recommended that the site requirement ( <i>bullet point 1</i> ) be amended to read:  <ul style="list-style-type: none"> <li>• <i>A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to</i></li> </ul>

						<i>remain active</i>
Galashiels	Huddersfield Street (AGALA033)	SNH	Comments (AGALA033)	Reference to the River Tweed SAC should be updated to clearly state the requirement for submission of information to support Habitats Regulations Appraisal. This will be required to identify what mitigation, if any, is to be delivered.	Further to the advice of SNH it is recommended that a site requirement is added in respect of the River Tweed SAC, to read as follows: <ul style="list-style-type: none"> <li><i>In respect of the River Tweed SAC, the submission of information to support the Habitats Regulations Appraisal would be required to identify what mitigation, if any, is to be delivered.</i></li> </ul>	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised Supplementary Guidance on Housing.
Galashiels Page 190	Huddersfield Street (AGALA033)	Scottish Environmental Protection Agency	Seek the removal of the site (Flooding)	Require the removal of this site from the Supplementary Guidance. Would repeat the report with the initial response to the 'call for sites' consultation in summer 2016. Require a modification to the text of the development requirement to remove the text ' <i>flood risk issues to be discussed and agreed with SEPA</i> '. The full detailed response submitted by SEPA is available for viewing if necessary.	Given SEPA's objection to the site on flooding grounds it is contended the site is not included within this SG. The site is currently subject to a planning application and the flooding issue will be addressed via that process.	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised Supplementary Guidance on Housing.
Galashiels	Lintburn Street (AGALA032)	Scottish Environmental Protection Agency	Comment (Flooding)	Suggest a modification to the development requirements to read "Investigation and mitigation measures may be required in relation to surface water run-off within the site" and to make contact	Comments noted. An additional site requirement has been added as follows: <ul style="list-style-type: none"> <li><i>Investigation and mitigation measures may be required in relation to</i></li> </ul>	It is recommended that Lintburn Street (AGALA032) is included within the Finalised Supplementary Guidance on Housing.



				with the Council Flood Protection Officer.	<i>surface water run-off within the site".</i>	It is also recommended that the following site requirement be added: <ul style="list-style-type: none"> <li><i>Investigation and mitigation measures may be required in relation to surface water run-off within the site".</i></li> </ul> Contact should be made with the Council's Flood Protection Officer.
Galashiels	Lintburn Street (AGALA032)	Smith & Garratt	Object to the inclusion of (AGALA032) within the Housing SG	Object to the inclusion of this site on grounds that, being developable in accordance with existing planning policies, its inclusion would not help the Council to meet the requirements of the SG.	Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).  The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.  The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development	It is recommended that Lintburn Street (AGALA032) is included within the Finalised Supplementary Guidance on Housing.

					opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.	
Galashiels	Netherbarns (AGALA029)	Nathaniel Lichfield & Partners (NLP) on behalf of M&J Ballantyne Ltd	Object to the non-allocation of (AGALA029) within the Housing SG	<p>Object to the exclusion of the site on the following grounds:</p> <ul style="list-style-type: none"> <li>No specific justification has been provided for the 'amber scoring' of the site within the RAG Assessment, however it can be assumed by the comments within the Stage 2 Assessment that both this and the decision to exclude the site as a preferred or alternative site, is based upon the Reporters' comments. NLP strongly object to this and consider that the findings of the Reporters can no longer be considered valid as they were based upon past assessments of specific development proposals, which were of a higher density than those presently posed, and did not make reference to any new developments, such as the Heritage Assessment. NLP consider the implementation of the landscaping strategy would in fact further</li> </ul>	<p>The following was the conclusion of the assessment undertaken to the original submission through the process of the call for sites, it is considered that this remains relevant to the most recent submission:</p> <p><i>This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.</i></p> <p><i>As part of the recent LDP Examination the Reporter concurred with the conclusions reached at the previous Local Plan Inquiry. The Reporter noted the lack of formal objection by Historic Scotland and stated that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of</i></p>	It is recommended that Netherbarns (AGALA029) is not included within the Finalised Supplementary Guidance on Housing.

				<p>enhance the setting of Abbotsford House.</p> <ul style="list-style-type: none"> <li>The land at Netherbarns is effective and free from constraints which could impact upon its viability. The Stage 2 Assessment proved the site to be favourable with consultees, who highlighted that the site has good access to local services, facilities and employment due to the public transport links and close proximity to major roads. Additionally the site was found to be acceptable in relation to the potential impact on open space, archaeology, biodiversity and education. The site is supported through a previous planning approval and has long been supported by Scottish Borders Council and its officers. The allocation of the site would make a valuable contribution toward the delivery of new housing in Galashiels, of which there is a recognised shortfall to the tune of 916 units, although NLP consider the true shortfall to be</li> </ul>	<p><i>Netherbarns. The Reporter did not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape.</i></p> <p><i>Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity.</i></p> <p>It is acknowledged that this recent submission has re-emphasised why the applicants consider that the proposal will have a minimal detrimental impact on the setting of Abbotsford House. However given that this case has twice been dismissed by Reporters, most recently with regards to the adopted 2016 Local Development Plan, it is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which</p>	
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				<p>significantly higher.</p> <ul style="list-style-type: none"> <li>The development of Netherbarns presents an opportunity to realise these benefits on a sustainably located site.</li> </ul> <p>NLP consider that the site should be assessed against the Stage 1 Assessment as 'green' as opposed to 'amber', and given the support shown by the Council and the consultees should be presented as a preferred or alternative site within the Draft Housing SG.</p>	<p>will alter that stance. Therefore the site is not being taken forward into the Housing Supplementary Guidance.</p> <p>It is considered that the Applicant/Agent would again need to consider the options available for woodland screening and the impacts on Abbotsford House for this site to be reassessed in the future.</p>	
Galashiels Page 194	Rose Court (AGALA036)	Andrew T. Bramhall, St. John's Church	Note (AGALA036)	As the trustees of the former manse in Hawthorn Road on land to the west of AGALA036. The property is currently on the market for sale. Would this property and ground be of interest for future housing consideration being adjacent to site AGALA036?	A site plan was requested but not submitted. In any event, there would be an opportunity to submit the site for consideration during the process of Local Development Plan 2. In the meantime, the site is located within the settlement boundary of Galashiels and could be considered for infill development without a formal housing allocation. Any such planning application would be considered primarily against Policy PMD5 – Infill Development of the Scottish Borders Local Development Plan 2016.	This site could be considered during the process of Local Development Plan 2.
Galashiels	Rose Court	Smith & Garratt	Object to the inclusion of	Object to the inclusion of this	Appendix 2, as contained	It is recommended that

	(AGALA036)		(AGALA036) within the Housing SG	site on grounds that, being developable in accordance with existing planning policies, its inclusion would not help the Council to meet the requirements of the SG.	<p>within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p>	Rose Court (AGALA036) is included within the Finalised Supplementary Guidance on Housing.
Galashiels	Rose Court (AGALA036)	Scottish Environmental Protection Agency	Support (Flooding)	Support the requirement to consider potential surface water runoff from nearby hills along with appropriate mitigation.	Support noted.	It is recommended that Rose Court (AGALA036) is included within the Finalised Supplementary Guidance on Housing.
Galashiels	Winston Road (RGALA005)	Ferguson Planning on behalf of Amcows 59 Ltd	Object to the non-allocation of (RGALA005) within the Housing SG	All sites should be assessed on their individual merits. The site should be allocated for housing to meet the 916 housing shortfall for the following reasons:	The south eastern half of the site is allocated within the Scottish Borders Local Development Plan 2016 for redevelopment. The site requirements highlight that	It is recommended that Winston Road (RGALA005) is not included within the Finalised Supplementary Guidance on Housing.

				<ul style="list-style-type: none"> <li>• It is deliverable within this Local Plan lifespan. The developer owns the land and has the finances and resources to bring forward the development within the plan period.</li> <li>• 71 units can be delivered outside the overhead power line zone. However the aim is decommission these pylons and relay underground in order to get a maximum developable area.</li> <li>• It is in a sustainable location, highly accessible to Galashiels Town Centre, bus services and Tweedbank Train Station.</li> <li>• It is a brownfield site and relates well to the existing built up area, with existing residential properties to the west and next to MGALA003, a mixed use development opportunity.</li> <li>• It has very easy access to utilities/infrastructure.</li> <li>• The site is not at risk of flooding from the River Tweed.</li> <li>• Affordable housing will be provided on part if not all of the site in</li> </ul>	<p>due to the nature of the existing adjoining uses, it is not considered that this site could be developed for residential purposes. The adjoining uses include the former abattoir (forming part of RGALA005) and the Electricity Sub Station to the north. The sewage works are also located to the south. For the reasons highlighted within the original site assessment it is not considered that this site is appropriate for a housing allocation, as follows:</p> <p><i>The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours), railway line (noise/vibration) and an exclusion zone with gas pipeline running on the eastern boundary of the site. These are all issues which would require to be explored in great detail by the developer. A Flood Risk Assessment would be required. There is moderate biodiversity risk. Assessment</i></p>	
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				<p>accordance with Policy HD1.</p> <ul style="list-style-type: none"> <li>• There are no issues with access to the site.</li> <li>• The site is considered acceptable in principle for residential development.</li> </ul> <p>It is highly important to allocate housing in the Scottish Borders where there is a strong demand to live and especially on brownfield land. For these reasons the subject site should be allocated as a 'preferred site'.</p> <p>Ferguson Planning believes that there are numerous 'preferred' or 'alternative' sites indicated that are less superior than the subject site.</p>	<p><i>and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and near eastern side should be retained to provide setting and minimise impacts on River Tweed adjoining. A Transport Assessment would be required. Contamination would require to be investigated and mitigated.</i></p>	
Gattonside	Gateside Meadow-Castlefield (AGATT013)	Felsham Planning and Development on behalf of Rural Renaissance Ltd	Object to the non-allocation of (AGATT013) within the Housing SG	<p>The proposal will meet the aims and objectives of the development plan by:</p> <ul style="list-style-type: none"> <li>• Ensuring sufficient new housing land is available allowing for a phased approach to the release of housing land;</li> <li>• Meeting the economic prosperity and environmental quality strategic objectives;</li> <li>• Locating development which minimises number and length of car</li> </ul>	<p>The following was the conclusion of the assessment undertaken to the original submission through the process of the call for sites, it is considered that this remains relevant to the most recent submission:</p> <p><i>The site was identified as constrained in the Development and Landscape Capacity Study for the following reasons: development across the</i></p>	It is recommended that Gateside Meadow-Castlefield (AGATT013) is not included within the Finalised Supplementary Guidance on Housing.

				<p>journeys by providing new homes adjacent to a transport corridor;</p> <ul style="list-style-type: none"> <li>• The contribution to the strategy and policies of the Development Plan and other national and local policy objectives;</li> <li>• Delivering a proposal within a 5 year timeframe, or within such timeframe that it helps reduce the pressure on the planning authority to deliver it's already allocated sites;</li> <li>• The provision of choice across the housing market area;</li> <li>• The design, quality and density of development that can be achieved;</li> <li>• The proposal will not have a <i>significant adverse effect</i> on any natural or built heritage interests or any national or international environmental designations;</li> <li>• The proposal can support the existing services in the village;</li> <li>• The proposals can contribute to the facilitation of improved facilities in the village and in neighbouring villages; and</li> </ul>	<p><i>undulating slopes is constrained by the more complex topography and often steep slopes which would require earthworks; the area is highly open and relatively exposed because of the broadly convex curvature of the hill flank; the slopes are very visible, particularly from the south and the Eildon Hills, from where they contribute to the scenic quality of the National Scenic Area; the fields are a valuable agricultural resource. There are also considerable access issues to be addressed and resolved.</i></p> <p><i>It should also be noted that this site formed part of the 2006 Local Plan Inquiry and the recent Local Development Plan Examination for 150 units. The Reporter of the LDP Examination agreed with the findings of the previous Reporter who noted that, "in view of its elevated position and slope, development would be prominent when viewed from the immediate vicinity and in more distant views from the south, including the Eildon Hills.</i></p>	
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				<ul style="list-style-type: none"> <li>There are no other significant environmental dis-benefits or risks, for example flooding.</li> </ul> <p>There is a clear requirement for the Local Development Plan to identify further housing land supply in the Central Borders Housing Market Area, and within the area identified as rest of central housing market area. Allocation of the subject site to the full extent shown on the attached plan will help to meet the 5 year housing land supply shortfall. Accordingly, it is requested that Gattonside Mains be included in the list of allocated sites within the Local Development Plan.</p>	<p><i>Development of this greenfield site would also have an adverse effect on the rural setting of this part of Gattonside. I am not satisfied that development at a low density would satisfactorily resolve those matters. That is a consideration to which I must attach great weight given the likely impact on the Eildon and Leaderfoot National Scenic Area". This position remains unchanged and therefore it is not considered appropriate to allocate this site for housing.</i></p>	
Gattonside	Lower Gateside (AGATT016)	Ferguson Planning on behalf of Moyle L & D (MLD)	Request that the site (AGATT016) be considered for allocation in the Housing SG	<p>All sites should be assessed on their individual merits. The reasons it is considered that this site should be allocated for housing to help meet the 916 housing shortfall are as follows:</p> <ul style="list-style-type: none"> <li>It is deliverable within this Local Plan lifespan.</li> <li>No allocation within this area of Gattonside despite it being very popular for new homes.</li> <li>Not within an area of Flood Risk.</li> </ul>	<p>The site has been through the full site assessment process which concluded that it is doubtful and it is considered there are more appropriate sites within the Central SDA to meet the housing shortfall. The main issues relate to access, impact upon the settlement, impact upon the NSA and the overall scale of the proposal in relation to Gattonside. Please refer to the full site assessment contained within Appendix</p>	<p>It is recommended that Lower Gateside (AGATT016) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<ul style="list-style-type: none"> <li>• Sustainable location – highly accessible to Tweedbank railway station and industrial estate Melrose and Gattonside, and local education provision. Existing footpath provision runs past the site.</li> <li>• Next to current built form and thus easy access to utilities/infrastructure.</li> <li>• Does not represent coalescence with Melrose of Tweedbank.</li> </ul> <p>It is stressed that it is highly important to allocate housing in the Scottish Borders where there is a strong demand to live. There is a clear high demand for homes in Gattonside and thus request that it is considered.</p>	D – Stage 2 Database Report.	
Hawick	<ol style="list-style-type: none"> <li>1. Leishman Place (AHAWI025)</li> <li>2. Henderson Road (AHAWI026)</li> <li>3. Factory, Fairhurst Drive (RHAWI011)</li> <li>4. Heather Mill (MSELK002)</li> </ol>	Smith and Garratt on behalf of Millar Partnership and David Wilson Homes	<p>Object to the inclusion of; Leishman Place (AHAWI025), Henderson Road (AHAWI026), Factory, Fairhurst Drive (RHAWI011) &amp; Heather Mill (MSELK002)</p> <p>within the Housing SG, stating that it is covered by existing development</p>	<p>The contributor states that the site is covered by existing development policies, therefore including the site within the SG does not increase the availability and choice of available sites.</p> <p>Objects to the inclusion of the site on the grounds that it is capable of being developed in accordance</p>	<p>Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall</p>	<p>It is recommended that Leishman Place (AHAWI025), Henderson Road (AHAWI026), Factory, Fairhurst Drive (RHAWI011) &amp; Heather Mill (MSELK002) are all included within the Finalised Supplementary Guidance on Housing.</p>

			policies	with existing planning policies and the inclusion within the Housing SG would not help the Council in meeting the requirements of the SG.	assumption is provided for by housing in the countryside approvals.  The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.	
Hawick Page 201	Burnfoot Phase 1 (AHAWI027)	Scottish Environmental Protection Agency	Notes	<p>1. The contributor supports the requirement for a Flood Risk Assessment (FRA).</p> <p>2. The contributor requires a modification to the developer requirement stating that no built development takes place on top of culverted watercourses/ drains</p>	<p>1. Support noted.</p> <p>2. Comments noted. If the site was to be taken forward for inclusion within the Finalised Housing SG, the site requirement in respect of flood risk would be amended to read:</p> <p><i>'A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west. No built development should take place on top of culverted watercourses/ drains'.</i></p>	It is recommended that Burnfoot Phase 1 (AHAWI027) is not included within the Finalised Supplementary Guidance on Housing.

					However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.	
Hawick	Burnfoot Phase 1 (AHAWI027)	Jane Mitchell	Objects (Various)	<p>1. The population is growing in Scotland and the world. Land is one of Scotland's most valuable natural resources and it should be protected where possible. Agriculture is one of the most important industries in Scotland, and the Scottish Borders. The loss of land to development leads to a reduction in the amount of food produced. The proposed area for Employment and residential on the Eastern side of Hawick is the most productive land surrounding Hawick. The Council and the Scottish Government should be assessing less productive areas of land to develop instead of highly productive land. I understand the need for development but planning should give greater consideration to the need for future food supplies.</p> <p>2. The margins which farmers receive for their products are marginal, therefore the contributor relies on economies of scale in order</p>	<p>1. Comments are noted. The protection of agricultural land is an aim of the planning system and national policy affords particular protection to land which is designated as Prime Agricultural land by the James Hutton Institute. The site in question is not classified as such, and whilst planning seeks to protect other agricultural land where possible, the Council has a duty to find effective housing land. There is a limited amount of effective brownfield land within the Borders and it is inevitable that an element of greenfield land is required to ensure an adequate supply of effective land is maintained.</p> <p>2. Comments are noted, however this is not a material planning consideration.</p> <p>3. The edge of Borders settlements are often characterised by agricultural uses meeting residential</p>	It is recommended that Burnfoot Phase 1 (AHAWI027) is not included within the Finalised Supplementary Guidance on Housing.

				<p>to ensure they make a profit. By reducing the productive area of the land farmed, this increases the costs of production. The contributor states that by constantly nibbling away at the productive area there is a severe danger that their farming enterprise will become unsustainable.</p> <p>3. Farming arable land next to housing areas becomes exceedingly difficult as can be demonstrated at the field adjacent to Burnfoot. The contributor states that they are constantly battling with vandalism, especially at harvest time.</p> <p>4. There is a huge fire risk created with the development of residential housing at the proposed area. The road currently provides a fire break both for the town from the fields and vice versa. If a fire was to break out in the proposed area without a break such as the road there is a huge risk that a fire could spread, all the way to Appletreehall.</p> <p>5. The town already owns MHAW1001 which with the correct infrastructure would</p>	<p>uses and whilst there is potential for some degree of conflict in these circumstances, on balance, the two uses are considered to be of acceptable compatibility.</p> <p>4. There are many places in the Borders where fields run next to towns without fire breaks and this is not considered to be a reason to preclude development.</p> <p>5. MHAW1001 is allocated for mixed use. Sites proposed for mixed use could be developed for a variety of uses subject to other LDP policies, including housing. This site was considered at the initial stage 1 assessment stage, but it was concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows:</p> <p><i>This site is allocated for mixed use within the Scottish Borders LDP. There are several allocated sites in the vicinity, including housing sites, and in particular, a longer term housing site [SHAW1003].</i></p>	
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				<p>be suitable for housing. There is no infrastructure in the proposed SHAW1003.</p> <p>6. Is it really safe having children crossing major roads in order to get to school and other amenities.</p> <p>7. Why is there not more housing proposed at zEL49 where the amenities are much easier to access?</p> <p>8. If the proposed extension to the Scottish Borders railway to Hawick is granted this is most likely to run to the Southern side of the town, it would make more sense for housing to be increased around this area in order to make it more accessible for more people.</p> <p>9. Loss of land to development reduces biodiversity. The land at Burnhead is currently involved in an Agri-Environment Scheme supported by the Scottish Government which aims to protect and enhance Scotland's natural heritage and mitigate and adapt to climate change.</p>	<p><i>There is insufficient capacity for all of these sites to be allocated for housing at this time, and this site is considered less appropriate than the longer term housing site at Burnfoot. This site cannot be considered further at this time.</i></p> <p>6. The Council would consider the need to improve pedestrian crossings at the time of any future planning application. This would ensure any improvements were commensurate with the scale of development proposed and the anticipated vehicle and pedestrian flows identified through the accompanying Transport Assessment, which is a requirement of development of the site.</p> <p>7. Site zEL49 is safeguarded employment land. This land is protected to secure the supply of employment land.</p> <p>8. There has been no decision on whether to extend the Borders Railway, or on the route any extension may take.</p>	
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				<p>10. Hawick already has a large unemployment rate due to business decline such as the closure of several textile companies recently e.g. Allflex. Further housing only exacerbates this.</p>	<p>9. The Council's Ecology Officer was consulted as part of the Council's initial assessment of the site and advised that there were no significant known biodiversity issues on the site. Nevertheless the draft SG set out a requirement that any impact on ecology must be assessed and that mitigation be required as appropriate.</p> <p>10. Hawick sits within the Central Strategic Development Area as defined within the Strategic Development Plan (SESplan) and sits within the Central Housing Market Area. The Central Strategic Development Area is where growth will be focused due to the concentration of strategic employment sites and good transport links. The site is considered to have good access to employment opportunities within the Hawick and Central Borders area. It is not agreed that further housing in Hawick will exacerbate unemployment issues.</p>	
Hawick	Burnfoot Phase 1 (AHAWI027)	SNH	Support	1. The site lies adjacent to business and employment allocation BHAWI001. A	1. If the site was to be taken forward for inclusion in the Finalised Housing SG, the	It is recommended that Burnfoot Phase 1 (AHAWI027) is not

				<p>planning brief is required for both sites and the contributor recommends that a brief that sets out requirements for both sites is prepared. This would support a coordinated, strategic approach to development here from the outset. This should include connectivity between the sites, which is not explicitly set out in the current site requirements in the draft Supplementary Guidance and the LDP.</p> <p>2. The contributor welcomes the requirement that design and layout should aim to enhance biodiversity value of the site. Viewed in its wider context, appropriate habitat networks within this site could provide links between existing habitats on sites to the west and east, bridging an existing gap.</p>	<p>site requirement relating to the need for a planning brief, would be amended to read:</p> <p><i>'A planning brief is required covering both AHAWI027 &amp; BHAWI001 sites to ensure a co-ordinated and strategic approach to development. The brief should address connectivity between the two sites and reflect the principles of Designing Streets'.</i></p> <p>2. Support noted.</p> <p>However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.</p>	<p>included within the Finalised Supplementary Guidance on Housing.</p>
Hawick	Burnfoot Phase 1 (AHAWI027)	Save Scott's Countryside	Support the inclusion of the site	The contributor urges SBC to take pressure off sites within 5 miles of Abbotsford House and Scott's Managed Landscape and use identified Alternative sites including this site in Hawick.	Support for this site is noted, however it is concluded that there are more appropriate sites available and this site will not therefore go forward for allocation.	It is recommended that Burnfoot Phase 1 (AHAWI027) is not included within the Finalised Supplementary Guidance on Housing.
Hawick	Fairhurst Drive (RHAWI011)	Ferguson Planning on behalf of Roxburghe Estates	Note	This site has most recently been in use as employment and the Economic Development team have suggested that the site be	The majority of the site has not been in active employment use for many years, is derelict and adversely affecting the	It is recommended that Fairhurst Drive (RHAWI011) is included within the Finalised Supplementary Guidance



				retained for continued employment use rather than lose it to housing development. They feel that the site needs to be considered in association with the Borders railway extension to Hawick as the route could possibly impact on its southern edge. The Council assert that there is sufficient available employment land within the Hawick area, however as stated within the adopted LDP <i>"The town remains in need of regeneration and the Council's Economic Development team is working in partnership with the community to maximise the town's potential and create new jobs."</i> This would suggest that the Economic Development team have an active insight in the employment prospects within the town and more weight should be placed on their objection to housing development on this site.	amenity of the local area, which is partly residential in character. The site is not allocated for employment use but rather is allocated for redevelopment. The principle of supporting non-employment uses on the site is therefore already established. Comments from the Council's Economic Development team in relation to the Borders Railway relate to potential for the route of any extension to impact on the site's southern edge. This has been addressed by the first site requirement which requires a buffer zone to be formed to the south of the site.	on Housing.
Hawick	Fairhurst Drive (RHAWI011)	Scottish Environmental Protection Agency	Supports	The contributor supports the requirement to consider surface water runoff from the nearby hills at design stage.	Support noted.	It is recommended that Fairhurst Drive (RHAWI011) is included within the Finalised Supplementary Guidance on Housing.
Kelso	Former Kelso High School (RKELS002)	Ferguson Planning on behalf of	Note	The contributor is not opposed to the principle of	Comments noted. There is currently a Concept Design	It is recommended that the Former Kelso High

		Roxburghe Estates		redevelopment of this brownfield site; however they question the level of capacity being proposed. SEPA have indicated that there may be flooding issues adjacent to the site which requires further investigation. The Landscape Officer also comments that a feasibility study is required to consider the development options based on the significant constraints imposed by the listed buildings, restricted access and potential tree retention. The capacity of the site for development cannot be determined until study has been undertaken.	Report being undertaken for the site. It should be noted the site capacity is indicative and this may change once a planning application is submitted for the site. The site requirements included within the draft Housing Supplementary Guidance also state that a tree survey is required to influence the design and layout of the site.	School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing.
Kelso	Former Kelso High School (RKELS002)	Sports Scotland	Note	The contributor notes that this is a school site which is to be replaced with a new school including sports facilities developed in consultation with sportscotland. Nevertheless, as the last use of part of the site appears to be an outdoor sports facility, we would be a statutory consultee under the Development Management Procedure (Scotland) Regulations 2013 and would determine our position on any proposal against the above mentioned SPP	Comments noted.	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing.

				criteria.		
Kelso	Former Kelso High School (RKELS002)	Historic Environment Scotland	Object	The contributor recommends that the Council reword the requirement relating to the listed building to ensure that the demolition criteria provided are only applicable to buildings on site which are not considered to be listed (including those buildings listed by curtilage).	Comments noted. Following further discussions with the Council's Built Heritage Principal Officer and Historic Environment Scotland it has been agreed that should the site be taken forward into the finalised Housing SG the site requirement ( <i>bullet point 5</i> ) should be amended to read: <ul style="list-style-type: none"> <li><i>The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposal for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met.</i></li> </ul>	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing. <p>It is also recommended that the site requirement (<i>bullet point 5</i>) be amended to read:</p> <ul style="list-style-type: none"> <li><i>The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposal for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met.</i></li> </ul>
Kelso	Former Kelso High School (RKELS002)	Smith & Garratt on behalf of the Millar Partnership and David Wilson Homes	Object	The SG includes a number of small sites within settlement boundaries. These appear to be covered by existing development policies, adding these to the SG, does not increase the availability and choice of available sites, which includes RKELS002.	Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing.

Page 210				Object to the inclusion of this site on the grounds of, being developable in accordance with existing planning policies, their inclusion would not help the Council to meet the requirement of the SG.	<p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p>		
	Kelso	Former Kelso High School (RKELS002)	Scottish Environmental Protection Agency	Support	The contributor supports the requirement for investigation and mitigation measures in relation to surface water run-off within the site.	Comments noted.	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing.
	Kelso	Hendersyde - Phase 2 (AKELS028)	Scottish Natural Heritage	Note	1. The contributor notes that the site requirements include assessment of impact on the River Tweed SAC. Due to the distance from the SAC and the intervening landform and use, including intervening walls along the A698, we do not consider there to be a pathway between the SAC and this site. This requirement could therefore be removed.	<p>1. Comments noted. Should the site be taken forward into the finalised Housing SG the site requirement referring to the River Tweed SAC should be removed.</p> <p>2. Bullet point seven of the site requirements makes reference to the need for structure planning along the north-eastern and north-western boundaries.</p>	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing.

				<p>2. This site and AKELS002 (<i>SBC assume the contributor means AKELS022</i>) are open and, due to this lack of containment, careful consideration of boundary treatments will be required. Establishment of new structure planting along the north-eastern and north-western boundaries would generally accord with the existing settlement edges, which are characterised by woodland belts. Nevertheless, careful consideration will be required to ensure that an appropriate gateway to the settlement is established. We consider that this could be achieved more effectively if this site was included in the planning brief for AKELS022 as well as a joint masterplan for these sites.</p>	<p>However should the site be taken forward into the finalised Housing SG the site requirement (bullet point 7) should be amended to read:</p> <ul style="list-style-type: none"> <li>• <i>New structure planting is required along the north-eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Careful consideration will be required to ensure that an appropriate gateway to the settlement is established. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required</i></li> </ul> <p>There is already an approved planning brief for Hendersyde – Phase 1 (AKELS022) therefore this site cannot be included within it. However a separate planning brief could be produced for the site if deemed necessary in due course.</p>	
Kelso	Hendersyde - Phase 2	Smith & Garratt on	Support	The contributors support the	Support noted.	It is recommended that

	(AKELS028)	behalf of the Millar Partnership and David Wilson Homes		allocation of AKELS028 for residential development. Phase 1 of the site is under option to a national housebuilder. Marketing testing undertaken in the autumn shows good demand but at weak prices, so development is unlikely to start until perceived risks such as Brexit and IndyRef2 have settled down, when it does being progress should be quick. The contributors believe it is entirely appropriate to list this is in the SG but would prefer to see the site identified as a preferred not an alternative site.	However, it is considered that there are more appropriate sites to meet the housing land shortfall.	Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing.
Kelso	Hendersyde - Phase 2 (AKELS028)	Save Scott's Countryside	Support	We note with great concern that 50% of the preferred sites total numbers for the whole Borders are within five miles of Abbotsford House and Scott's Managed Landscape; and nearly 40% no more than two miles distant. We therefore urge SBC, in order to take some pressure off this small middle portion of the central Borders, to use the identified alternative sites in Ancrum, Hawick and Kelso.	Support noted.  However, it is considered that there are more appropriate sites to meet the housing land shortfall.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing.
Kelso	Hendersyde - Phase 2 (AKELS028)	Scottish Environmental Protection Agency	Support	The contributor supports the requirement stating that investigation and mitigation measures may be required in	Comments noted.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the

				relation to surface water run-off within the site.		Finalised Supplementary Guidance on Housing.
Kelso	Nethershot - Phase 2 (AKELS026)	Scottish Natural Heritage	Note	<p>1. The contributor welcomes the requirement that this site should be masterplanned alongside earlier development phases at Nethershot. While we are unsighted as to the content or merits of these earlier masterplans, as discussed in our comments on the site sift, it is important that a coordinated, strategic approach to development here is achieved from the outset. In particular we highlight the need to ensure appropriate design consistency and connections between the landscape frameworks of development areas and an appropriate continuity and connection of the proposed routes for walking and cycling. Delivering successful co-ordination may require greater detail on the site requirements for these issues.</p> <p>2. While we welcome the site requirements to include pedestrian and cycle links from the site to the new adjoining High School site, there is no reference to the National Cycle Network</p>	<p>1. Comments noted. The final masterplan for the site will take cognisance of the points raised and will be subject to public consultation.</p> <p>2. Comments noted. Should the site be allocated within the finalised Housing SG the final site requirement should be amended to read:</p> <ul style="list-style-type: none"> <li><i>Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.</i></li> </ul> <p>3. Comments noted.</p>	<p>It is recommended that Nethershot - Phase 2 (AKELS026) is included within the Finalised Supplementary Guidance on Housing.</p> <p>It is also recommended that the final site requirement should be amended to read:</p> <ul style="list-style-type: none"> <li><i>Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.</i></li> </ul>

				<p>(NCN) Route 1, which runs along the north boundary of the site. We advise that appropriately designed active travel connections to the NCN should also be sought.</p> <p>3. As the site requirements identify the minor public road here as a potential access point, any transport assessment and design for a reconfigured road should include provision to maintain this as a safe route for cyclists and pedestrians.</p>		
Page 214	Kelso	Nethershot - Phase 2 (AKELS026)	Scottish Environmental Protection Agency	Support	The contributor supports the requirement to investigate and mitigate surface water run-off from the site.	<p>Comments noted.</p> <p>It is recommended that Nethershot - Phase 2, Kelso (AKELS026) is included within the Finalised Supplementary Guidance on Housing.</p>
	Kelso	Nethershot - Phase 2 (AKELS026)	Clarendon Planning and Development Ltd & Aitken Turnbull Architects Ltd on behalf of Lord Ralph Kerr, The Ferniehirst Trust & Roxburghe Estates	Support	<p>1. The contributor supports the allocation and reaffirms the deliverability of the site within the Local Development Plan up to 2025. The contributor provides the background of the site and states there is scope for approximately 100 dwellings on the site including 25% affordable. Anticipated phasing shows the site could potentially be completed by 2021/22. The contributor goes on to detail the process of producing the Supplementary Guidance</p>	<p>1. Support noted.</p> <p>2. Comments noted.</p> <p>It is recommended that Nethershot - Phase 2, Kelso (AKELS026) is included within the Finalised Supplementary Guidance on Housing.</p>



				<p>(SG) and state they support the aims and objectives of the SG. The contributor also supports the Council's assessment and consultation of the land at Nethershot.</p> <p>2. The contributor provides additional points that further support the land being allocated for future housing. These include that the site is in the ownership of a willing sellers and discussions are currently being held with housing developers regarding future development of the site. The site is free of constraints and can be developed. The development would be privately funded which would allow for any infrastructure improvements that are required. Kelso is a highly marketable location within the Borders. The site could be programmed for completion within the LDP period based on the estimated capacity of 100 units. The further assessment of the site clearly confirms it is an effective housing site and can make a significant contribution to the housing land supply. The contributor has also submitted an indicative masterplan for the site and the previously</p>		
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				approved site to the south east (AKELS021).		
Kelso	Tweed Court (AKELS025)	KA and EM Nisbet		<p>1. The contributors have no objections in principle. However as the information available is minimal the contributors reserve the right to raise concerns once more detailed plans become available. The contributors state the 20 units on the site does seem rather a lot.</p> <p>2. In relation to the mature trees on the site, our main concern is whoever takes over the site may not maintain the trees to an acceptable level. Therefore we request that the removal of the trees be factored in to any planning application. The contributors understand from the Supplementary Guidance there are no Tree Preservation Orders in place.</p>	<p>1. Comments noted.</p> <p>2. Any planning application submitted for the site would need to meet the site requirements contained within the finalised SG. One of the site requirements for AKELS025 states:</p> <ul style="list-style-type: none"> <li>• <i>A tree survey is required to influence the design and layout of site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition.</i></li> </ul>	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.
Kelso	Tweed Court (AKELS025)	Lorraine & Raymond Elliot	Note	The contributors raise concerns regarding parking provision for any new development at Tweed Court. The contributors highlight an existing issue with parking at the location which is restricting access to resident's driveways.	Comments noted. Any issues relating to parking will be addressed at the planning application stage.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.
Kelso	Tweed Court (AKELS025)	Mr and Mrs Ritchie	Note	The contributors raise concerns regarding parking provision for any new development at Tweed	Comments noted. Any issues relating to parking will be addressed at the planning application stage.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised

				Court. The contributors highlight an existing issue with parking at the location which is restricting access to resident's driveways.		Supplementary Guidance on Housing.
Kelso	Tweed Court (AKELS025)	Mr and Mrs Tinline	Note	The contributors have no objections in principle to the building of these houses. If the proposal moved to the planning stage the contributors would comment in more detail about the design of the houses and the protection of the mature trees and bushes that form a natural boundary that gives both side of the road some privacy.	Comments noted.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.
Page 217 Kelso	Tweed Court (AKELS025)	Mrs S Todd	Note	The contributor has no objections in principle to the building of these houses. If the proposal moved to the planning stage the contributor would comment in more detail about the design of the houses and the protection of the mature trees and bushes that form a natural boundary that gives both side of the road some privacy.	Comments noted.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.
Kelso	Tweed Court (AKELS025)	Smith & Garratt on behalf of the Millar Partnership and David Wilson Homes	Object	The SG includes a number of small sites within settlement boundaries. These appear to be covered by existing development policies, adding these to the SG, does not increase the availability and choice of available sites,	Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.

				<p>which includes AKELS025. Object to the inclusion of this site on the grounds of, being developable in accordance with existing planning policies, their inclusion would not help the Council to meet the requirement of the SG.</p>	<p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p> <p>It should be noted that due to the involvement of a Registered Social Landlord (RSL) it is considered the site is an appropriate and effective site to be included within the SG.</p>	
Melrose	Bleachfield (AMELR012)	Ferguson Planning on behalf of JS Crawford Estates	Objects to the site not being included	<p>1. The contributor states that there has been strong demand shown for 48 houses together with a potential care home for this site. The contributor also notes that there has been no housing allocated in this area of Melrose despite it being highly popular for new</p>	<p>1. Comments noted. The site was rejected at the initial stage 1 site assessment stage primarily due to the unacceptable harm to the distinct identities of Melrose and Darnick that the development would result in, and which Countryside</p>	<p>It is recommended that site Bleachfield, Melrose (AMELR012) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<p>homes and will be evidently delivered over the lifespan of the local plan. It is important that land allocations are made in sustainable and sought after locations to live. Large land allocations in areas that are not in demand will not address the housing shortfall within the specified time period. The contributor stresses that it is highly important to allocate housing in the Scottish Borders where there is a strong demand to live. There is a clear high demand for homes in Melrose and the site should be allocated as a 'preferred site'. The site is deliverable in full within this Local Plan lifespan.</p> <p>2. The site actually represents a natural extension to Melrose and will no way lead to urban coalescence to Darnick given the existing fields that run between the settlements. The contributor questions why site AMELR012 was dismissed so early in the assessment as the site represents a natural extension to Melrose.</p> <p>3. The site represents a logical northern rounding off</p>	<p>Around Towns policy seeks to maintain. The potential effectiveness of the site is not in question.</p> <p>2. Sensitivity within the CAT policy area varies, particularly in relation to coalescence, and this was reflected in the assessment of sites within the CAT policy area. The area between Darnick and Melrose is amongst the most sensitive within the CAT area and this was the basis for excluding this site. Prevention of coalescence seeks to help retain the individual identity of settlements. The assessment in relation to this site stated:</p> <p><i>The site is located within one of the most sensitive parts of the CAT policy area, where coalescence between Darnick and Melrose is of key concern. The proposal cannot be considered further due to the unacceptable harm to the distinct identities of these settlements the proposed development would result in.</i></p>	
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				<p>of the Melrose development boundary. The houses to the south of the site along High Cross Avenue would remain the closest built form to Darnick. The separation between the Darnick and Melrose development boundaries would remain with hedging along the site boundary providing a defensible boundary which would be enhanced and further fields between it and the nearest Darnick house. The site is low lying and considerable distance from the River Tweed and Eildon hills. It is next to built form and would not significantly impact on these sensitive areas in terms of visual impact. Again the current and proposed hedging along the site boundary would lessen the visual impact. To dismiss this allocation based on the site being within the CAT area is questionable, especially when allocating 300 units to another CAT site nearby which is disjointed from the nearby settlement and has significant deliverability issues to address. There are no potential constraints associated with the site and no contamination issues.</p>	<p>3. Comments noted. However, the site was fundamentally dropped from inclusion within the SG due to the CAT policy which sought to prevent coalescence between the settlements of Darnick and Melrose. It should be noted that a portion of the northern extent of the site does sit within SEPA's one in 200 year river flood event area. Issues regarding the 300no units referred to at Lowood are addressed elsewhere in this table.</p> <p>4. Comments noted. The sites referred to are discussed elsewhere in this table.</p>	
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				<p>There are no flooding concerns with the site. The site is on the edge of the urban settlement and therefore is in a sustainable location close to Tweedbank Train Station and regular bus services and also close to all existing utilities. The site will not have a major impact on the local road network and is highly accessible to Melrose Town Centre and thus assist in enhancing the use and vitality and viability of the town centre.</p> <p>4. The contributor lists a number of 'preferred' or 'alternative' sites which the contributor considers less superior than the subject site.</p>		
Newstead	Newstead North (ANEWS006)	Lynda Marwood	Notes	<p>The contributor states that they do not object to thoughtful planning and acknowledges that there are many excellent housing schemes around the UK. The contributor hopes the Council manages to satisfy Scottish Government but hopes this site does not come to fruition. The contributor is enthusiastic about the Borders Railway but is concerned the area may be spoiled by hundreds of newly built houses that</p>	Comments noted.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

				aren't sympathetic and in keeping with the local towns and villages that make this area very special indeed.		
Newstead	Newstead North (ANEWS006)	Save Scott's Countryside	Notes	<p>This site is largely screened, from viewpoints across the Tweed at the level of the B6360, by the present tree screen between the site and the river. However, from more aerial viewpoints to the north and more especially from the south i.e. the Eildons, it would produce an enlargement towards the river of the main body of this otherwise linear village in the National Scenic Area. The contributors therefore urge that, in the event of it needing to be used, the house numbers should be reduced and positioned mainly between the existing developments, leaving the land along the tree belt as extended gardens or additional tree-planting.</p>	<p>Comments relating to the site being largely screened from the north are noted.</p> <p>With regards to viewpoints from more elevated positions, it is accepted that any development on the site has the potential to be visible from such locations, but the planning and sustainability benefits of developing this largely contained site on the edge of an established settlement would be considered to outweigh any adverse impacts of this nature.</p> <p>Site capacities are indicative only and the site layout and design will considered should any planning application be submitted. It is not considered necessary or beneficial to preclude the erection of dwelling houses in the northern portion of the site through the Housing SG process.</p>	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	SNH	Notes	The site requirements state that existing trees on site should be protected. The contributor suggests that there are also opportunities	It is agreed that managing this woodland could benefit the setting of the site and would help in achieving an acceptable site layout and it	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary



				to review management of the adjacent woodland to enhance its role in setting of the site and in its role in delivering further path connectivity through the site and to the River Tweed.	is noted that the developer's submission identifies this land as being within the ownership of the developer. If the site were to go forward for allocation it is proposed that an additional site requirement be added to read as follows:  <i>'The opportunity to review management of the adjacent woodland to enhance its role in the setting of the site and in its potential role in delivering further path connectivity through the site and to the River Tweed should be considered and explored through the planning application process'</i>	Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Elizabeth Ellis	Notes (trees)	The part of the field where "war memorial" is wrongly marked is bounded by mature trees which should be preserved.	If the site were to go forward for allocation any future planning application submitted would need to comply with the site requirements contained within the finalised SG. One such requirement states that the site layout should ensure protection of healthy trees on the site, and that no trees on the site should be removed without the prior agreement of the Council's Landscape section.  The Draft SG uses OS	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

					basemapping and any basemapping errors are outwith the Council's control.	
Newstead	Newstead North (ANEWS006)	James Hubbocks	Objects	The contributor acknowledges there is a need for housing in Scotland but suggests there are better sites available. The contributor believes the site is totally unsuitable for housing.	The Council assessed a total of 165 sites in the production of the Draft Housing SG. The Newstead North site emerged as an 'alternative' site from that process. Following the public consultation, the Council has concluded that the site is not deliverable, and that there are better sites available.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Page 224	Newstead North (ANEWS006)	Lisa Cowan Charles Cowan Eileen Clark Peter Wood Mrs N Ramage	Objects (Built Heritage)	The contributors object to any adverse impact on Newstead and Newstead's historic built heritage, noting that Newstead is the oldest inhabited village in Scotland.	If the site was to be included in the SG this matter would be addressed at the planning application stage.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Lisa Cowan & Charles Cowan	Objects	The honour of being the longest inhabited settlement in Scotland should be reflected in the preservation of the village's green spaces, especially as the field is adjacent to the site of Trimontium.	Newstead's heritage is reflected in its Conservation Area status and the Trimontium is designated a Scheduled Monument. If the site was to be included within the SG a site requirement would state that the "design and layout of the site should take account of the Conservation Area and any adverse impacts upon any Scheduled Monuments in the vicinity".	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Sandra Brown Isobel King	Objects (Land Ownership)	The contributors question the ownership of the site.	The planning authority has sought supporting	It is recommended that Newstead North

		Lisa Cowan Charles Cowan & Sandra Duncan			documentation from the agent to confirm land ownership of the site. To date this information has not been received.	(ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.	
Newstead	Newstead North (ANEWS006)	Isobel King	Objects (Light Pollution)	Development on this site would destroy the rural environment of a historically important village and would cause light pollution to the surrounding habitation. Such lights would be visible from the Gattonside side of the river and in likelihood, from Scott's View.	It is not anticipated that the development of this site for housing should result in unacceptable light pollution.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.	
Page 225	Newstead	Newstead North (ANEWS006)	Lynda Marwood	Objects (Loss of farmland)	The land is used for grazing sheep and cows and the farmer has used these fields for many years. It would be a loss to local farming.	The land is not recognised as being of prime agricultural value and there are no planning grounds to prevent an alternative use of the site.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead North (ANEWS006)	Lisa Cowan & Charles Cowan	Objects (Loss of farmland)	The land is an ancient pasture which has been traditionally used for farming for hundreds of years.	The land is not recognised as being of prime agricultural value and there are no planning grounds to prevent an alternative use of the site.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Lynda Marwood	Objects	The contributor would prefer brownfield sites to be developed and considers local towns and villages to be at capacity.	The Council has a duty to find effective housing land. Whilst the Council allocates a large volume of brownfield land, including new brownfield housing sites identified through the Housing SG process, it is not possible nor practical to rely entirely upon brownfield sites.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.	
Newstead	Newstead North	Isobel King;	Objects	The contributors are	If the site were to go	It is recommended that	

	(ANEWS006)	Lisa Cowan & Charles Cowan	(Trees)	concerned about the potential impact on trees on the site.	forward for allocation any future planning application submitted would need to comply with the site requirements contained within the finalised SG. One such requirement states that the site layout should ensure protection of healthy trees on the site, and that no trees on the site should be removed without the prior agreement of the Council's Landscape section.	Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead Page 226	Newstead North (ANEWS006)	Roy Mack	Objects (access at Barnethead Cottage)	The contributor objects to the site and notes that access would pass the North side of their property [Barnethead Cottage]. Given the narrowness of the entry it would require construction of a wider road. This in turn would require part of the contributor's land to be acquired for that purpose which the contributor would not agree to.	The contributor states that they own land immediately north of Barnethead Cottage, land which is required for access upgrade purposes. This is at odds with the developer's understanding. The planning authority has sought assurances and documentation from the developer which would confirm the developer's ownership of this land. To date no such documentation has been received.  Given the uncertainty regarding land ownership the planning authority cannot be confident that the developer can deliver the required access improvements to and from	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

					Rushbank. The site cannot be considered deliverable and therefore cannot be considered further.	
Newstead	Newstead North (ANEWS006)	Lynda Marwood Morag Crawford Kathleen Breeze Elizabeth Ellis Mrs Jane McCaul Sandra Brown Lisa Cowan Charles Cowan John Crighton Mr & Mrs Ireland Isobel King Mrs Burns	Objects (Access to site from The Eddy)	The contributors object to the site on the grounds that access from The Eddy will not be possible, largely due to the limited width of the road and third party ownership issues. There are also concerns regarding the junction with Main Street.	<p>The Council's roads planning section were previously consulted as part of the initial site assessment, and were able to support the site's allocation subject to a number of improvements being made to enable suitable vehicular access to, from and through the site from Eddy Road and Rushbank. This was reflected in the Draft Housing SG document which required it to be demonstrated that land needed to achieve access could be acquired from adjoining property owners.</p> <p>The initial masterplan submitted through the call for sites process would have required numerous improvements to enable suitable access from Eddy Road, including addressing pinch points which are created by two buildings on the west side of Eddy Road. The developer has now submitted a revised masterplan which sets out a new approach to access from Eddy Road. This would</p>	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

					<p>see access taken into the site further south than was originally envisaged, through the land of an adjoining property owner, avoiding one of the two pinch point buildings referred to above. The agreement of the same adjoining landowner would still be required and the developer's agent has stated that they have been in contact with that adjoining landowner. However, through the public consultation, it has become clear that the developer is not in a position to carry out these improvements. The landowner in question has made clear they are completely unwilling to contemplate agreeing to sell their land, to enable access improvements on their land, or to enter discussions with the developer's agent. To ensure the site would be effective, the planning authority requires confidence that access into the site could be achieved. As the key neighbouring landowner does not agree to enable access improvements to be made, it is concluded that access</p>	
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					<p>from Eddy Road cannot be achieved. The site cannot therefore be considered deliverable and cannot be considered further.</p> <p>Evidence which confirms the applicant is in control of the required land to upgrade access routes into the site has not been submitted.</p>	
<p>Newstead</p> <p>Page 229</p>	<p>Newstead North (ANEWS006)</p>	<p>Lynda Marwood Kathleen Breeze Elizabeth Ellis Mrs Jane McCaul Sandra Brown Lisa Cowan Charles Cowan John Crighton Mr &amp; Mrs Ireland Isobel Kind Mrs Burns</p>	<p>Objects (Access to the site from Rushbank)</p>	<p>The contributors object to the site on the grounds that access from Rushbank will not be possible. There are also safety concerns related to using Rushbank, and a recent incident has been cited whereby Paramedics responding to an emergency call could not get their ambulance close to a property in Rushbank due to the narrow road and parked vehicles. It has also been suggested that a Housing Association owns land required to enable access which they are unwilling to sell.</p>	<p>The Council's roads planning section were previously consulted as part of the initial site assessment, and were able to support the site's allocation subject to a number of improvements being made to enable suitable vehicular access to, from and through the site from Eddy Road and Rushbank. This was reflected in the Draft Housing SG document which required it to be demonstrated that land needed to achieve access could be acquired from adjoining property owners.</p> <p>To ensure the site would be deliverable, the planning authority requires confidence that access can be achieved. The planning authority sought assurances and documentation from</p>	<p>It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.</p>

					<p>the developer which would confirm that agreements with the relevant adjoining land owners are in place. To date no such documentation has been received.</p> <p>Given the uncertainty regarding land ownership the planning authority cannot be confident that the developer can deliver the required access improvements to and from Rushbank. The site cannot be considered effective and therefore cannot be considered further.</p>	
<p>Page 230</p> <p>Newstead</p>	<p>Newstead North (ANEWS006)</p>	<p>Lynda Marwood Sandra Brown Isobel King Lisa Cowan Charles Cowan</p>	<p>Objects (Bio-diversity)</p>	<p>The contributors have concerns regarding the effect of the development on local biodiversity.</p>	<p>The Council's Ecology Officer was consulted as part of the Council's initial assessment of the site and advised that there were no significant biodiversity issues on the site. Nevertheless, given the proximity of the site to the River Tweed the draft SG sets out a requirement that any impacts on ecology are assessed and that mitigation be required as appropriate. It is considered that this would address any potential adverse impacts on local biodiversity satisfactorily were the site to go forward for allocation.</p>	<p>It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.</p>



Newstead	Newstead North (ANEWS006)	Isobel King	Objects (Brownfield sites preferable)	The contributor asks why such sites are put forward whilst there are brownfield sites available, where regeneration would enhance Borders town centres. These areas would more readily meet the needs of people requiring affordable housing.	The Council has a duty to find effective housing land. Whilst the Council allocates a large volume of brownfield land, and new brownfield housing sites have been identified through the Housing SG process, it is neither reasonable nor practical to rely entirely upon brownfield sites.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Lynda Marwood Morag Crawford Kathleen Breeze Elizabeth Ellis Lisa Cowan Charles Cowan Victoria Roy John Crichton Peter Wood Mr & Mrs Ireland Mrs Margaret Elmi Mrs N Ramage Isobel King	Objects (Capacity of local roads)	The contributors object to the site on the grounds that there would insufficient capacity in the local road network within Newstead to safely accommodate additional vehicles and/ or pedestrians. There are specific concerns related to the lack of pavement provision within Newstead.	The capacity of the local road network (including Main Street) to accommodate further development at the proposed site has been considered as part of the Council's roads planning team's assessment of the site. There was considered to be sufficient capacity in the local network to accommodate development on the scale proposed, subject to the formation of an internally connected road within the site, which would join the two site accesses to/ from Rushbank and Eddy Road. As per the responses set out above, it has been concluded that the developer is not in a position to achieve access to/ from Eddy Road, and there is uncertainty regarding access to/ from	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

					Rushbank. It must therefore be concluded that a road linking these two access points from the east and west cannot be achieved. It is concluded that the requirements of the Roads Planning team with respect to local road network capacity cannot be met.	
Newstead	Newstead North (ANEWS006)	Lisa Cowan Charles Cowan Kathleen Breeze Elizabeth Ellis Mrs Jane McCaul Isobel King Lynda Marwood	Objects (Conservation Area)	The contributors object to any adverse impact on Newstead Conservation Area.	The site sits within or adjacent to Newstead Conservation Area and the site assessment concluded that this was a key consideration. If the site was to be included within the SG a site requirement would state that the “design and layout of the site should take account of the Conservation Area” and any development proposal will need to comply with the Council’s LDP planning policy regarding development in Conservation Areas.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Sandra Brown Lisa Cowan Charles Cowan Mrs N Ramage	Objects (Construction Traffic)	The contributors object to the site on the grounds that the accesses are unsuitable for construction traffic and could be dangerous.	The responsibility for the safe and orderly construction of any future development would rest with the developer, in discussion with the Council’s Roads Planning section.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Mr and Mrs Ireland & Lynda Marwood	Objects (Education Capacity)	The contributors believe Melrose Primary School is at capacity. Further	The Education Officer has confirmed that there would be capacity within the local	It is recommended that Newstead North (ANEWS006) is not

				development will put a strain on service delivery.	primary and secondary school to accommodate the development.	included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Mrs Jane McCaul Isobel King Lynda Marwood & Eileen Clark	Objects (Impact on local walking routes)	The contributors object to the adverse impact on popular walking routes and local paths resulting from the additional housing and traffic, including on Eddy Road and the guided Trimontium walk.	Concerns regarding any potential impact on walking routes and local paths are acknowledged. It should be noted that the draft SG sets out a requirement that:  <i>'Pedestrian access from St John's Wynd and Townhead Way to be maintained. Pedestrian paths through the site to be established linking with the local path network including paths at the River Tweed.'</i>	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Page 233 Newstead	Newstead North (ANEWS006)	James Hubbocks Kathleen Breeze & Mrs N Ramage	Objects (Local services)	There is no local services provision within Newstead.	It is acknowledged that Newstead itself does not benefit from local service provision but the village is a short distance from Melrose, where most key local services are provided.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Roy Mack Lisa Cowan Charles Cowan Victoria Roy Mr & Mrs Ireland Lynda Marwood	Objects (Loss of green space etc)	The contributors object to the loss of green space and/or natural landscape/ environment that would result from developing the site.	Development within or on the edge of existing settlements is generally more sustainable than development in the countryside and it is considered that developing this relatively contained site could be achieved without unacceptably detracting from the existing settlement.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Elizabeth Ellis	Objects (Loss of open space)	It is very important to preserve open spaces in and	The Council has a duty to find effective housing land.	It is recommended that Newstead North

				around our villages and towns so surely it is infinitely preferable to develop brown field sites and, as far as possible, leave our beautiful countryside to be loved and enjoyed by all.	Whilst the Council allocates a large volume of brownfield land, and new brownfield housing sites have been identified through the Housing SG process, it is neither reasonable nor practical to rely entirely upon brownfield sites.	(ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Isobel King	Objects (NSA and CAT)	Newstead is situated in the Eildon and Leaderfoot National Scenic Area (NSA) and a Countryside Around Towns area (CAT).	<p>Whilst the site sits within Newstead Eildon and Leaderfoot NSA, this does not preclude development. The Council's policy for development within the NSA (EP4) permits development which will not compromise the objectives of designation and the overall landscape value of the NSA. It is considered that this relatively contained site could be developed without compromising the objectives of the NSA.</p> <p>With regards to the Council's Countryside Around Towns policy, the site sits partly within the Countryside Around Towns (CAT) policy area which aims to prevent piecemeal development in the countryside and coalescence of settlements. The CAT policy does not</p>	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

					preclude development, and this particular part of the CAT is less sensitive than other areas, and the risk of coalescence in this location is minimal or nil.	
Newstead	Newstead North (ANEWS006)	Isobel King James Hubbocks Kathleen Breeze John Crichton Mrs Jane McCaul Mr & Mrs Ireland Elizabeth Ellis	Objects (Subsidence)	The contributors state that the river bank to the north of the site is subsiding at the NHS Borders offices and believe the site to be unsuitable for housing.	It is acknowledged that land to the north east of the site which adjoins the river suffers from erosion. However there is no evidence the site in question is at risk.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Lisa Cowan & Charles Cowan	Objects (Subsidence)	The contributor's home is situated at the top of this sensitive bank, adjacent to NHS Borders, and the contributor is extremely concerned about any further land disturbance which would threaten their safety.	It is acknowledged that land to the north east of the site which adjoins the river suffers from erosion. However there is no evidence the site in question is at risk.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Mr & Mrs Ireland	Objects (Traffic levels and noise pollution)	Higher volumes of traffic will bring greater levels of noise pollution to the local area.	Whilst levels of background noise or noise pollution may increase slightly this is not considered a reasonable justification to preclude the site.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Mr & Mrs Ireland	Objects (Various)	Impact on built and natural environment: Newstead is a conservation village, an Eildon and Leaderfoot Scenic Area and a Countryside Around Towns area, it is also the oldest inhabited village in Scotland. This development will have an inevitable negative impact on the traditional character of the village and the natural	Whilst the site sits within Newstead Eildon and Leaderfoot NSA, this does not preclude development. The Council's policy for development within the NSA (EP4) permits development which will not compromise the objectives of designation and the overall landscape value of the NSA. It is considered	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

				environment surrounding it.	<p>that this relatively contained site could be developed without compromising the objectives of the NSA.</p> <p>With regards to the Council's Countryside Around Towns policy, the site sits partly within the Countryside Around Towns (CAT) policy area which aims to prevent piecemeal development in the countryside and coalescence of settlements. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, and the risk of coalescence in this location is minimal or nil.</p> <p>If the site were to go forward for allocation any future planning application submitted would need to comply with the site requirements contained within the finalised SG. One such requirement states that the "design and layout of the site should take account of the Conservation Area" and any development proposal will need to comply with the Council's LDP planning policy</p>	
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					regarding development in Conservation Areas.	
Newstead	Newstead North (ANEWS006)	Lynda Marwood	Objects (Views/ property value)	The contributor is an artist and bought their house to look out onto countryside, not houses and is concerned their property may reduce in value.	There is no right to a view in planning legislation, and similarly, property values are not a consideration in planning.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	John Crichton	Objects to proposed site capacity	23 new houses at this site is far too many and only about half of that number should be permitted and that they should not be packed closely together, but spread evenly over the area of the slope.	Site capacities are indicative only and it will be for the developer to come forward with a scheme appropriate to the site. This would be considered fully at the planning application stage.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Alan Couper Consulting, on behalf of Lord Devenport	Support	<p>The contributor notes that the access proposal submitted under the Call for Sites required widening of Eddy Road on its west side. It is now intended to take access into the site from a different location on Eddy Road, significantly shortening the length of Eddy Road which requires widening.</p> <p>The contributor states that they have been in contact with several adjoining landowners and have a received a positive response from several.</p>	See response above.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead North (ANEWS006)	Alan Couper Consulting on behalf of Lord Devenport	Support	The contributor notes with reference to the site assessment that new development needs to complement the varied townscape already in the	Comments noted. The suitability of any site design and layout will ultimately be determined at the planning application stage. The site assessment concluded that the relationship with the	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.

				village and states that that is why the Master Plan prepared by Aitken Turnbull Architects deliberately reflects a varied typology of housing.	Conservation Area would be a key consideration and that sensitive integration would be essential. The site progressed as an alternative site in the Draft SG and no judgement on the suitability of the proposed masterplan would be made until a future planning application, were the site to become allocated.	
Newstead	Newstead North (ANEWS006)	Alan Couper Consulting on behalf of Lord Devenport	Supports inclusion of site	<p>The contributor believes access from Rushbank can be achieved, and requires only a relatively minor widening of the existing access which runs between Nos 14 and 15 Rushbank and a widening further in at Tweedwood Cottage which the contributor states is owned by Lord Devonport.</p> <p>The boundary of the private property on the south side of the access, Barnethead Cottage, is the front elevation of the cottage. The contributor concludes that this means all the land from the front elevation of Barnethead Cottage to Tweedwood Cottage, including Tweedwood Cottage itself, are owned by the developer.</p> <p>The contributor believes they are in a good position to overcome these issues</p>	<p>The contributor's comments are at odds with other contributors on the question of ownership of land immediately north of Barnethead Cottage.</p> <p>The planning authority has sought assurances and documentation from the developer which would confirm the developer's ownership of this land, as well as a copy of correspondence which confirms the agreement of other key adjoining landowners. To date no such documentation has been received.</p> <p>Given the uncertainty regarding land ownership and the agreement of necessary adjoining landowners, the planning authority cannot be</p>	It is recommended that Newstead North (ANEWS006) is not included within the Finalised Supplementary Guidance on Housing.



				following contact with adjoining landowners.	confident that the developer can deliver the required access improvements to and from Rushbank. The site cannot be considered deliverable and therefore cannot be considered further.	
Newstead	Newstead Orchard (ANEWS005)	Debbie Chabluk	Comments	The contributor suggests that requirements of existing residents adjacent to the site also be listed as a site requirement, with specific consideration to height of buildings and the provision of parking space allocated specifically to Townhead Farmhouse.	Consideration of effects on neighbours is a fundamental component of considering planning applications and will be addressed fully at that stage. Site layout and design, and the designs of buildings including building heights will be considered through that process. Parking arrangements will also be addressed at the time of a planning application though it should be noted that these would only address parking issues relative to the development and the site itself.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Note (Sewer pipe runs through site)	I believe that the main sewer pipe for the East of the village runs through North of the orchard and also some old water culverts which may have been installed during the railway construction in 1849.	Comments noted. This is a matter for the developer to consider.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Notes (Road description)	The contributor wishes to correct the Draft SG description of access to the site, and state that access is from the B6361 Main Street East via the private unadopted single carriageway roads of Hazeldean Road and Back Road.	Comments noted. The Council's Street Gazetteer identifies the entire loop to and from Main Street as Back Road. In order to maintain consistency with the Council's Street Gazetteer, it is considered appropriate to retain current naming.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.	
Page 240	Newstead	Newstead Orchard (ANEWS005)	Colin and Jeanette Tuddenham	Notes	The contributor states that the previous approval was for 6 units described as 'executive houses' and that this may not be appropriate for this conservation site. The contributors realise there are no actual plans to make comment on but wish to register a concern that any proposed housing would not impact negatively on such an historic village.	The Council cannot control how the developer describes or markets the development.  The design and layout of any development will be required to take account of the Conservation Area, and will need to comply with planning policies contained within the LDP, including those related to Conservation Areas.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Evelyn & David Oliver	Notes	The contributor notes the historical and cultural importance of Newstead, which claims to be the oldest continuously inhabited village in Scotland. The contributor believes there has been a great deal of development in the village in the last 25 – 30 years, leaving very few green spaces to enjoy.	Whilst there has been infill development within Newstead over recent years there has been no allocation in the village for over twenty years. It should be noted this site has previously been granted planning consent and this allocation effectively reflects this consent.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Notes	The hedge which partially bounds the site to the South (Backroad) is very old. The	The Council's Roads DM team have confirmed via the previous planning	It is recommended that Newstead Orchard (ANEWS005) is included

				hedge makes the sight lines difficult especially at the East corner and is very much a road safety issue.	application and site assessment that suitable access into the site can be achieved. Detailed access arrangements will be considered through the planning application process. Any effect the hedge has on access visibility will be considered at that time.	within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Debbie Chabluk	Notes	The contributor is pleased that site requirements included consideration of wildlife, conservation and the possible historical significance of this area.	Support noted.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Debbie Chabluk	Notes	Townhead Farmhouse should be clearly illustrated on the map, perhaps by use of the same shading you have used to identify all other dwelling houses in the immediate area.	The Council uses standard Ordnance Survey base-mapping to illustrate the locations of sites which the Council is not able to change.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	SEPA	Notes	1. As explained in our previous response, consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This is a matter for	1. Bridge and culvert structures within and adjacent to the site, and detailed consideration of surface water flood risk will be assessed through FRA at the planning application stage.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

				<p>the Council to consider.</p> <p>2. We also support the requirement to explore the potential for culvert removal and channel restoration.</p>	2. Comments noted.	
Newstead	Newstead Orchard (ANEWS005)	John Crichton	Notes (Access arrangements)	On the South side of the site, there is a very old high mixed hedge, which is overgrown and would best be removed. If this were done, and the fence on the North side of the hedge moved to the North by one Metre, this would allow Back Road to be widened and thus be able to be upgraded and made up to adoptable standards.	Precise arrangements for access and landscaping will be addressed through the planning application process. However, the Council can only ask for the upgrade of Back Road from the junction with Main Street to the access into the site as vehicle trips are unlikely to be made via Claymires Lane. Any requirement to upgrade past access into the site would be unreasonable.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Donald Gordon	Notes (Archaeology)	The contributor brings to attention an archaeological find previously made on the site and handed in to the Trimontium Trust, and the subsequent assessment of the find by the National Museum of Scotland.	Comments and submitted information are noted. The archaeological assessment of the site, including archaeological evaluation and any associated mitigation as identified will be required. The Council Archaeologist has also been notified of the details of the find and the background of this find for future reference, including the documentation submitted.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King John Crichton James M Annand	Notes (Boundary walls)	The contributors seek the retention of the historic boundary walls to the site.	The retention of the historic wall to the north of the site is already a site requirement	It is recommended that Newstead Orchard (ANEWS005) is included

		Evelyn & David Oliver Mr A. Martin Neilson		More specifically, one contributor seeks reassurance that the western boundary wall would also be retained as it is of historic significance as well as providing screening between Big Well Wynd and the proposed development [Mr A. Martin Neilson].	for the development. This site requirement has been amended to ensure the western side of the site boundary wall is also retained.	within the Finalised Supplementary Guidance on Housing.  It is also recommended that the site requirement ( <i>bullet point 3</i> ) be amended to read:  <ul style="list-style-type: none"> <li><i>The historic wall to the north and west of the site should be retained.</i></li> </ul>	
Page 243	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon Maria Hawkes	Notes (Boundary walls)	The contributors highlight the condition of the historic walls that bound the site, which they say are in a serious state of decay. One contributor [Maria Hawkes] asks for the walls to be repaired by the developer.	Comments noted. Maintenance of the historic wall would be a matter for the owner to address. The historic wall to the west and north of the site will need to be retained as part of the development in accordance with the related site requirement.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Mr A. Martin Neilson	Notes (Flood risk)	The contributor notes an accumulation of debris around the watercourse downstream of the proposed site which would require to be cleared, with subsequent attention to ensure that such debris does not gather in the future as this could cause a serious flood risk to the new site.	Comments noted. A flood risk assessment is required as part of any subsequent planning application and will address these issues.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Notes (Flooding)	The site has a small partially covered watercourse running East to West on its North side which until recently had not been maintained for	Comments noted. This matter will be addressed at the planning application stage.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance

				decades. Hazeldean Road and Backroad are prone to surface flooding each winter after heavy rain. The road surface level should be raised substantially to avoid future flooding. The excessive winter surface water originates from a blocked/broken field drain in a field to the South of the A6091 and inadequate drainage maintenance at the Hazeldean Road underpass.		on Housing.	
Page 244	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Notes (Naming of site)	This site has been referred to by residents as 'Townhead Orchard' to distinguish it from EHA Orchard at the West End of the village.	The site name has been chosen by the Council solely as a reference to be used within the LDP process. Changing the name now will lead to confusion and will affect the paper trail.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon Stewart & Linda Ritchie Colin and Jeanette Tuddenham John & Anne Walker Evelyn & David Oliver	Notes (requests upgrade of Hazeldean Road and Back Road)	The contributors request that Hazeldean Road and Back Road be improved and upgraded to an adoptable standard at the cost of the developer of the site as part of any development. If this was carried out it would allow all of the road along to and including Hazeldean Meadow to be adopted onto the list of Public Roads.	The Council can only require the upgrade of Back Road from the junction with Main Street to the access into the site. Given the location of the site, vehicle trips to and from the site are expected to come via the Main Street/ Back Road junction. It is considered most unlikely that significant vehicle movements to and from the site would be via the longer and more restricted Back Road/ Claymires Land route. It would therefore be unreasonable and	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

					unjustified to require any developer to upgrade Back Road to an adoptable standard other than the part directly from the site onto the Main Street.	
Newstead	Newstead Orchard (ANEWS005)	Graham Barker John Walker and Anne Walker	Notes (timing of access improvement works)	Improvement works to Back Road should be completed before any houses are built or a Bond taken out by the developer to cover the costs of this work if necessary.	The precise mechanism for achieving the required upgrade of Back Road to the access into the site will be determined at the planning application stage. Similarly, the timing of upgrade works will be determined at the planning application stage, but it may be beneficial to wait until construction has been completed before undertaking upgrade works.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Notes (upgrade of Back Road)	I am of the opinion that a firm commitment was made by Borders Regional Council Director of Roads & Transportation Mr R.Hill in a letter to me in March 1988 and I quote an extract from that letter "In conjunction with any new development, my department have, and will continue to recommend to the Planning Committee that upgrading of Back Road relating to each project should be affected by the developer."	Comments regarding a letter from 1988 from the Director of Roads and Transportation are noted.  It is confirmed that the advice from the Council Roads Planning Section is that the Council can only reasonably require an upgrade of Back Road from the junction with the Main Street to the access into the site.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Sandra Brown Isobel King	Notes [trees]	The contributors note that the site contains a number of good quality trees and would like to see these retained.	The site allocation is subject to a site requirement that no trees can be removed without the prior	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised

					agreement of planning authority. Consideration of the quality and significance of the trees will be decided at that time.	Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Smith and Garratt on behalf of Millar Partnership and David Wilson Homes	Object to the inclusion of Newstead North (ANEWS005) within the Housing SG, stating that it is covered by existing development policies	<p>The contributor states that the site is covered by existing development policies, therefore including the site within the SG does not increase the availability and choice of available sites.</p> <p>Objects to the inclusion of the site on the grounds that it is capable of being developed in accordance with existing planning policies and the inclusion within the Housing SG would not help the Council in meeting the requirements of the SG.</p>	<p>Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p> <p>It must be noted that this site has previously been granted planning consent for 6 houses.</p>	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.



Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects	Any houses in this area should be single storey to avoid blocking the view from existing houses in Back Road.	There is no right to a view in planning legislation. The design of dwellings and consideration of any perceived impacts on existing surrounding residential properties will be assessed during the planning application process.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Mrs Jane McCaul	Objects	Newstead is an ancient village of national importance and interest. Many of the historic walls were built without foundations and are at serious risk from traffic vibration and more cars going up and down the Main Street is most undesirable.	We are not aware of any reports that traffic vibrations are adversely affecting walls or buildings in Newstead. The Council's Roads DM team consider the increase in traffic associated with 6 dwellinghouses to be fairly minimal when compared with the existing traffic flows. It is worth noting that in the past, before the Melrose By-pass, there would have been more traffic going through the village and certainly more HGVs.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King Christopher Hawkes Maria Hawkes	Objects	The contributors note that Newstead sits with a National Scenic Area.	Whilst Newstead sits within various heritage and environmental constraint areas these do not preclude all development and the principle of developing this site is already established following the earlier planning approval on the site (06/02207/FUL).	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard	Isobel King	Objects	The site is situated in a	Newstead is not located	It is recommended that

	(ANEWS005)			Countryside Around Towns area.	within the area covered by the Countryside Around Towns policy, which applies only to areas outwith settlement boundaries. The policy aims to prevent piecemeal development in the countryside and coalescence of settlements. This site would result in 'infill' development which would help ensure the aims of the CAT policy are met.	Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.	
Page 248	Newstead	Newstead Orchard (ANEWS005)	Adeline Boyd	Objects	The contributor objects stating that whilst housing needs seek to be addressed, there is also a need to take into account the impact of any development on existing residents.	The impact of development on existing residents is a fundamental consideration in assessing sites and has been fully considered.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Adeline Boyd	Objects	It should be a priority to retain natural habitat wherever possible.	Retention of natural habitats and protecting biodiversity were amongst the aims of the site assessment process, and assessment of this site did not identify any concerns which would prevent development. Assessment of ecology impacts and provision of appropriate required mitigation would be addressed at the planning application stage.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Christopher Hawkes Maria Hawkes	Objects	In principle, the contributor believes the council should ensure that there is adequate housing for all of its residents, taking account	It is considered that the Council does give due cognisance to the matters listed. It should be noted that there has not been an	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance

				of population growth. The council also has a duty to protect the unique environment of its green spaces and historic villages. Therefore planning decisions need to take account of what can appear to be irreconcilable principles; the need for housing and the need to protect our culture.	allocation within Newstead for over 20 years.  It must be noted that this site has previously been granted planning consent for 6 houses.	on Housing.
Newstead	Newstead Orchard (ANEWS005)	James M Annand	Objects	The site development for housing is very much a last resort and counsel of desperation and I would hope that the planning authority will not sanction a proposal which has little to recommend it. Some other use for the ground should be preferred.	The site has been tested previously for residential development via a planning application which concluded the site was appropriate for residential development.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King Mrs N Ramage Maria Hawkes	Objects to construction traffic	The contributors are concerned that access is unsuitable for construction vehicles, which could endanger those using the Back Road and could undermine improvements made to Back Road by residents.	It is not envisaged that construction vehicles will or even physically could access the site via Back Road/ Claymires Land. The existing road between the site access and the Main Street will ultimately be made up to an adoptable standard for the benefit of all Back Road users. Any damage to Back Road caused by the developer outwith the part to be upgraded to adoptable standard will be a private matter between the parties involved.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

					In terms of access into the site itself, this will be addressed during the planning application process, and arrangements for the construction period will be decided upon at a later date following discussion with the Council's Roads DM team.	
Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects (archaeology)	A full in-depth and detailed archaeological survey should be carried out.	The archaeological assessment of the site, including archaeological evaluation and any associated mitigation as identified is already a site requirement.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Page 250 Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects (brownfield sites preferable)	The contributor questions why such sites are put forward whilst there are brownfield sites available, where regeneration would enhance Borders town centres. These areas would more readily meet the needs of people requiring affordable housing.	The Council has a duty to find effective and deliverable housing land. Whilst the Council allocates a large volume of brownfield land, including several new brownfield housing sites identified through this Housing SG process, it is not reasonable to rely entirely upon brownfield sites to deliver effective sites.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King Christopher Hawkes Maria Hawkes Mrs N Ramage	Objects (conservation area)	The contributors note that Newstead is a conservation area of great historical importance.  One contributor [Isobel King] states that the village has already had significant	Whilst the development site sits within Newstead Conservation Area, this designation does not preclude development and it is considered that an appropriate scheme which respects the Conservation	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

				development both within and adjacent to the conservation area.	<p>Area can be achieved at this location. The design and layout of any development will be required to take account of the Conservation Area, and will need to comply with planning policies contained within the LDP, including those related to Conservation Areas.</p> <p>It should be noted that no new housing sites have been allocated in Newstead for well over 20 years.</p> <p>It must be noted that this site has previously been granted planning consent for 6 houses.</p>	
Newstead	Newstead Orchard (ANEWS005)	James M Annand	Objects (conservation area)	Local residents have been put to considerable expense over the years to help maintain the character of the Conservation Area and it would be most unfortunate if developers should be permitted to get off without doing a complete and proper job of preservation. This would involve a great deal of expense added to the expense and difficulties of access and drainage and would scarcely allow the six houses into the category of relatively cheap and affordable homes which after	<p>Whilst the development site sits within Newstead Conservation Area, this designation does not preclude development and it is considered that an appropriate scheme which respects the Conservation Area can be achieved at this location. The design and layout of any development will be required to take account of the Conservation Area, and will need to comply with planning policies contained within the LDP, including those related to Conservation</p>	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

				all is the main object of your exercise.	Areas.  It should be noted that no new housing sites have been allocated in Newstead for well over 20 years.	
Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects (field drain beneath access)	The part of Back Road from Main Street to the site entrance has a field drain running beneath the road surface and would make it unsuitable.	Comments noted. Detailed roads issues in and around the site would be a responsibility for the developer to address in discussion with the Council's Roads Planning section at the planning application stage or thereafter.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead Page 252	Newstead Orchard (ANEWS005)	James M Annand	Objects (flooding at access)	Access from Back Road presents difficulties as that area is liable to flooding from the burn that passes under the road and that traverses the site. In recent years its flow has been augmented by water from a loch that has formed at the junction of Main Street and the by-pass. Piping the burn under the road and through the site will be a considerable matter which may not be worth the expense for just 6 houses.	A flood risk assessment is required as part of any subsequent planning application. Detailed local flooding related issues can be considered at the planning application stage.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	John Walker and Anne Walker Stewart and Linda Ritchie Isobel King Sandra Brown	Objects (flooding)	The contributors note that the site floods.  One contributor is concerned flooding could affect houses further down the village [Sandra Brown].	Comments noted. The risk of surface water flooding was identified at the site assessment stage and a flood risk assessment is required as part of any subsequent planning application in order to	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

					address this matter.	
Newstead	Newstead Orchard (ANEWS005)	Christopher Hawkes Maria Hawkes	Objects (growth of Newstead)	Newstead has experienced an inexorable growth in the last 25 years that is removing the historic nature of Newstead. Newstead becomes an extension of Melrose and Melrose an extension of Galashiels. The very aspect of the community which is unique is gradually being eroded.	There have been no allocations within Newstead in the last twenty years. It is considered that two recent developments, at Barnethead Lane and The Orchards, both developed in the last 20 years, are well designed developments which are in keeping and appropriate additions to the village. The Council has put in place firm policy protection to prevent coalescence between settlements within the Countryside Around Towns area which includes Galashiels, Melrose and Newstead. This policy aims to prevent coalescence by promoting infill development within settlements at sites such as this.  It must be noted that this site has previously been granted planning consent for 6 houses.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Stewart and Linda Ritchie	Objects (house design)	The contributors are concerned about the style of housing that may be developed on the site.	The design and layout of any development will be required to take account of the Conservation Area, and will need to comply with planning policies contained within the LDP, including those related to	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

					Conservation Areas.	
Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects (ownership of Back Road)	The contributor questions whether the ownership of Back Road has been established and whether access into the site has been agreed with the owner.	Back Road is not adopted by the Council and it is understood there are a number of parties in Back Road with a joint ownership and who have a right of access over it. It is anticipated that the developer will be able to upgrade the necessary part of Back Road as per the associated site requirement.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Mrs N Ramage Stewart and Linda Ritchie	Objects due to lack of services	The contributors highlight the lack of local services within Newstead.	It is acknowledged that Newstead itself does not benefit from local service provision but the village is a short distance from Melrose, where most key local services are provided.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King	Objects due to risk of subsidence	The lower part of the site regularly floods. Additional houses in this area could render the ground liable to subsidence through erosion, and this may also have a knock-on effect on Back Road.	Any development on the site will be required to comply with modern building regulations, which would address any risk from subsidence.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Mrs Jane McCaul	Objects to increased traffic levels	The centre of the village is extremely narrow with no room for pavements and as things are now pedestrians, riders and dog walkers are at risk from traffic – more aren't needed. It is a quaint and beautiful village - indeed it is a conservation area - and its low density of housing and open views are part of	The development of this small site would have a limited impact on overall traffic levels in the area. The site has been assessed by the Council's Roads DM team who consider the local road network capable of accommodating any resulting increase in traffic.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.



				its charm. Many people come to walk here and enjoy its amenities and its peace and quiet which would be destroyed by another 50 or so cars going up and down.		
Newstead	Newstead Orchard (ANEWS005)	Isobel King Mrs N Ramage James M Annand	Objects to increased traffic levels	The contributors are concerned about the capacity of local roads to deal with additional traffic. Main Street is already a very busy thoroughfare with no pavements and is used as a shortcut to and from the A6091 to Melrose. Although there is a recommended 20 mph through the village many drivers ignore such signs. Any more traffic using Main Street is only going to exacerbate already dangerous areas in the village.	The capacity of the local road network (including Main Street) to accommodate further development at the proposed site has been considered as part of the Council's Roads DM team's assessment of this site. There is considered to be sufficient capacity to accommodate development on the scale proposed.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Margaret Elmi Evelyn & David Oliver	Objects to increased traffic levels	The contributors are concerned about the potential increase in traffic on Back Road that could result from development, which they note is un-adopted.	The upgrade of Back Road from the junction with Main Street to the access into the site will be required of any development of the site. Given the location of the site, vehicle trips to and from the site are expected to come via the Main Street/ Back Road junction. Any additional adverse impact on Back Road or Claymires Lane is expected to be minimal.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Isobel King Mrs Jane McCaul	Objects to proposed site capacity	The contributors consider 6 houses to be too many for	Planning permission was previously granted on the	It is recommended that Newstead Orchard

				the size of the site.	site for 6 dwelling houses. The site has therefore shown to have potential to accommodate six dwelling houses and a capacity of six units is considered appropriate. Site capacities are indicative only and it will be for the developer to come forward with a scheme appropriate to the site.	(ANEWS005) is included within the Finalised Supplementary Guidance on Housing.	
Page 256	Newstead	Newstead Orchard (ANEWS005)	Isobel King Stewart and Linda Ritchie Sandra Brown Mrs Jane McCaul Maria Hawkes John Crichton	Objects to site access	<p>The contributors believe that access to the site will be unsuitable. Contributors note that access is on a sharp bend from an unadopted road which is used by pedestrians, dog walkers, horses etc.</p> <p>Other contributors make related points: the current site entrance floods [John Crichton; Jane McCaul; Stewart and Linda Ritchie]; the junction of Hazeldean Road and Main Street is dangerous with poor site lines to the East, as the road comes up a fairly steep gradient to meet Main Street [John Crichton].</p>	<p>Access to and from the site has been assessed by the Council's Roads DM team via the previous planning application, and via the site assessment process, who confirm suitable access into the site can be achieved.</p> <p>Back Road will be required to be made up to adoptable standard from the junction with Main Street to the access point into the site.</p>	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
	Newstead	Newstead Orchard (ANEWS005)	Graham Barker Donald Gordon	Requests planning brief	I request that a planning brief is prepared by Scottish Borders Council for this site before planning applications are asked for.	Given the previous approval [06/02207/FUL] on the site, it would not be justifiable to require a planning brief for this site. In effect, a site layout would have been	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.

					agreed when that planning permission was granted, although any new application would be required to reflect any subsequent changes in policy.	
Newstead	Newstead Orchard (ANEWS005)	Save Scott's Countryside	Supports	The contributor considers to proposal to be reasonable.	Comments noted.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newstead	Newstead Orchard (ANEWS005)	Scottish Environmental Protection Agency	Supports requirement for FRA	We support the requirement for a Flood Risk Assessment.	Comments noted.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised Supplementary Guidance on Housing.
Newtown St Boswells	Land South of Whitehill (ANEWT009)	Holder Planning on behalf of CW Properties	Object to the non-allocation of (ANEWT009) within the Housing SG	ANEWT009 is considered to offer clear potential as a housing development opportunity (capacity 500 units) which can significantly contribute to the shortfall. An indicative Masterplan is submitted. Disagree with the conclusions of the RAG assessment for the following reasons: <ul style="list-style-type: none"> <li>As shown in the indicative Masterplan, contrary to the development of the site eroding the settlement identities of Newtown St Boswells and St Boswells, the proposed tree belt and landscaping will</li> </ul>	The following was the conclusion of the assessment undertaken to the original submission through the process of the call for sites, it is considered that this remains relevant to the most recent submission: <p><i>The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however this concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows: The majority of this site was</i></p>	It is recommended that Land South of Whitehill (ANEWT009) is not included within the Finalised Supplementary Guidance on Housing.

				<p>create a strong 100-metre buffer between the settlements, which will ensure no visual or perceptual coalescence.</p> <ul style="list-style-type: none"> <li>• Woodland planting and landscaping will ensure development is not visible along the A699, ensuring that the rural character is retained and reducing the impact on the landscape character of the area.</li> <li>• Newtown St Boswells is an accessible location within the Central Borders Housing Market Area. The site is accessed from the new proposed junction on the A68 and directly from Newtown St Boswells. It is intended to create a primary route through the proposed site from these two points, which will connect directly with the A699.</li> <li>• Development of the site will be a natural extension to the allocated Newtown St Boswells Expansion Area (ANEWT005). The site is effective and free from any physical constraints that would impact upon development, there are</li> </ul>	<p><i>considered as part of the previous Local Plan and the more recent Local Development Plan Examination under site code ANEWT008. The LDP Reporter's conclusions raised the following concerns:</i></p> <p><i>"As local considerations are concerned, the council has drawn attention to the findings of the report into the inquiry of the current local plan. That report emphasised the importance of the settlement identities of Newtown St Boswells and St Boswells to the south. Taking into account the proposed housing land allocation at site ANEWT005, the separation distance is some 600 metres. This is a narrow but sensitive strip which I agree is important in visually containing the two settlements. The contours of the land within the strip, particularly the low hillock, assist in providing visual separation. The findings of the previous inquiry also attached importance to the need to retain the northern side of the A699 free from development. I agree that,</i></p>	
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				<p>no known issues relating to either ground stability or ground conditions. There are no known infrastructure or servicing constraints that cannot be overcome in order to allow development to progress.</p> <ul style="list-style-type: none"> <li>• The sites development represents an economically viable and realistic prospect, it is proposed that the site will be developed in parallel with the existing allocated site, thereby increasing overall delivery of housing significantly. It is anticipated that the site can deliver a range of house types and tenures, including affordable housing from 2019/20.</li> <li>• Development of the site will bring economic benefit to the town, with an increased local population providing support for local business and services.</li> <li>• Overall, the site is deliverable and meets the specific criteria for 'effectiveness' as set out in PAN2/2010.</li> </ul>	<p><i>despite the tree belt shown on the indicative plan, the degree of urban encroachment on the A699 would be unacceptable and result in an adverse landscape character impact on this area of essentially rural character. Having regard to the local adverse impact that would result as a consequence of the proposed enlarged expansion area, despite the strategic housing land assessment; I conclude that the additional housing land allocation is not justified".</i></p> <p>This remains the case and therefore the housing site will not be included as part of the Housing Supplementary Guidance. It is considered there are more appropriate sites for inclusion within the Supplementary Guidance.</p>	
Selkirk	Angles Field	Historic	Comment (ASELK033)	This site is fully or partially	Comments noted. The site	It is recommended that

	(ASELK033)	Environment Scotland		within the Inventory Battlefield – Battle of Philiphaugh. However, the site requirements for this site refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to the location within the battlefield. The site requirements should be amended to require that development must not have a negative impact on key landscape characteristics and special qualities of the battlefield.	requirements have been amended to read:  <i>‘Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape’.</i>	Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.  It is also recommended that the final site requirement should be amended to read:  <i>‘Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape’.</i>	
Page 260	Selkirk	Angles Field (ASELK033)	Scottish Natural Heritage	Comments (ASELK033)	SNH note that their previous comments have been included in the site requirements. SNH highlight that there may be site and wider community benefit in also setting the requirements for links from this site to the existing path network.	Comments noted. The fourth bullet point should be amended to read:  <i>‘Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity’.</i>	It is recommended that Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.  It is also recommended that the following site requirement be amended to read:  <ul style="list-style-type: none"> <li><i>• Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity</i></li> </ul>
	Selkirk	Angles Field (ASELK033)	Scottish Environmental Protection Agency	Comments (Flooding)	Whilst SEPA supports the requirement for a FRA, the development requirement	SEPA have not objected to the allocation of the site and asked for its removal.	It is recommended that Angles Field (ASELK033) is included within the

				does not mention the fact that the site is likely to be heavily constrained due to flood risk and therefore recommend that the Council may consider removing this site from the LDP as it may not be able to accommodate the desired number of houses indicated.	Ultimately, the number of houses approved on the site will be determined via a planning application, taking cognisance of the Flood Risk Assessment and SEPA's response to it.	Finalised Supplementary Guidance on Housing.
Selkirk	Angles Field (ASELK033)	Ian Wells	Object	Would wish to be consulted on type and design of properties which should reflect the natural element of the countryside and the effect on the business at Philipburn House Hotel. Object to potential noise and pollution development would cause to local residents and the aforesaid business. Would wish to discuss further with Environmental Health Officers to cause the least disruption to all concerned. Request further details and request that no work commences before 9am and no activity takes place after 4.30pm Monday to Friday and no activity takes place at the weekend. Noise surveys and ways to reduce noise must take place.	Neighbours would be notified of any planning application and would have the opportunity to comment on house types and design. Issues relating to noise and pollution would be dealt with by Environmental Health through the process of any planning application.  For construction projects of two or more dwellings, Environmental Health would require the developer to submit a Construction Method Statement (CMS). This would require to identify all potential adverse amenity and environmental impacts, including hours of work and site delivery times. The CMS would also need to specify remediation measures and allocate responsibility for implementing these to specific individuals/roles	It is recommended that Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.

					<p>within the developer's organisation.</p> <p>Environmental Health would thereafter ask for a planning condition to be attached to any consent granted prohibiting all work that is not in accordance with the CMS, without the written consent of the Planning Authority. Noise Impact Assessments may be required for some renewables, such as air-source heat pumps, which can cause noise issues in residential situations.</p>	
<p>Selkirk</p> <p>Page 262</p>	<p>Angles Field (ASELK033)</p>	<p>Mr &amp; Mrs R Nichol</p>	<p>Object to the inclusion of (ASELK033) within the Housing SG</p>	<p>Dismayed that SBC feels the need to erect 30 units in front of Lingle Road, Selkirk following the endurance by residents of the works associated with the flood prevention scheme for the good part of two years. Purchased house due to the view towards the Yarrow Valley, the privacy with no other houses looking into the front of it and because it is within a quiet area of Bannerfield. Bannerfield, which was being labelled the worst place to live in Selkirk, is now slowly turning itself around. Crime rate is falling, people are taking pride in their gardens, and it has a good school and nursery.</p>	<p>There is no right to a view in planning legislation. The development of the site should not result in increased crime and/or antisocial behaviour. The Education Officer has confirmed that there would be capacity within the local primary and secondary school to accommodate the development. The Roads Officer has raised no objections to the site being allocated for housing from a roads safety point of view. Due to various constraints there are limited other areas within the town which could be allocated for housing.</p>	<p>It is recommended that Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.</p>



				<p>Fear that as well as spoiling the landscape, there would be a rise in crime and antisocial behaviour, the school would become crowded, the main road to Peebles would become busier and the corner of Linglie Road and more accidents would occur. Development would spoil the landscaped natural walk way along the Philipburn. There are many more areas in Selkirk where houses could be built.</p>		
<p>Selkirk</p> <p>Page 263</p>	<p>Angles Field (ASELK033)</p>	<p>Iain Poe</p>	<p>Object to the inclusion of (ASELK033) within the Housing SG</p>	<p>The Flood Protection Scheme, although welcomed, involved lots of heavy road traffic, noise, dirt and vibration. This has impacted upon house sale. Further works of a similar nature would postpone this yet again. A new housing development would spoil the area, which has recently improved with the new park in the Angles Field. The area now with its new park in the Angles Field is not only pleasing to look at is great for walks and relaxing. A new housing development would spoil this. The road immediately outside no4 Linglie Road and the Primary School has already seen an increase of traffic due to the</p>	<p>Whilst it is acknowledged that the works undertaken during the Flood Protection Scheme would undoubtedly cause disruption to existing residents, the benefits of the Scheme are significant to the area. It is considered that a sympathetic and well-planned development for the site in question would not have a detrimental impact upon the character of the area. The Roads Planning Team has raised no objections to the allocation of the site for housing. There are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as</p>	<p>It is recommended that Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.</p>

				road closure on the opposite side of the Angles Field. New housing will in no way add to the scenic beauty of the area that has seen a rebirth after the flood protection works.	well as internally.	
Selkirk	Angles Field (ASELK033)	Kate Jenkins	Support the inclusion of (ASELK033) within the Housing SG	<p>The support for this site is supported by further information contained in a supporting statement, masterplan, 3D sketches and a letter of support from the Eildon Housing Association.</p> <p>The masterplan includes:</p> <ul style="list-style-type: none"> <li>• Principles of 'Creating Places' and 'Designing Streets';</li> <li>• Possibly housing mix, including RSL (affordable housing) requirement;</li> <li>• Three areas which could be developed in phases;</li> <li>• Landscape principles (soft and hard);</li> <li>• Access and permeability;</li> <li>• Acknowledgment of LDP policy including PMD1 'Sustainability' and PMD2 'Quality Standards'.</li> </ul> <p>The following key points are made under 'Information on Angles Field':</p> <ul style="list-style-type: none"> <li>• The site is within the settlement boundary of Selkirk.</li> <li>• The Council has set out a number of site</li> </ul>	Comments are noted. The masterplan and 3D sketches provide detail which would be considered as part of any future planning application / planning brief.	It is recommended that Angles Field (ASELK033) is included within the Finalised Supplementary Guidance on Housing.

				<p>requirements which are demonstrated within the Masterplan document.</p> <ul style="list-style-type: none"> <li>• Development Management has stated “full support” for the site and stated “It is considered that this is the best of the Selkirk sites brought forward by a considerable margin”.</li> <li>• The site has no environmental designations over it.</li> <li>• Scottish Water has confirmed there is capacity to accommodate development.</li> <li>• Public transport is available and a general store and primary school. The Roads Planning team are supportive of the proposals.</li> </ul> <p>The following key points are made under ‘Comments relating to site layout, consultations, design and deliverability’:</p> <ul style="list-style-type: none"> <li>• Initial discussions have been held with the Eildon Housing Association who have confirmed support for the allocation on the basis of the delivery of between 6 and 8 affordable rented</li> </ul>		
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				<p>houses.</p> <ul style="list-style-type: none"> <li>• The layout provides for strong street frontages onto the two adjoining roads. Such a layout helps the site relate well to neighbouring existing residential development.</li> <li>• Larger houses are positioned to the west of the site, with driveways leading off the stopped-up road.</li> <li>• The Masterplan indicates ways in which appropriate definition of public and private space will be achieved within the development.</li> <li>• The site includes an area of green space at the northerly point of the site. Structured landscape planting and hedge planting have been provided to the south.</li> <li>• The majority of the existing trees to the east of the site would be retained.</li> </ul>		
Selkirk	Heather Mill (MSELK002)	Historic Environment Scotland	Notes (Battlefield)	The site is fully or partially within the Inventory Battlefield - Battle of Philiphaugh but the site requirements refer only to the need to consider the setting of the battlefield, rather than the necessity to	Comments are noted.  If the site was to be taken forward for inclusion in the Finalised Housing SG, an additional site requirement would be required, to read:	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.  It is recommended that an additional site

				<p>ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.</p>	<p><i>'The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities'.</i></p>	<p>requirement be included to read:</p> <ul style="list-style-type: none"> <li><i>The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities.</i></li> </ul>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 267</p>	<p>Selkirk</p>	<p>Heather Mill (MSELK002)</p>	<p>SEPA</p>	<p>Notes (Flooding)</p> <p>The contributor requires a modification to the development requirement to mention the Flood Protection Scheme. The contributor notes that the use of the site has been changed to mixed use. This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences, structural failure and overtopping. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to</p>	<p>Comments are noted.</p> <p>If the site was to be taken forward for inclusion within the Finalised Housing SG, an additional site requirement would be required, to read:</p> <p><i>'The site has been allocated for mixed use following completion of the Selkirk Flood Protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences'.</i></p>	<p>It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.</p> <p>It is recommended that an additional site requirement be included to read:</p> <ul style="list-style-type: none"> <li><i>The site has been allocated for mixed use following completion of the Selkirk Flood Protection Scheme. Any development proposal coming forward on the site</i></li> </ul>

				<p>protect them from flooding. The contributor stresses that FPSs have a finite design life. The contributor would be more supportive of a land use type that is similar to the current land use. The Council should satisfy itself in respect of water resilient/resistant design and evacuation in the event of inundation. This also applies to other sites in the built up area.</p>		<p><i>should address the risk of any potential surface water ponding behind flood defences.</i></p>	
Page 268	Selkirk	Heather Mill (MSELK002)	Ferguson Planning on behalf of Roxburghe Estates	Objects (various)	<p>1. It should be noted that this site forms part of local safeguarded business and industrial allocation (BSELK003) and the implications of the loss of this employment land have not been determined within the assessment.</p> <p>2. Issues regarding potential flooding issues, heritage and biodiversity will also need to be assessed to understand the development constraints on this brownfield site.</p>	<p>1. Selkirk Riverside industrial estate is a large area of land with a number of empty and derelict buildings on it. Whilst it would be desirable to see all these buildings brought into business/ industrial use, the reality is the market could not accomplish this. It is therefore considered more beneficial to allow parts of this area to be redeveloped into other appropriate and positive uses. The principle of supporting mixed use development at this site is already established.</p> <p>2. Potential flooding, heritage and biodiversity issues have all been considered through the site assessment process and either do not require mitigation, or would be</p>	<p>It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.</p>

					mitigated through the requirements which would be attached to the allocation.	
Selkirk	Heather Mill (MSELK002)	Rob Elliot Sue Elliot Calum Sutherland	Objects (traffic levels)	The contributors are concerned about increased traffic levels on Riverside Road. As part of the flood defence works, Riverside Road was connected to Level Crossing Road, with the result that a percentage of road users go at great speed past the existing Riverside Road houses, where there are young children and animals. There are also many daily dog-walkers. 75 houses would certainly increase the traffic dangers many fold. The contributor has concerns too for the safety of children who would be resident in any houses on this site. There is a large volume of commercial traffic and machinery on the immediate boundaries of three sides of MSELK002; drivers are working and in a hurry – this is a dangerous place.	The capability of the local road network to accommodate further traffic was considered as part of the Council's roads planning team's assessment of the site. The local road network was considered capable of accommodating increased traffic levels in line with the scale of development that is proposed.	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.
Selkirk	Heather Mill (MSELK002)	Steve Burrell	Objects (various)	The contributor feels there are many more suitable sites within the Borders that would serve the local community better. As the proposed site is within an area allocated for industrial use it would surely be more	Selkirk Riverside industrial estate is a large area of land with a number of empty and derelict buildings on it. Whilst it would be desirable to see all these buildings brought into business/ industrial use, the reality is	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.

				sensible for it to be used for job creation. There are limited employment opportunities as it is in and around the borders, and to remove a large site that in the future could provide much needed jobs seems a mistake.	the market could not accomplish this. It is therefore considered more beneficial to allow parts of this area to be redeveloped into other appropriate and positive uses.	
Selkirk	Heather Mill (MSELK002)	Rob Elliot Sue Elliot Calum Sutherland	Objects and propose alternative site	The contributors consider the site immediately across the Ettrick on the north east end of Bannerfield more appropriate.	The contributors appear to refer to site ESE10B (Linglie Road), which is located opposite site MSELK002 on the opposite side of the Ettrick Water. This site is already allocated for housing.	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.
Page 270 Selkirk	Heather Mill (MSELK002)	J Sutherland	Objects and proposes alternative site	A potential alternative site for housing could be the site (used as a storage compound by contractors during the flood protection works) on the opposite side of the river next to an existing housing estate.	The contributor appears to refer to site ESE10B (Linglie Road), which is located opposite site MSELK002 on the opposite side of the Ettrick Water. This site is already allocated for housing.	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.
Selkirk	Heather Mill (MSELK002)	Rob Elliot Sue Elliot Calum Sutherland J Sutherland	Objects to use for housing	The contributors would prefer to see the site developed for industrial/commercial use and consider the site inappropriate for housing.	This site is covered by policy ED1 which seeks to ensure that adequate supplies of Business and Industrial Land are retained. However, policy ED1 does recognise that there may be extenuating circumstances which could allow consideration of other development uses.  The policy therefore	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.



					<p>identifies a hierarchy of sites split into 4no categories which state what uses could be allowed within each category. The site in question (LDP ref BSELK003) is listed within the lowest of the 4no categories which is entitled a 'local' designation. In essence this means 'local' designations have a lower priority need for protection of Business and Industrial use. Consequently alternative uses can be accepted on these sites and it should therefore be noted that in principle policy ED1 can allow mixed uses including housing on the site.</p> <p>The LDP settlement profile for Selkirk also acknowledges that the southern part of the Riverside area may allow for mixed use development and a site requirement accompanying the existing business and industrial site (BSELK003) states that "due to the location of this site adjacent to a mixed use area it is considered that this site would be appropriate for mixed use development". It is also</p>	
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					noted that the provision of an element of employment land on part of the site is also a site requirement within the Supplementary Guidance.	
Selkirk	Heather Mill (MSELK002)	Rob Elliot Sue Elliot Calum Sutherland J Sutherland	Objects to use for housing	The completion of the Selkirk FPS is considered an opportunity to promote the site as a place for business/ job creation.	It is agreed that the completion of the Selkirk FPS offers the opportunity to encourage the reuse and development of this site, but it is considered that this need not be restricted to business use, and providing a wider range of possible acceptable uses would provide the best opportunity for redevelopment to be achieved.	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.
Selkirk	Heather Mill (MSELK002)	Rob Elliot Sue Elliot Calum Sutherland	Objects to use for housing	Housing could risk it becoming a commuter estate for people travelling to work in Edinburgh.	The site is located within the Central Housing Market Area and Central Strategic Development Area. The site therefore benefits from good transport links and is within reach of a wide range of employment opportunities as well as the Border Railway stations at Tweedbank and Galashiels, which would enable access to an even wider range of employment opportunities. This is considered to be one of the advantages of this site.	It is recommended that Heather Mill (MSELK002) is included within the Finalised Supplementary Guidance on Housing.
Selkirk	Heather Mill (MSELK002)	John Handley Associates on	Support	1. The contributor confirms that this site is owned by	Support and comments are noted.	It is recommended that Heather Mill (MSELK002)

		<p>behalf of Equorium Property Company Ltd</p>		<p>their client, Equorium Property Company Ltd (formerly EWM Property Company Ltd) and they are fully supportive of this proposed allocation, and are willing to release the site for development, including housing. The contributor welcomes the identification of the site as a preferred site for mixed use development. The contributor's client supports the site's Stage 1 Site Assessment conclusions. The proposed allocation would allow the contributor's client's site to be redeveloped for a wider range of mixed uses and specifically residential use. This approach is consistent with the advice contained within the SPP and reflects the site's brownfield status; its relatively high profile location along the edge of the Ettrick Water; its accessibility; and the surrounding mix of uses.</p> <p>2. There are a collection of former mill buildings on the site, but none are in active use and are lying vacant and derelict. A separate area of extensive undeveloped land is situated to the east of the main Mill building. Whilst</p>		<p>is included within the Finalised Supplementary Guidance on Housing.</p>
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				<p>there is some heritage interest in the mill buildings, none of the buildings on the wider site are listed and all are in a very poor condition. They have been derelict for a number of years. None of the buildings are considered to have any intrinsic heritage or architectural value, and as they are not listed, or within a Conservation Area, could be demolished.</p> <p>3. The site is surrounded by a wide range of differing land uses, including housing; offices; commercial; storage; retail; tourism and leisure uses.</p> <p>4. The LDP confirms that the Council has an approved Flood Prevention Scheme for Selkirk and work on this is nearing completion. This scheme includes substantial mitigation measures along the Riverside Area. Flood risk issues are therefore being addressed and will remove any future flood risk associated with the redevelopment of this site. The Stage 1 Site Assessment also confirms that the Council is of the view that the Selkirk Flood Prevention Scheme will enable</p>	
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				<p>development at this location, including housing.</p> <p>5. Being surrounded by roads on three sides, the site is highly accessible and further benefits from links to the adjacent riverside path and connections north of the Ettrick Water. The site is relatively well connected to the town centre and the A7, and existing bus stops are located along Dunsdale Road.</p> <p>6. As a result of its brownfield status; its relatively high profile location along the edge of the Ettrick Water; its accessibility; and the surrounding mix of uses, the contributor's client's site has the opportunity to be redeveloped for a wider range of mixed uses which would maximise job creation and economic development opportunities. In addition to the existing policy support for employment related uses, the contributor welcomes the Council's support for residential development on this site as set out in the Draft Supplementary Guidance. The proposed allocation of this site would</p>		
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				help to address the confirmed shortfall in the housing land supply; would contribute to the objectives of sustainable economic growth; and would allow the redevelopment of a vacant and derelict site for a high quality, sustainable development in an accessible location.			
Page 276	Selkirk	Philiphaugh 2 (ASELK041)	Historic Environment Scotland	Comment (ASELK041)	<p>This site is fully or partially within the Inventory Battlefield – Battle of Philiphaugh. However, the site requirements for this site refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to the location within the battlefield. The site requirements should be amended to require that development must not have a negative impact on key landscape characteristics and special qualities of the battlefield.</p>	<p>Comments noted. If the site (ASELK041) was to be taken forward for inclusion in the finalised Housing SG, the site requirement would be amended to read:</p> <p><i>‘Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape’.</i></p> <p>However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p>	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.
	Selkirk	Philiphaugh 2 (ASELK041)	SNH	Comments	The site requirements should be updated to make it clear that information will be required to support Habitats Regulations Appraisal and	Further to the advice of SNH it is recommended that the fourth site requirement be amended to read:	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.

				inform any mitigation that may be required.	<ul style="list-style-type: none"> <li>• <i>Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation. information to support the Habitats Regulations Appraisal would be required to identify what mitigation, if any, is to be delivered.</i></li> </ul>	
Selkirk	Philiphaugh 2 (ASELK041)	Major Angus William Boag	Object to the inclusion of (ASELK041) of the Housing SG	Previous objections raised to the building of additional properties on Ettrickhaugh Road remain unchanged. It is not so many months ago that SEPA pointed out that house building intentions should be shelved. The reasons were quite clear, namely whilst they accepted that the flood prevention work had improved the situation, the area remains a flood plan and in extreme weather could flood. They did however agree to commercial premises on the proposed site. Once again, residents find themselves in limbo and would like this issue put to bed. Why state very recently that the Council accepts SEPA's view and in very short order go back on yourselves?	This site was included in the Draft Housing SG as an "alternative" site as discussions regarding flooding were ongoing with SEPA and it was thought that their objections may be overcome. However this has not happened. Consequently this site has been removed and will not be included within the Finalised Housing SG. However, it must be stated that the Senior Manager in charge of the multi million pound flood protection scheme for Selkirk strongly disagrees with SEPA's stance. This matter will be subject to further discussion between the parties in due course and will give reference to SEPA's recent consultation paper on Development Behind Flood	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.

					Defences. As long as SEPA continue to object to this site on the grounds of flood risk the Council will not formally allocate it for housing.	
Selkirk	Philiphaugh 2 (ASELK041)	Richard Wynn Jones	Object to the inclusion of (ASELK041) within the Housing SG	With the amount of abandoned mills in the area, the shortfall of 916 units could be best met by redevelopment. Selkirk has other areas that would benefit from such redevelopment. Proposal is a direct result of the flood defence programme, question its fairness in consideration. The site already suffers from extended traffic issues and parking problems. An additional 8 units would surely complicate the problems. What happened to the letter that outlined that specific area as unsuitable development, like the Battlefield to the west of Ettrickhaugh Road?	<p>During the process of this Housing SG, existing redevelopment sites were considered for possible housing allocation. Unfortunately, the redevelopment of existing properties can be cost prohibitive and the effectiveness of such sites is therefore undermined. Consequently the planning system cannot completely rely on brownfield sites to meet housing requirements and must therefore consider greenfield options.</p> <p>The site would be tested against a number of criteria, one of which is flooding.</p> <p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p> <p>Unfortunately it is unclear which letter is being</p>	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.



					<p>referred to. The site is located within the Inventory Battlefield – Battle of Philiphaugh. As advised by Historic Environment Scotland, care would be required in on order to ensure that development at this location would not have a negative impact upon the key landscape characteristics, special qualities and setting of the Battlefield.</p> <p>However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p>	
Selkirk	Philiphaugh 2 (ASELK041)	Fraser Dickey	Object to the inclusion of (ASELK041) within the Housing SG	<p>The flood prevention work has only recently been completed, this work has caused a huge amount of noise and disturbance over the last few years. More building work at this location would have further adverse effect on residents. Given the narrow width of the road and the already large volume of traffic from both the cricket and rugby club, the building work and increased number of vehicles would adversely affect highway safety and the convenience of road users. The proposal</p>	<p>Whilst it is acknowledged that the works undertaken during the Flood Protection Scheme would undoubtedly cause disruption to existing residents, the benefits of the Scheme are significant to the area.</p> <p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p>	<p>It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<p>would result in residents in Ettrickhaugh Cottages losing both their privacy and view looking southwards and would adversely affect the residential amenity of the area. New development would spoil the character of the neighbourhood, particularly from the new footpath which starts at the end of Ettrickhaugh Road and runs up to the salmon ladder.</p>	<p>Consideration would be given during the process of any future planning application to ensure privacy of existing properties is not compromised.</p> <p>There is no right to a view in planning law. It is considered that a sympathetic and well-planned development for the site in question would not have a detrimental impact upon the character of the area. These matters would be addressed during the process of any planning application submitted for the development of the site.</p> <p>However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p>	
Selkirk	Philiphaugh 2 (ASELK041)	John Lowrie	Object to the inclusion of (ASELK041) within the Housing SG	<p>Ettrickhaugh road is a cul-de-sac. The proposed 8 units could mean another 16 vehicles at least using what is a busy road at the moment. An access road between Ettrickhaugh and the Yarrow Road would be desirable though feared highly unlikely. After 2 years of traffic related to the Flood</p>	<p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p> <p>Any issues relating to noise would be dealt with by</p>	<p>It is recommended that Philiphaugh 2(ASELK041) is not included within the Finalised Supplementary Guidance on Housing.</p>

				<p>Protection Scheme another lengthy period of building traffic is highly undesirable, in what is a relatively quiet cul-de-sac. Also the accompanying noise, dust and mess over a long build time is not merited for 8 units. Scottish Water are at the moment only just able to supply a reasonable water pressure in the street. Another requirement for more water would not help this situation.</p>	<p>Environmental Health through the process of any planning application and also during the process of development should issues arise. For construction projects of two or more dwellings, Environmental Health would require the developer to submit a Construction Method Statement (CMS). This would require to identify all potential adverse amenity and environmental impacts, including hours of work and site delivery times. The CMS would also need to specify remediation measures and allocate responsibility for implementing these to specific individuals/roles within the developer's organisation. Environmental Health would thereafter ask for a planning condition to be attached to any consent granted prohibiting all work that is not in accordance with the CMS, without the written consent of the Planning Authority. Noise Impact Assessments may be required for some renewables, such as air-source heat pumps, which can cause noise issues in</p>	
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					<p>residential situations. Any issues arising relating to mess and dust would be addressed during any development, if necessary.</p> <p>Scottish Water has raised no objections to the proposed site.</p> <p>However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p>	
<p>Selkirk</p> <p>Page 282</p>	<p>Philiphaugh 2 (ASELK041)</p>	<p>Ann Fernie</p>	<p>Object to the inclusion of (ASELK041) within the Housing SG</p>	<p>Main concern is the width of the road which is single lane and would not be able to cope with any further traffic. Ettrickhaugh Road has seen increased traffic from the rugby club, football club and cricket club. There has only recently been a new walkway on the damside which has increased the cars in the street and also parked cars which make safe driving extremely challenging. There are frequently many cars at the beginning of the road which can make access difficult and it is only a matter of time before there is a collision. The flood protection works carried out as yet have not been tested and completed. The lack of</p>	<p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p> <p>It is considered that the development of this site would be acceptable in principle, however, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p>	<p>It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.</p>

				future housing in the town is understood, there may be other more appropriate sites.		
Selkirk	Philiphaugh 2 (ASELK041)	Mr & Mrs W J Hogarth	Object to the inclusion of (ASELK041) within the Housing SG	Site should not be allocated as it would impact upon views and outlooks. The Flood Protection Scheme has not yet been signed off and has yet to prove to work. The access road is not wide enough to accommodate excess number of traffic.	There is no right to a view in planning law. Any perceived impacts on existing residents would be assessed at the planning application stage should a proposal be submitted.  The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.  However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.
Selkirk	Philiphaugh 2 (ASELK041)	Nick Mill	Object to the inclusion of (ASELK041) within the Housing SG	The proposed land, Laurieston Racing Stables, is a working racehorse yard and stables, employs local people, has college placements, supports local feed suppliers, blacksmiths, farriers, farms and vets and also boasts one of the few outdoor riding schools in Selkirkshire. Even more astonishing is after having in excess of £23,000 spent on	Whilst the site is currently in use, the Local Planning Authority must assess its appropriateness, or otherwise, for residential development.  The Project Manager of the Selkirk Flood Protection Scheme has confirmed that the site in question is protected to a 1 in 200 year event level as a result of the	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.

				<p>the property to improve facilities in the last year, including the planting of trees and over 200,000 wild flowers, on land that was previously rejected for planning! Worthy of note is, this land still floods, no flood prevention works were directly done to this property and it has always been much lower than the actual road. Ettrickhaugh Road is a cul de sac, traffic is already a major issue and this road and the services are already wholly unsuitable for development, water pressure is an ongoing problem as is sewage. With a Rugby club, Football Club, Cricket Club, all weather pitch and function suites already present on the road, it is clearly evident the proposers of this lunacy are unaware just how busy this road already is. The entire street has suffered for almost the last three years from construction traffic with the flood prevention scheme and reinstatement works are still ongoing and will be for many months. Selkirk has several areas that would certainly benefit from development on land that is sitting idle and has been for some time, ASELK041 is</p>	<p>Scheme now in place.</p> <p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p> <p>It is considered that the development of this site would be acceptable in principle, however, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p> <p>All potential sites in Selkirk considered as part of the Housing SG process must be assessed on their own merits.</p>	
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				clearly not one of them.			
Page 285	Selkirk	Philiphaugh 2 (ASELK041)	Valerie Mcgowan	Object to the inclusion of (ASELK041) within the Housing SG	With this road being a no through road and struggling to cope with the volume of traffic at the moment it would not be of benefit to add this allocation. There is also an immense amount of traffic from the rugby football and cricket fields which also have access off this road. With regard to services there have been a lot of problems with water pressure due to existing piping getting old and is liable to bursts. There has also been a lot of disruption due to flood prevention work and nobody wants to have another prolonged spell of disruption. The beauty of the area has already suffered, as have birds and wildlife.	The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.  However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.
	Selkirk	Philiphaugh 2 (ASELK041)	Pamela Douglas	Object to the inclusion of (ASELK041) within the Housing SG	Concern regarding the increase in vehicle volume on Ettrickhaugh Road and as provided photographs of the road on a Saturday. There were 21 parked vehicles between the turn off on the main road to the entrance to the Cricket Field. It is certainly not uncommon for this amount of parked vehicles to be present and requires some navigating to get up or down the road when vehicles are	The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.  However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.

				<p>approaching in the opposite direction. This difficulty is also increased when cricket/rugby or football matches are taking place. The prospect of increased volume of cars on Ettrickhaugh Road is of concern. Eight units could produce a further sixteen vehicles using an already contested area. Photos have been attached to this submission.</p>		
Page 286	Selkirk	Philiphaugh 2 (ASELK041)	Ian Lang	<p>Object to the inclusion of (ASELK041) within the Housing SG</p> <p>Objects to proposal for 8 units of two-storey housing. The road is too narrow to allow 8 access roads/drives without considerable inconvenience to existing occupiers opposite. Existing parking and access arrangements would be considerably inconvenienced. The existing access road is already very busy, particularly at weekends with the use of rugby, cricket, hockey and football games and practices. The proposed two-storey units would overlook existing properties and this cannot be fair even although they have had dormer conversions. It is expected that the housing would be of modern construction and this could be at variance with existing</p>	<p>It is unclear why two-storey units are being referred to. This has not been established at this stage.</p> <p>The Roads Planning Team has raised no objections to the allocation of the site for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements.</p> <p>However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.</p> <p>Consideration would be given during the process of any future planning application to ensure</p>	<p>It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.</p>



				housing fronting onto the road. A smaller development of four units might be reasonable with integrated access and a widening of the road.	privacy of existing properties is not compromised and that any development is in keeping with the character of the area.	
Selkirk	Philiphaugh 2 (ASELK041)	Scottish Environmental Protection Agency	Seek the removal of the site (Flooding)	Require the removal of this site from the Supplementary Guidance. SEPA provided a report with their response to the 'call for sites' consultation in summer 2016 which they would repeat in this representation. The site is entirely within the floodplain and has flooded in the past. It is recommended that (ASELK033) is included within the Finalised SG on housing.	This site was included in the Draft Housing SG as an "alternative" site as discussions regarding flooding were ongoing with SEPA and it was thought that their objections may be overcome. However this has not happened. Consequently this site has been removed and will not be included within the Finalised Housing SG. However, it must be stated that the Senior Manager in charge of the multi million pound flood protection scheme for Selkirk strongly disagrees with SEPA's stance. This matter will be subject to further discussion between the parties in due course and will give reference to SEPA's recent consultation paper on Development Behind Flood Defences. As long as SEPA continue to object to this site on the grounds of flood risk the Council will not formally allocate it for housing.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised Supplementary Guidance on Housing.

Selkirk	Philiphaugh Mill (ASELK040)	Historic Environment Scotland	Comment (ASELK040)	This site is fully or partially within the Inventory Battlefield – Battle of Philiphaugh. However, the site requirements for this site refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to the location within the battlefield. The site requirements should be amended to require that development must not have a negative impact on key landscape characteristics and special qualities of the battlefield.	Comments noted. If the site (ASELK040) was to be taken forward for inclusion in the finalised Housing SG, the site requirement would be amended to read: ‘Development must not have a negative impact upon the <i>key landscape characteristics, special qualities and setting</i> of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape’.  However, due to an outstanding objection from SEPA on the grounds of flooding this site will not be carried forward for allocation.	It is recommended that Philiphaugh 2 (ASELK040) is not included within the Finalised Supplementary Guidance on Housing.
Selkirk	Philiphaugh Mill (ASELK040)	Major Angus William Boag	Object to the inclusion of (ASELK040) within the Housing SG	Previous objections raised to the building of additional properties on Ettrickhaugh Road remain unchanged. It is not so many months ago that SEPA pointed out that house building intentions should be shelved. The reasons were quite clear, namely whilst they accepted that the flood prevention work had improved the situation, the area remains a flood plan and in extreme weather could flood. They did however agree to commercial premises on the	This site was included in the Draft Housing SG as an “alternative” site as discussions regarding flooding were ongoing with SEPA and it was thought that their objections may be overcome. However this has not happened. Consequently this site has been removed and will not be included within the Finalised Housing SG. However, it must be stated that the Senior Manager in charge of the multi million pound flood protection	It is recommended that Philiphaugh 2 (ASELK040) is not included within the Finalised Supplementary Guidance on Housing.

				proposed site. Once again, residents find themselves in limbo and would like this issue put to bed. Why state very recently that the Council accepts SEPA's view and in very short order go back on yourselves?	scheme for Selkirk strongly disagrees with SEPA's stance. This matter will be subject to further discussion between the parties in due course and will give reference to SEPA's recent consultation paper on Development Behind Flood Defences. As long as SEPA continue to object to this site on the grounds of flood risk the Council will not formally allocate it for housing.		
Page 289	Selkirk	Philiphaugh Mill (ASELK040)	Scottish Environmental Protection Agency	Seek the removal of the site (Flooding)	Require the removal of this site from the Supplementary Guidance. SEPA provided a report with their response to the 'call for sites' consultation in summer 2016 which they would repeat in this representation. The site is entirely within the floodplain and has flooded in the past. It is recommended that (ASELK033) is included within the Finalised SG on housing.	This site was included in the Draft Housing SG as an "alternative" site as discussions regarding flooding were ongoing with SEPA and it was thought that their objections may be overcome. However this has not happened. Consequently this site has been removed and will not be included within the Finalised Housing SG. However, it must be stated that the Senior Manager in charge of the multi million pound flood protection scheme for Selkirk strongly disagrees with SEPA's stance. This matter will be subject to further discussion between the parties in due course and will give reference to SEPA's recent	It is recommended that Philiphaugh Mill (ASELK040) is not included within the Finalised Supplementary Guidance on Housing.

					consultation paper on Development Behind Flood Defences. As long as SEPA continue to object to this site on the grounds of flood risk the Council will not formally allocate it for housing.	
St Boswells	Charlesfield West (ACHAR003 & MCHAR002)	Savills on behalf of Charlesfield First LLP	Object	<p>The contributor objects to the non-inclusion of land at Charlesfield which was submitted as part of the Call for Sites process, of the Draft SG.</p> <p>An initial stage 1 RAG assessment was undertaken and the site was given an amber rating and was subject to consultation.</p> <p>The majority of consultation responses generally accepted that the site could be satisfactory developed, subject to appropriate mitigation methods. The main constraint to this site being allocated for residential development was the isolation from the towns of St Boswells or Newtown St Boswells and its location alongside Charlesfield Industrial Estate. Notwithstanding, it should be noted that Development Management assessed the proposals and consider that</p>	<p>Comments noted. A larger site at this location was assessed for mixed use as part of the Call for Sites process under site code MCHAR002. The new site submitted by the contributor has been coded as ACHAR003 and the proposed use is housing only.</p> <p>The site has been through the full site assessment process which concluded that the site is doubtful, primarily for reasons of the relationship with adjoining employment land uses and Countryside Around Towns (CAT) considerations. It is considered there are more appropriate sites within the Central SDA to meet the housing shortfall. However the site could be considered as part of a future Local Development Plan process. Please refer to the full site assessment contained within Appendix D – Stage 2</p>	It is recommended that Charlesfield West, Charlesfield (ACHAR003) is not included within the Finalised Supplementary Guidance on Housing.

				<p>the northern most part of the site could accommodate housing.</p> <p>In line with these supportive comments, the contributor has included an updated masterplan showing a refined location for a more limited residential scheme with an approximate capacity of 50 units, which address the comments made by Development Management. An allocation of this level will allow for the development of a sustainable scheme to progress with limited access and utilities upgrades. This would help make a meaningful contribution to a range of sites to meet the identified shortfall in housing land supply. A small number of houses here would also help support the existing commercial activities at Charlesfield. The site code of the proposed new housing site is ACHAR003.</p>	Database Report (Update).	
Tweedbank	Lowood (MTWEE002)	Scottish Environment Protection Agency	Comment (MTWEE002)	Support the requirement for a FRA to assess the flood risk from the River Tweed and the requirement for the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert	Support noted. The sixth site requirement should be amended to read: <ul style="list-style-type: none"> <li>A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and</li> </ul>	It is recommended that Lowood (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.  It is also recommended that the following site requirement be amended

				structures within and adjacent to the site. Require a modification to the developer requirement to investigate the possibility of deculverting.	surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of deculverting should be investigated.	to read: <ul style="list-style-type: none"> <li><i>A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of deculverting should be investigated.</i></li> </ul>
Tweedbank	Lowood (MTWEE002)	Scottish Government – Planning and Architectural Division and Transport Scotland	Comment (MTWEE002)	As a result of the positive collaboration between the Council and Transport Scotland in the preparation of the Supplementary Guidance, the SG has no comments. The SG looks forward to working with the Council in the future, particularly on the appraisal of this site, where involvement would be welcomed.	Comments are noted.	N/A
Tweedbank	Lowood (MTWEE002)	Scottish Natural Heritage	Comments (MTWEE002)	While recognising the visual containment and the proximity to the station of this site SNH also continue to		It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised

				<p>highlight the natural heritage attributes of this site. Given the scale, strategic location and the natural heritage sensitivities of this site (combined with the quantity of development to be allocated) we strongly suggest that further work is undertaken to identify specific spatial locations and requirements for development.</p> <p>We consider that, if the potential to create a high-quality development in this location is to be realised, then further spatial and site specific site requirements should be produced. For example, we highlight the placemaking opportunities with respect to the retention of existing site features such as stone walls, trees, and woodlands, as well as the opportunities for the promotion of access and active travel networks, sustainable solutions to the drainage issues and layouts of proposed development which make the most of site views and inherent character, as well as the opportunities for co-ordinated access and active travel through the site, including in relation to the</p>	<p>Comments noted.</p> <p>It is confirmed a masterplan is being prepared and SNH's comments will be sought. Furthermore, SNH will be consulted when planning application(s) are submitted for the development of the site.</p>	<p>Supplementary Guidance on Housing.</p>
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				<p>River Tweed (SAC). We suggest more detailed site development principles and specific spatial requirements are needed and we would advise that should ideally be prepared by a multi-disciplinary team led by Scottish Borders Council rather than left to any future applicant. SNH would be happy to participate or assist SBC in achieving more detailed site requirements for this important site. Reference to the River Tweed SAC should be updated to clearly state the requirement for submission of information to support Habitats Regulations Appraisal. This will be required to identify what mitigation, if any, is to be delivered.</p> <p>The site's proximity to the Tweedbank Railway Station and the potential for extension of the Borders Railway should be made clearer in site requirements. This should include delivery of pedestrian and cycle links to the station as well as to Tweedbank and Galashiels, supporting this site as a place for sustainable living and working.</p>		
Tweedbank	Lowood (MTWEE002)	Holder Planning on	Object to the	Of the 652 units identified in	Please refer to response	It is recommended that



		behalf of CW Properties	deliverability/inclusion of (MTWEE002 ) within the Housing SG	the Central Area, nearly half are to be delivered at Lowood. Given the site assessment identifies a number of significant potential development constraints relating to flood risk, River Tweed SAC/SSSI, co-location, drainage, ecology, archaeology and road network issues it is not considered that this site should be identified as a preferred site for inclusion in the SG as it is unlikely to contribute to the effective housing land supply in the short – medium term.	above.	Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.
Page 295 Tweedbank	Lowood (MTWEE002)	Ferguson Planning on behalf of Roxburghe Estates	Object to the deliverability/inclusion of (MTWEE002 ) within the Housing SG	Question the Council's decision to allocate this site for up to 300 dwellings when there are potential significant issues which require further investigation to determine whether development is feasible. Difficulty understanding the Council's reasoning for the identification of this site as a preferred option when it is unclear whether this will indeed represent an effective site within the 5 year housing land supply. Does not entirely disagree with the principle of development on the site, but questions the Council's assertion that 300 dwellings could be	Please refer to response above.	It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.

				<p>accommodated on the site given the potential constraints that have been presented.</p> <p>The constraints associated with site MTWEE002 are potentially significant, including its location next to the sensitive designated SSSI and SAC River Tweed.</p> <p>With regards to the actual 300 unit allocation we are not against large allocations or Greenfield sites if they meet SEA criteria. However, we do question the deliverability of the full allocation over the local plan lifespan given the numerous site investigations still required and constraints such as:</p> <p><u>Landscape:</u> Significant landscape issue as built development would obstruct existing panoramic views from main road and adjoining properties including Nether Horsburgh House (listed). Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Further views would be restricted by</p>		
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				<p>mitigation measures to screen out 'lower amenity' buildings. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road. The main road and river separate this site physically.</p> <p><u>Biodiversity</u> Moderate risk mature broad leaved woodland and parkland, as well as improved pasture and pond.</p> <p><u>Designated Sites</u> Adjacent to SSI and SAC, mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC, existence of Protected Species and potential for presence of other protected species.</p> <p><u>Transport Assessment</u> A72 would effectively split the extended village in two. To satisfactorily serve the site from a vehicular aspect, a roundabout would be required at the main access to replace existing junction arrangement. Dealing with pedestrians and cyclists may be challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical</p>		
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				<p>constraints.</p> <p><u>Archaeological Assessment</u> Landscape park across whole area and location of 'Bridgend' medieval settlement likely, as well as bridge footings and medieval road.</p> <p><u>Flood Risk Assessment</u> To assess risk from the River Tweed. SEPA flood map indicates there may be flooding issues within the site and may constrain level of development. Pond on site should also be protected. The site borders the River Tweed along a large part of its length so care must be taken to protect this sensitive water environment.</p> <p><u>Environmental Impact Assessment</u> Planning applications likely to require EIA.</p> <p><u>Drainage Impact Assessment</u> Foul water must be connected to the SW foul network, however this site is not currently within the sewer catchment.</p> <p><u>Core Path</u> Site is shared with Core path 01 along the riverside and is prone to flood damage. A guideline 10 metre buffer, in particular around the North West corner should be left to</p>	
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				<p>accommodate the path and future possible damage due to bank erosion and should have a natural buffer of landscaping to allow the continued “countryside path “nature of the route.</p> <p><u>Education</u> Potential need to extend the primary school.</p> <p><u>Trees and Ecology</u> Significant woodland on site.</p> <p>We believe it would be more logical to allocate an element of these 300 units (e.g. 100 units) as the site’s capacity amounts to almost a third of the entire shortfall for the local plan period. This lower allocation would also have a lesser impact on the Countryside around Towns Area and on the sensitive River Tweed.</p>		
Tweedbank	Lowood (MTWEE002)	Ferguson Planning on behalf of Amcows 59 Ltd	Object to the deliverability/inclusion of (MTWEE002) within the Housing SG	<p>Question the deliverability of the full allocation over the local plan lifespan given the numerous site investigations still required and constraints on this site which is within the CAT area and next to the sensitive designated SSSI and SAC River Tweed. Believe the site is undeliverable in full and suggest at least 200 units require to be extracted from this allocation and reapportioned elsewhere.</p>	<p>The Scottish Government document entitled “Borders Railway - Maximising the Impact: A Blueprint for the Future” identifies the opportunities the railway corridor offers in terms of being a catalyst for new housing developments, businesses or visitor destinations. It supports the potential of the line in triggering significant economic benefits. The SG on Housing will become part</p>	<p>It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.</p>

					<p>of the statutory Development Plan and it is therefore a key document to ensure implementation of the Blueprint. Lowood is within a highly accessible and sustainable location given its location on land immediately to the north of the Tweedbank Railway terminus. The site is within the Central Borders Housing Market Area which has a proven record of housing market developer interest and consumer demand. The parkland and woodland setting and its proximity to the scenic River Tweed make the site a highly attractive development opportunity. Whilst it is acknowledged there are some site constraints to be addressed and overcome, none of these are identified as being insurmountable, and work on a masterplan has already commenced which increases the effectiveness, promotion and delivery of the site. This will investigate in close detail the constraints to be mitigated. It is contended that Lowood is a prime site with an extremely attractive setting for market interest and should be included</p>	
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					<p>within the SG.</p> <p>The following was the conclusion of the assessment undertaken for the Draft Housing SG, this remains pertinent:</p> <p><i>The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (Pollution, Prevention and Control) and WML (Waste Management Licensing) exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north</i></p>	
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					<p><i>and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle</i></p>	
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					<p><i>connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.</i></p>	
Tweedbank	Lowood (MTWEE002)	Barry Templeton	Object to the inclusion of (MTWEE002) within the Housing SG	The implications of the proposals are huge for my business and my current residence. I took over the plant nursery at Lowood in 2008. It was derelict at that	Comments noted. It is clear that this is a well-established business within this site and the uncertainty brought to the owner(s) of the business is	It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.

				<p>time and I have, since then, worked tirelessly to upgrade the infrastructure and to grow up an excellent range of plants/trees. It has been no mean feat to continue growing and expanding through a recession and through at least two severe winters. The business has established a good reputation for garden design, was commissioned to design and implement the new 'Queen's Garden in Bank Street, Galashiels and has also had considerable input into the community. The business has already suffered as a result of the potential development emerging. The Development Plan suggests that there will be housing located in the West field, immediately adjacent to the nursery. If the nursery were to be enabled to continue alongside this development, there would have to be significant security upgrade around the perimeter of the business. As it stands, this is a quiet and relatively quiet location. I am very concerned that all the effort and expense incurred in establishing my business at this location over the past nine years could now go to</p>	<p>acknowledged. It is understood that the business rents the property from the owner of the estate. This would be an issue to address with the owner in respect of the future of the business at this location.</p>	
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				waste just when it is really getting going, especially in garden design. The future has suddenly become very unclear.		
Tweedbank	Lowood (MTWEE002)	AC & MS Stewart	Object to the inclusion of (MTWEE002) within the Housing SG	This site has so many constraints attached that it is unlikely to ever be developed, nor should it be.	Please refer to response above.	It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.
Tweedbank	Lowood (MTWEE002)	Save Scott's Countryside	Object to the inclusion of (MTWEE002) within the Housing SG	Clearly this provides an at-a-stroke way of delivering nearly half of the Central HMA contribution. In many ways it makes sense to use the other half of the 'island' between the Tweed and the A7/A68 linking main road. It is at low altitude and from most viewpoints would be quite well screened. From aerial viewpoints such as The Eildons it will really only be in-kind extension of the Tweedbank settlement. However, we have considerable concerns for a possible knock-on effect - that its existence and accesses might be used as a justification for building a new Tweed crossing to functionally replace the characterful Lowood Bridge. This would be much to the detriment of the charm of that portion of the Tweed. Whilst details will be worked	Comments noted. The Council's Local Transport Strategy (2007/08) and more recently the Main Issues Report relating to the forthcoming Local Access and Transport Strategy (July 2015) identify a potential new road configuration at Tweedbank which would include the provision of a new bridge at Lowood. This would improve connection between Tweedbank and Melrose Road (B6374) in Galashiels removing pressure on the trunk road network (A6091) and on Abbotsford Road (A7) into Galashiels. Lowood Bridge is a Category B listed building. Care would require to be given to conserve, protect, and enhance the character, integrity and setting of the listed building in line with Policy EP7 (Listed Buildings) of the Scottish Borders Local	It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.

				out at the Masterplanning stage, we are pleased to see a commitment to conserving much-valued features such as the woodland and tree screens, along with footpaths such as the Four Abbeys Way and the Southern Upland Way.	Plan 2016.	
Tweedbank	Lowood (MTWEE002)	Bowden Village Committee	Object/ Comment to the inclusion of (MTWEE002) within the Housing SG	Concerns are expressed about the overloading of the transport network. The Borders Railway is already performing worse than expected and the notion that extra houses will guarantee better numbers cannot be assumed. Extra houses may give Scotrail a greater incentive to provide new rolling stock (and more of it) and improve the quality aspect of the line's performance but the single-track route has not been the commuter relief as some had hoped. There seems to be more freight on the A roads. If the prospective houses are constructed, we are going to be subjected to a long time of altering the roads to accommodate increased and ever-increasing traffic. Concern expressed over the suggestion that an extension to the primary school would potentially be required. Capacity is already being	Passenger numbers for the Borders Railway's first year were predicted to be around 650,000. This figure was far exceeded with passenger numbers over one million. There have been complaints in respect of the performance of the train service, this has already improved and is expected to improve further with the arrival of new rolling stock. Transport Scotland along with the Council's own Roads Planning Team have been consulted on the various sites proposed for inclusion in the Housing SG and have raised no objections in principle to those carried forward for inclusion. Issues relating to the capacity of the existing School would require to be considered, the Council's Education Officer has confirmed that an extension to the existing School would	It is recommended that Lowood, Tweedbank (MTWEE002) is included within the Finalised Supplementary Guidance on Housing.

				<p>stretched in the school sector so it would be inevitable that an extension is the very least required. Concern relating to potential negative impact upon wildlife e.g. heron.</p>	<p>require to be considered but has raised no objections in principle to the proposal. Scottish Natural Heritage and the Council's Ecology Officer have been consulted during the process of the Housing SG and will be heavily involved in any future planning application in order to ensure there is no detrimental impact upon wildlife.</p>	
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## Northern Housing Market Area

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SETTLEMENT	SITE NAME & SITE CODE	CONTRIBUTOR	COMMENT TYPE	SUMMARY OF REPRESENTATION	PROPOSED RESPONSE	RECOMMENDATION
Broughton	South West of Dreva Road (ABROU002)	Strutt & Parker	Object	The contributor wishes to see site ABROU002 allocated for Housing within the Supplementary Guidance on Housing. The contributor states that the site currently has planning consent which is due to lapse in April 2017. In the event that this permission is not renewed, the allocation of the land for housing would maintain its position in the established effective land supply and avoid the council suffering a 31 unit additional shortfall. Given that the LDP reporter amended the settlement boundary to include this site and whilst it would remain as white land within the settlement, it seems illogical for the site not to be allocated making reference to the extant planning application dating from 1972 and forming part of the established supply. The contributor notes that when considering that the Reporter in the Examination Report stated that " <i>development here would be well integrated with the form and fabric of the village</i> " and that the site received a top scoring as part of the Council's recent assessment of the sites suitable for allocation in the call for sites process, we believe that the inclusion of this site as an additional allocation is essential for the Council in maintaining a robust established housing supply.	It should be noted that the purpose of the SG on Housing is to take forward additional sites to meet the Housing Land Requirement as recommended by the LDP Examination Reporter. However, it should also be noted that the site has recently received planning consent; in addition the site is already included in the Housing Land Audit and has been for many years. Therefore the site already contributes to the Housing Land Supply. Allocating the site within the SG will not assist the Council in contributing to the additional requirement which is required to be met by the SG.  Therefore this objection is not accepted.	It is recommended that South West of Dreva Road (ABROU002) is not included within the Finalised SG on Housing.
Innerleithen	Caerlee Mill (MINNE001)	Farningham Planning Limited on behalf of Wemyss & March	Note	The contributor states that they have no objection to the identification of this site as a preferred allocation.	Comment noted.	It is recommended that Caerlee Mill (MINNE001) is included within the

		Estate				Finalised SG on Housing.
Innerleithen	Caerlee Mill (MINNE001)	Barton Willmore on behalf of AWG Property Ltd & Taylor Wimpey UK Ltd; Taylor Wimpey Ltd	Object	The contributors state that there are various constraints relating to the site that could limit its effectiveness, including constraints relating to flooding, contamination and listed buildings, in that preserving the setting and character of the listed building is likely to constrain development options on the site. In addition constraints relating from Scottish Water also exist.	<p>It is noted that various constraints are present in relation to the site. However it should be noted that the site requirements including any required infrastructure upgrades will require to be taken into consideration at the planning application stage. In addition, it is noted that the site has gone through an extensive consultation process where comments were received from various key agencies including Scottish Water and internal consultees. Where appropriate these comments have been included within the site requirements. Furthermore a Planning Brief was produced for the site which considered a number of options and identified the preferred way forward for the development of the site including identifying the buildings that could be removed as well as identifying an area where enabling development could take place.</p> <p>It is also noted that the site is in the ownership of a developer and works have already been undertaken to secure the listed building on the site, which involved partial demolition.</p> <p>Therefore this objection is not accepted.</p>	It is recommended that Caerlee Mill (MINNE001) is included within the Finalised SG on Housing.
Innerleithen	Caerlee Mill (MINNE001)	SEPA	Support / Note	SEPA support the statement that a Flood Risk Assessment (FRA) may be required. As explained in their previous responses, SEPA state that should the agreed layout or development type differ from what was previously agreed in the context of planning application 14/00638/PPP, they would require an updated FRA which considers our previous responses. As this	Support and comments noted.	It is recommended that Caerlee Mill (MINNE001) is included within the Finalised SG on Housing.



				area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. They also support the requirement to de-culvert.		
Innerleithen	Caerlee Mill (MINNE001)	Smith and Garratt on behalf of Millar Partnership and David Wilson Homes	Object	<p>The contributor states that the site is covered by existing development policies, therefore including the site within the SG does not increase the availability and choice of available sites.</p> <p>Objects to the inclusion of the site on the grounds that it is capable of being developed in accordance with existing planning policies and the inclusion within the Housing SG would not help the Council in meeting the requirements of the SG.</p>	<p>Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p> <p>This objection is therefore rejected.</p>	It is recommended that Caerlee Mill (MINNE001) is included within the Finalised SG on Housing.
Lauder	Land to South East of Lauder (ALAUD007) & Maitland Park: Phase 2	Holder Planning on behalf of Edward Maitland-Carew Smith & Garratt on behalf of	Object	The contributor objects to the non-inclusion of the site ALAUD008 within the Supplementary Guidance on Housing. They state that the site is well suited for housing development and when the adjacent housing site was developed it was so with this site in consideration. The	<p>It is noted that the initial Stage 1 assessment stated that: <i>"The site contributes to the immediate setting of the settlement. Development at this location would also result in elongating the settlement."</i></p> <p><i>Lauder has already two allocated housing sites</i></p>	It is recommended that Land to South East of Lauder (ALAUD007) & Maitland Park: Phase 2 (ALAUD008) are not included

	(ALAUD008)	Edward Maitland-Carew		<p>site is not constrained by flood risk as stated within the Development and Landscape Capacity Study, a SUDS is already in place on the site which can accommodate this site. Lauder is well placed to benefit from the railway in Stow as well as easy connection to the A68 and the existing public transport services which operate along it. Development of the site will bring economic benefits to Lauder and increased population will assist in supporting, sustaining and enhancing community facilities. The site is an effective site that can be delivered within the LDP period. The Council states that Lauder does not require additional housing land as there are currently two allocated housing sites within the settlement however, most other settlements which have been identified as having a Preferred site within the Draft SG also have allocated housing sites. The submission also includes a critique on the Development Landscape Study 2008 as it relates to the contributors site. (Holder Planning on behalf of Edward Maitland-Carew).</p> <p>The contributor urges the council to include sites ALAUD007 / ALAUD008. (Smith &amp; Garratt on behalf of Edward Maitland-Carew).</p>	<p><i>with an indicative capacity of 130 units. Development has not commenced on either site. It is therefore considered that Lauder does not require additional housing land at this time.</i></p> <p><i>The Development and Landscape Capacity Study states that the area is severely constrained”.</i></p> <p>In addition, the initial assessment notes that the settlement has good public transport connections and is relatively close to the railway station at Stow. Furthermore, it is acknowledged that based on the SEPA Flood Risk Maps 2014, the site is not fully subject to flood risk and this too is noted within the Stage 1 assessment, nevertheless the Development and Landscape Study (which was produced in association with Scottish Natural Heritage) does state that this part of Lauder is subject to high sensitivity in respect to the sense of arrival which is created by the woodland which is at the junction with the B6362, and the woodland located in front of the new housing on arrival; and in respect to the immediate settlement edge which is defined by the generous woodland strip which effectively creates a ‘full stop’ to the village.</p> <p>Therefore this objection is not accepted.</p>	within the Finalised SG on Housing.
Peebles	Peebles (General comments)	Peebles Community Trust	Support / Note	<p>The contributor states that they are pleased with the moderate line that has been taken in respect of the scale of additional housing land for Peebles. In addition they are pleased that the principle of further development to the south of the town is contingent on the</p>	<p>Support and comments noted.</p> <p>In respect to comments regarding the need to balance the physical infrastructure, economic and social needs of the town with housing development, it should be noted that consultation is undertaken during the plan-</p>	No change.

				<p>construction of a second road bridge. The contributor supports the position of excluding sites south of the Tweed that have been presented for consideration under this SG.</p> <p>The contributor also highlights their continuing concerns with the need to strike a balance between housing development and the physical infrastructure, economic and social needs of the town. Three issues that are pertinent to the current SG are: unresolved and worsening road traffic congestion, unsatisfied need for more affordable housing and inadequate allocation of land to economic use coupled with the practice of transferring formerly economic land to housing.</p>	<p>making process with both internal and external consultees including Roads Planning, Economic Development, Housing Strategy and NHS to name a few, for their advice and input in the process. In respect to comments regarding the loss of formerly economic land to housing, it should be noted that the March Street Mills site is not protected under Policy ED1 Protection of Business and Industrial Land, however the site has been identified as a Mixed Use site which must provide a mix of uses including housing and employment.</p>	
Peebles	Peebles (General comments)	Peebles Community Council of the Royal Burgh of Peebles and District	Support / Note	<p>The Community Council are broadly supportive of the SG.</p> <p>They note that it is proposed to allocate 100 additional units within the Development Boundary. However, they note that the Peebles Civic Society identified a further 221 sites not included in the Housing Land Audit 2016 and does not identify further individual units also constructed in recent years.</p> <p>The Community Council supports the Council's assessment that any significant development south of the river must not be approved or undertaken prior to the construction of a second bridge.</p>	<p>Support noted.</p> <p>In relation to the Housing Land Audit comments, it should be noted that the 2016 HLA is a snapshot of the approvals and completions at 31<sup>st</sup> March 2016. When the HLA was drafted;</p> <ul style="list-style-type: none"> <li>- There were no completions at APEEB041: Violet Bank Phase II;</li> <li>- Allocation APEEB021: South of South Park was included within the HLA for 50 units;</li> <li>- Allocation MPEEB006; Rosetta Road was included within the HLA for 100 units and formed part of the larger site TP138;</li> <li>- Peebles Hydro was included within the HLA as a windfall site TP141 for 33 units;</li> <li>- Kingsmeadows was included within the HLA as a windfall site TP139 for 24 units, with 6 completions at the time of the</li> </ul>	No change.

					<p>audit.</p> <p>The 'Main Report' of the HLA only includes sites with an indicative site capacity of 5 units or more. The 'Small Sites Report', includes all sites with an indicative capacity up to 4 units. This includes an additional 27 units within Peebles, with 5 completions. 80% of all small sites within the HLA contribute towards the effective housing land supply. Therefore, the 221 units referred to within the submission are all accounted for within the established housing land supply already.</p> <p>However, in respect of the Housing SG, the 2014 HLA was the baseline and none of the sites referred to were included within that audit. However Violet Bank (Phase II) and South of South Park were allocated within the LDP and included within the contribution to the requirement. Rosetta Road was added by the Reporter at Examination to the LDP (APEEB044 &amp; MPEEB006) within an indicative capacity for 100 units and is also included within the contribution to the requirement. Peebles Hydro and Kingsmeadows are windfall sites within Peebles. There is already a windfall assumption included within the contribution to the requirement, which allows for such developments.</p> <p>In respect to comments regarding the need for a new bridge, it is noted that the requirement for a new bridge is set out in the site requirements for the longer term site identified within the Local Development Plan.</p>	
Peebles	Venlaw (APEEB045)	Andrew Bennie Planning Limited on behalf of	Object	The contributor objects to the non-inclusion of site APEEB045 – Venlaw within the Supplementary Guidance. The	It is noted that the Stage 1 Assessment highlights that the site has been considered previously through the Local Plan Amendment	It is recommended that Venlaw (APEEB045) is not

		S Carmichael Properties Ltd		<p>contributor notes that the site was discounted at stage 1 of the assessment process and so was not subject to detailed assessment by any suitably qualified professional parties, and therefore the conclusions of that assessment cannot be either reasonably or justifiably supported.</p> <p>These conclusions raise four areas of concern – landscape, archaeology, access and past promotional history.</p> <p>The contributor’s submission includes information which aims to address the issues noted above. In terms of landscape, the contributor states that the <i>“draft SG has failed to provide evidence, which would support the contention that development of the site, as proposed, would give rise to any demonstrably adverse landscape impacts”</i>. In respect of archaeology, the landscape assessment makes it clear that no development will take place within the area of the cultivation terraces, and that on a general matter of other potential archaeological features within the site, it is submitted that this is of relevance to development of any green field site. In respect to Access, the Reporters Report stated that a technical solution could be arrived at which would allow some development on the site. In respect to past promotional history, on the basis that any planning decision has to be made within the context of those considerations which are of relevance at the point in time when the decision requires to be made, the fact that this or indeed any other site, may not</p>	<p>and the Local Development Plan (LDP) Process. In addition it should be noted that the site was considered by the LDP Reporter who considered many of the issues raised by the contributor. However within his overall conclusions the Reporter stated: <i>“I conclude overall that the potential benefits of increasing the land supply by allocation of this site are outweighed by the likely significant adverse impact on the character and visual amenity of this sensitive settlement edge location.”</i></p> <p>Therefore, despite being aware of the shortfall in housing land, and having the opportunity to augment the supply, the Reporter did not consider this site suitable for development. Furthermore it is noted that the Council have received support for the exclusion of this site (see below) within the Supplementary Guidance.</p> <p>Therefore this objection is not accepted.</p>	included within the Finalised SG on Housing.
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				have been supported for development in the past, does not in and of itself present a for all time impediment to the potential future allocation and subsequent development of such sites. The contributor states that the site is an effective site.		
Peebles	Venlaw (APEEB045)	Peebles Civic Society; Peebles Community Trust; Peebles Community Council of the Royal Burgh of Peebles and District	Support the non-inclusion of the site	<p>The contributor supports the rejection of site APEEB045 – Venlaw on account of the severe impact on the landscape character of setting of Peebles in the Eddleston Water valley. (Peebles Civic Society)</p> <p>The contributor supports the rejection of site APEEB045 – Venlaw, the site is problematic and its development would adversely affect the visual impact of this key entrance gateway to the town. (Peebles Community Trust)</p> <p>The contributor supports the rejection of site APEEB045 – Venlaw in that its development would have a significant negative impact on the town landscape. (Peebles Community Council of the Royal Burgh of Peebles and District).</p>	Support noted.	It is recommended that Venlaw (APEEB045) is not included within the Finalised SG on Housing.
Peebles	South West of Whitehaugh (APEEB049) & (APEEB050)	Barton Willmore on behalf of Taylor Wimpey Ltd	Object	The contributor objects to the non-inclusion of the site APEEB049 / APEEB050 within the Supplementary Guidance. The site is currently identified as a longer term housing site within the LDP and should come forward in the short term. The contributor notes that there are a number of constraints identified in relation to the site and submits a revised layout that seeks to deal with those issues. The contributor states that a vehicular access link with Glen Road will not be required.	Whilst it is accepted that the site is subject to a number of constraints of which many can be overcome, it is considered that the main reasons for the exclusion of the site primarily relates around the need for a second bridge. However it should also be noted that in addition to a new bridge, the Council are also of the opinion that for the site to come forward, Glen Road would also require upgrading and the site relies on a vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park; Nevertheless, it is noted	It is recommended that South West of Whitehaugh (APEEB049 & APEEB050) are not included within the Finalised SG on Housing.

				<p>Vehicular access into the site can be achieved via the existing roundabout at the southern end of Whitehaugh Park. It is not considered that the site is constrained by existing transport links and road network. The contributor is of the opinion that the existing vehicular bridge of the River Tweed can comfortably accommodate additional trips associated with this development. Flooding is not an issue for the site and foul and storm water drainage together with SUDS treatment and if necessary storm water attenuation and be dealt with within the site. The ecological value of the site is low. The site benefits from good access to public transport, employment and services. It is considered that capacity already exists in relation to education provision, in addition ground conditions will not result in a constraint for the site. There is adequate capacity available to service the site in respect to electricity, gas, water and foul drainage.</p> <p>It is noted that other sites which have been identified as Preferred sites within the SG on Housing have constraints as identified within the Council's site assessment as this site. These constraints could ultimately affect housing delivery and by allocating site APEEB049 would assist in maintaining an effective 5 year housing land supply.</p>	<p>that this upgrading, and road link as well as the need for a new bridge are disputed by the contributor.</p> <p>In respect to the Roads Planning section, they state that for the site to come forward a new bridge would be required. The contributor will be aware of the raft of previous consultancy work that provided the background to the inclusion of the requirement for a new bridge within the LDP to help serve the town of Peebles. The issue was not just existing capacity on the old Tweed Bridge, but also environmental and pedestrian related safety concerns on Peebles High Street and the potential reduction of traffic speeds and volumes, allied to the concerns associated with the reliance on one bridge within the town which controls the movement of traffic between both sides of the river. In addition, the Roads Planning section question the assessment of Tweed Bridge traffic capacity and anticipated traffic flow on the bridge. With committed development in the current Local Development Plan and the proposed development in this submission this would result in the bridge operating just over capacity or at least close to it. This is at odds with 'Designing Streets' which promotes strong street connectivity. In terms of good street connectivity as per 'Designing Streets', and the proper planning of the town of Peebles any development of this site will require a vehicular link between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land as is confirmed for this site in the current LDP.</p> <p>In addition, the contributor state that flooding</p>	
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					is also not an issue, however as noted within the site assessment, SEPA have stated that that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered.  Therefore this objection is not accepted.	
Peebles	South West of Peebles (APEEB052)	Farningham Planning Limited on behalf of Wemyss & March Estate	Note	The contributor acknowledges that their land is not appropriate to allocate at this time but wishes for the Council to retain the site on record for consideration in LDP2.	Comments noted.	It is recommended that South West of Peebles (APEEB052) is included within the Finalised SG on Housing.
Peebles	Land South East of Peebles (MPEEB004)  <i>The site is part of longer term mixed use site (SPEEB005) &amp; (MPEEB008)</i>	Barton Willmore on behalf of AWG Property Ltd & Taylor Wimpey UK Ltd	Object	The contributor objects to the non-inclusion of the site MPEEB004 within the Supplementary Guidance. It is noted that the submission also includes an adjacent area for compensatory storage to the south east of the site. The contributor states that a number of studies have been undertaken for the site and that there are no constraints with regard to servicing, road access, traffic and accessibility, environmental constraints, economic viability – with each having an identified, appropriate mitigation measure and/or solution. Flood risk documentation has been prepared to outline measures to mitigate potential flood risk associated with development of the site. A technical note has been prepared in respect to the issue relating to the bridge capacity and that note indicates that there is sufficient capacity to accommodate the development. It is considered that any slight increase in traffic associated with the site would have a minimal impact on the town centre amenity but that	Whilst it is accepted that the site is subject to a number of constraints of which many can be overcome, it is considered that the main reasons for the exclusion of the site primarily relates around flood risk and the need for a second bridge. It is noted that the contributor is of the opinion that the flooding issue can be dealt with, and that there is no requirement for a new bridge. However, it should be noted that the submission from the contributor has been forwarded to SEPA, the Council's Flood Management section as well as the Council's Roads Planning section. SEPA have stated that they cannot support development at this location, and state: " <i>If formally consulted through the planning process on the proposed development we would <b>object in principle</b> on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy based on the information supplied with this consultation.</i> " Whilst the Council's Flood Management section also state that they would not be able to accept this proposal for housing. In respect to the Roads Planning section, they	It is recommended that Land South East of Peebles (MPEEB004) is not included within the Finalised SG on Housing.



				<p>proportionate environmental mitigation measures could be introduced addressing this issue. A flood modelling report has been prepared and it confirms that an effective solution can be provided to resolve the flood risk issue. The contributor notes that it is considered that whilst the approach is unconventional, and may not allow for withdrawal of SEPA's objection, it would provide comprehensive mitigation for any potential flood risk within the site and the surrounding area – allowing for the Council to support residential development in this location. The site is effective and can deliver significant benefits including economic development, jobs, retain, expenditure, affordable housing provision etc. The site is deliverable for housing and within the short term/Plan period. It is noted that a Proposal of Application Notice has been submitted in relation to this site in June 2016. It is noted that other sites which have been identified as Preferred sites within the SG on Housing have similar constraints as identified within the Council's site assessment as this site. These constraints could ultimately affect housing delivery and by allocating site MPEEB004 would assist in maintaining an effective 5 year housing land supply.</p>	<p>state that for the site to come forward a new bridge would be required. The contributor will be aware of the raft of previous consultancy work that provided the background to the inclusion of the requirement for a new bridge within the LDP to help serve the town of Peebles. The issue was not just existing capacity on the old Tweed Bridge, but also environmental and pedestrian related safety concerns on Peebles High Street and the potential reduction of traffic speeds and volumes, allied to the concerns associated with the reliance on one bridge within the town which controls the movement of traffic between both sides of the river. In addition, the Roads Planning section question the assessment of Tweed Bridge traffic capacity and anticipated traffic flow on the bridge. With committed development in the current Local Development Plan and the proposed development in this submission this would result in the bridge operating just over capacity or at least close to it. This is at odds with 'Designing Streets' which promotes strong street connectivity.</p> <p>Therefore this objection is not accepted.</p>	
Peebles	Rosetta Road (MPEEB006)	Savills on behalf of Aberdeen Asset Management	Support / Object	<p>The contributor states that whilst they support the inclusion of the site within the Draft SG on Housing, they also identify a number of inconsistencies regarding the designation that need to be addressed. The contributor seeks that the site is allocated for Housing only and not mixed</p>	<p>Support noted.</p> <p>However, it should be noted that this Mixed Use allocation was recommended for inclusion by the Examination Reporter. It is not for the SG on Housing to make changes to existing allocations but rather to identify sites</p>	<p>It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.</p>

				<p>use.</p> <p>The contributor requests an increase in capacity from 30 units to 100 units. The contributor requests that the improved holiday park is identified as a separate leisure allocation.</p> <p>The contributor requests that the following text is removed from the fourth site requirement – “The housing development is dependent on a vehicular bridge link over the Eddleston Water to connect Rosetta Road with Edinburgh Road via Kingsland Road/Kingsland Square and Dalatho Street”.</p>	<p>to provide further housing. In respect to housing numbers, it is noted that numbers set out in both the SG on Housing and the Local Development Plan are indicative only, the exact number of units that a proposed development can accommodate can only be determined through the processing of a detailed planning application. In relation to the site requirements set out in the SG on Housing, and particularly the requirement in relation to the vehicular bridge link over the Eddleston Water; it should be noted that many of these requirements have come about through the planning application (13/00444/PPP) on site, and this includes the requirement for the bridge. In that respect it should be noted that the Reporter recommended the inclusion of a site requirement within the Plan stating that the proposed development proceed in accordance with application 13/00444/PPP. Therefore excluding the requirement for a new bridge, as requested by the contributor would be contrary to the Reporters recommendations as the proposed development would not be in line with that planning application.</p> <p>Therefore this objection is not accepted.</p>	
Peebles	Rosetta Road (MPEEB006)	Peebles Civic Society; Peebles Community Council of the Royal Burgh of Peebles & District	Support/Note	<p>The contributor supports the proposal to accommodate a further 30 units to the 100 units already in the LDP provided that the following issues are addressed: The education report states that both primary and secondary schools have limited capacity. This is to be taken into account in assessing the educational needs for Peebles as a whole.</p> <p>A full on site traffic impact study is to be carried out by the Scottish Borders Council</p>	<p>Support and comments noted.</p> <p>In relation to the comments also submitted. It should be noted that any proposed development on the site will be subject to a detailed planning application. In addition, Local Development Plan Policy IS2 Developer Contributions would apply. That policy requires developers to make full or partial contribution towards the cost of addressing deficiencies in infrastructure and services</p>	<p>It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.</p>

				<p>and we suggest a condition be inserted that it is to be part funded by the developer prior to a detailed planning application being assessed. (Peebles Civic Society)</p> <p>It is noted that the site holds potential for significant impact on infrastructure in particular education and traffic. In addition the contributor notes comments in relation to the "Local impact an integration summary" of the site assessment for the site. They also state that they are in agreement with the site requirements in relation to that the site must provide a mix of uses including housing and an enhanced tourism offering, and that the housing development is dependent on a vehicular bridge link over the Eddleston water. However, the contributor would also like to see a requirement for any developer to fund an SBC physical assessment of current traffic patterns and likely future development impact in the north of Peebles prior to any planning approval. (Peebles Community Council of the Royal Burgh of Peebles and District).</p>	<p>which would include contributions towards the primary and secondary school. In respect to comments in relation to a full on site traffic impact study, it should be noted that the Roads Planning Section have been consulted and are of the opinion that the proposed development requires a new vehicular bridge link over the Eddleston Water, in addition a Transport Assessment would be required. Whilst the Transport Assessment is not undertaken by the Roads Planning section of the Council, they are involved in the scoping for the Assessment and respond to the findings of the Assessment. It is therefore considered that the issues raised by the contributor are addressed in the site requirements for the site.</p>	
Peebles	Rosetta Road (MPEEB006)	Scottish Natural Heritage	Note	<p>It is understood that this allocation is for the redevelopment of the existing caravan site for residential development. As the site is subject to a planning application, Scottish Natural Heritage have no further comment to make at this stage. Should that consent not be implemented, Scottish Natural Heritage would be happy to advise on natural heritage issues for the required planning brief.</p>	<p>Comments noted.</p> <p>In the process of producing a planning brief for the site and the adjacent Housing site (APEEB044) allocated within the Local Development Plan, the Council would be content to involve Scottish Natural Heritage in the process.</p>	<p>It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.</p>
Peebles	Rosetta Road	Farningham	Note	<p>The contributor states that they have no</p>	<p>Comment noted.</p>	<p>It is recommended</p>

	(MPEEB006)	Planning Limited on behalf of Wemyss & March Estate		objection to the identification of this site as a Preferred allocation.		that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.
Peebles	Rosetta Road (MPEEB006)	Peebles Community Trust	Note	The contributor states that the impact of an additional 30 units to this site is unclear. A Planning Permission in Principle has already been approved on the site, subject to conditions in respect of traffic, visual impact, and protection of heritage values and assets on the site. It is noted that the planning permission for this site is contingent on the construction of a vehicular bridge between Kingsland and Dalatho Street and will do nothing to mitigate the congestion affecting the area to the immediate south. The contributor states that they do not see how the addition of 30 further housing units to this site benefits Peebles in the slightest.	Comments noted. It should be noted that the planning consent on the site has not yet been issued, the application (13/00444/PPP) was “minded to approve” by the Planning and Building Standards Committee. In respect to comments in relation to the statement that the new bridge across the Eddleston Water will do nothing to mitigate the congestion affecting the area to the immediate south and will only benefit the development itself; it should be noted that developer contributions can only be sought where they directly relate to the development being proposed and not to any existing deficiencies elsewhere in the town. It should also be noted that the 30 units are allocated to a Mixed Use site already allocated within the Local Development Plan (LDP), and the LDP does not set out an indicative housing capacity. In addition, it is also noted that the Examination Reporter recommended that in identifying additional sites, the longer term housing and mixed use sites identified in the plan will be considered first. Therefore, as a Mixed Use site with no housing capacity attributed to it, it is considered that this is an acceptable site to assist in meeting the requirement for additional housing.	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.
Peebles	Rosetta Road (MPEEB006)	SEPA	Support/ Object	Whilst SEPA support the requirement for a Flood Risk Assessment, as well as the statement that there should be no culverting for land gain. SEPA object to the site in that they would	Support noted. Objection accepted. The relevant site requirement should be amended to read:	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on

				require a modification to the Supplementary Guidance to include an additional requirement for the developer to investigate the possibility of de-culverting.	“A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken.”	Housing. It is also recommended that the final site requirement should be amended to read:  <ul style="list-style-type: none"> <li>• <i>A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken.</i></li> </ul>
Peebles	Rosetta Road (MPEEB006)	Barton Willmore on behalf of AWG Property Ltd & Taylor Wimpey UK Ltd &	Object	The following constraints relating to the site are likely to limit the effectiveness of the site, potentially reducing its capacity or deliver timescales, these relate to roads and access, landscape, flooding, ecology,	It should be noted that Mixed Use site MPEEB006 is an allocated Mixed Use site within the Local Development Plan (LDP). Furthermore the site was recommended for inclusion in the Plan by the Examination	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on

		Barton Willmore on behalf of Taylor Wimpey Ltd		archaeology and listed buildings.	<p>Reporter in the knowledge that the site was subject to a number of constraints. However, it should be noted that the LDP does not set out an indicative capacity for the site. In addition, it should also be noted that the Examination Reporter recommended that in identifying additional sites, the longer term housing and mixed use sites identified in the plan will be considered first. Therefore, as a Mixed Use site with no housing capacity attributed to it, it is considered that this is an acceptable site to assist in meeting the requirement for additional housing. It is considered that 30 units is an appropriate figure for the site to assist in contributing to the housing requirement.</p> <p>Therefore this objection is not accepted.</p>	Housing.	
Page 324	Peebles	Rosetta Road (MPEEB006)	Douglas M Tait & Morris Anderson	Object	<p>The contributor states that objections made previously regarding this site still remain. In respect to Water Supply, the contributor states that their property is served by mains water, however on occasions the supply is very low and at times of heavy usage none at all. They also state that they have been advised by Scottish Water that further demand on the water mains in the immediate area would cause problems. Therefore without upgrades, any additional properties will likely cause problems.</p> <p>In relation to access, any development of this site is naturally going to create a large volume of traffic, and there are existing issues on the road network.</p> <p>There are already around 100 new houses proposed for this site, with 20 planning conditions attached to the application and the applicant is slowly trying to dilute</p>	<p>It should be noted that the planning consent on the site was not issued, the application (13/004444/PPP) was “minded to approve” by the Planning and Building Standards Committee.</p> <p>However, it should also be noted that the site requirements set out in the SG on housing requires that a Water Impact Assessment is undertaken. Furthermore, Scottish Water has been consulted and has not raised any issues. Nevertheless it should also be noted that a Growth Project is planned for completion in 2018 which would accommodate this development.</p> <p>In respect to comments regarding the road network, the Roads Planning Section have been consulted and are of the opinion that the proposed development requires a new vehicular bridge link over the Eddleston Water, in addition a Transport Assessment would be required, these requirements have</p>	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing.

				<p>these conditions, no concessions should be made. If another 30 units are considered for this site then all original conditions should be strictly enforced. The infrastructure of Peebles is unable to cope with the current population, if additional development is approved then a massive investment is required which is unlikely to come due to the economic climate. (Douglas M Tait)</p> <p>The contributor states that development at this location may result in an adverse bearing on their water pressure, so if the proposed allocation is to proceed then a full investigation and if necessary relevant improvements will be essential. It is considered that even with the construction of a new bridge at Dalatho, additional housing units will impact on both Rosetta Road and March Street making the situation intolerable and indeed dangerous.</p> <p>In relation to the site requirement for a pedestrian/cycle link, it is not clear why such a link would be necessary, but if it is, it should be on the lower most easterly section of the minor road and no further up than the existing garages. Geographically this would make sense, however it is noted that any increase in access and usage without corresponding liability would unfairly increase maintenance burdens on the owner of which the contributor is one. (Morris Anderson).</p>	<p>also been set out in the SG on Housing. In respect to comments regarding the pedestrian/cycle link, the exact location of the link has not yet been determined, but it is noted that its purpose is to ensure safe access from the site for pedestrians and cyclists. The location of the link will likely be determined through the planning application process. Based on the above, it is therefore considered that these objections are not accepted.</p>	
Peebles	March Street Mill (MPEEB007)	SEPA	Support	We support the requirement to consider surface water flooding for any new development.	Support noted.	It is recommended that March Street Mill (MPEEB007) is

						included within the Finalised SG on Housing.
Peebles	March Street Mill (MPEEB007)	Peebles Civic Society	Support	<p>We support the proposal to accommodate 70 units on this site and the site requirement that the site must provide a mix of uses including employment and potentially commercial and community use.</p> <p>The education report states that both primary and secondary schools have limited capacity. This is to be taken into account in assessing the educational needs for Peebles as a whole.</p> <p>A full on site traffic impact study is to be carried out by the Scottish Borders Council. We suggest a condition be inserted that it is to be part funded by the developer prior to a detailed planning application being assessed.</p>	<p>Support noted.</p> <p>In relation to comments regarding education and a traffic impact study; it should be noted that Development Plan Policy IS2 Developer Contributions would apply. That policy requires developers to make full or partial contribution towards the cost of addressing deficiencies in infrastructure and services which would include contributions towards the primary and secondary school. It should be noted that the Education section of the Council have not objected to the site. In respect to comments in relation to a full on site traffic impact study, it should be noted that the Roads Planning Section have been consulted and are of the opinion that the vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored, in addition a Transport Assessment would be required. Whilst the Transport Assessment is not undertaken by the Roads Planning section of the Council, they are involved in the scoping for the Assessment and respond to the findings of the Assessment. It is therefore considered that the issues raised by the contributor are addressed in the site requirements for the site.</p>	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.
Peebles	March Street Mill (MPEEB007)	Turley on behalf of Moorbrook Textiles Limited	Support	The contributor supports the identification of the Former March Street Mill as a suitable location for housing. The contributor notes that a planning application has been submitted for the site and set out how they have sought to bring forward a development in line with	Support noted.	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.



				the site requirements set out within the Draft SG. The contributor states that the site is an effective and viable site, which is sustainably located, makes best use of the land resource, and its development will allow for the significant heritage buildings on the site to make a more positive contribution to the Conservation Area.		
Peebles	March Street Mill (MPEEB007)	Farningham Planning Limited on behalf of Wemyss & March Estate	Note	The contributor states that they have no objection to the identification of this site as a Preferred allocation.	Comment noted.	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.
Peebles	March Street Mill (MPEEB007)	John Denholm	Note	The contributor states that the height on the buildings looking onto March Street (ex offices) are kept to the same height as the present, with slate roof and grey harling. That the walls, railings and pillars (pillars – if this is an access road) are kept as it is, to blend with the old.	Comments noted. In respect to comments regarding the detailed design of the site, it should be noted that the exact details of the proposed development of the site has not yet been determined, however it will be subject to a detailed planning application.  Nevertheless it is acknowledged that the site is located within the Peebles Conservation Area and as a result of that a site requirement has been included within the SG on Housing to reflect that. That requirement notes that the retention of some buildings will be required. In addition the requirement states: <i>“The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site”</i> .	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.
Peebles	March Street Mill (MPEEB007)	Scottish Natural Heritage	Note	The site is adjacent to Key Greenspace GSPEEB008 (Rosetta Road Allotments). Redevelopment of this site should not obstruct existing or planned footpath and cycle route access to this site and the	Comments noted. It is noted that a site requirement for the site seeks amenity access within the site, and links to Ballantyne Place and to Rosetta Road.	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on

				development itself should be linked to and beyond via this key greenspace. Scottish Natural Heritage welcomes the requirement that links to the footpath network are created, maintained and enhanced.		Housing.
Peebles	March Street Mill (MPEEB007)	Peebles Community Council of the Royal Burgh of Peebles and District	Note / Object	<p>It is noted that 70 units may be achievable but would require significant conditions applied to any approval. The contributor notes Policy ED1 Protection of Business and Industrial Land. However, proposals put forward by the site owners did little to include retirement, commercial and other community use. Should SBC wish to see 70 units on the site and still hold adherence to Policy ED1, it may be possible through conditions that any approval would include at least 50% of the units to be affordable and be 1-2 bed units for rent. This would go some way to meeting the shortfall identified in the Housing Strategy and Strategic Housing Investment Plan. A further condition should be to reserve a significant proportion of the site for Employment Use although this could be partially met by proposals for community co-production, shared work space and training facilities.</p> <p>The unrestricted inclusion of this site for 70 Units would undermine the wide range of employment, social and community uses presented by this unique once in a generation town centre site.</p> <p>It is noted that the site holds potential for significant impact on infrastructure in particular education and traffic.</p>	<p>Comments noted. However, it should be noted that Policy ED1: Protection of Business and Industrial Land does not identify the March Street Mills site as business and industrial site; therefore Policy ED1 will not apply to this site. Nevertheless, the site requirements set out in the SG on Housing states that <i>"The site must provide a mix of uses including housing, employment, and potentially commercial and community use"</i>. It should be noted that the planning application on the site is for Planning Permission in Principle and not a detailed application. The site capacity included within the SG on Housing is an indicative capacity and the exact housing numbers on the site can only be determined through the processing of a detailed planning application. However, it is considered that the 70 units is a realistic number for the site taking into consideration the need to include a mix of uses on the site.</p> <p>In respect to affordable housing, Policy HD1 requires a standard 25% of affordable housing on all sites although this figure can be re-affirmed at the detailed planning application stage, it should also be noted that paragraph 129 of Scottish Planning Policy states that affordable housing contribution within a market site should generally be no more than 25% of the total number of houses.</p> <p>In relation to comments regarding education and traffic; it should be noted that</p>	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.

					Development Plan Policy IS2 Developer Contributions would apply. That policy requires developers to make full or partial contribution towards the cost of addressing deficiencies in infrastructure and services which would include contributions towards the primary and secondary school. In addition, a requirement for a Transport Assessment is included. It is therefore considered that the issues raised by the contributor are addressed in the site requirements for the site. Based on the above, it is therefore considered that the objection is not accepted.	
Peebles	March Street Mill (MPEEB007)	Peebles Community Trust	Object	<p>The site requirements for the former March Street Mill site fail to recognise and uphold the significance of the site as a key economic asset for the town. The contributor states that they are of the view that the site requirements need to be strengthened to achieve at least an even split between social and economic use, and development of housing. A clearer direction is needed on the disposition of land-use across the site. In addition, the contributor states that the area around this site is subject to increasing traffic congestion arising from raised car ownership.</p> <p>It is noted that the planning permission for the Rosetta Road site development is contingent on the construction of a vehicular bridge between Kingsland and Dalatho Street and will do nothing to mitigate the congestion affecting the area to the immediate south, around this site. The contributor states that in relation to the sites future development, the design, employment and residential accommodation on the site should be</p>	<p>It should be noted that the March Street Mill site is not a protected business or industrial site. The site requirements for the site set out that <i>"The site must provide a mix of uses including housing, employment, and potentially commercial and community use"</i>. Furthermore, it should be noted that the site could have come forward for development even without the SG on Housing. It should also be noted that the Council do not allocate sites for affordable and/or for local needs/people. However, it should be noted that Local Development Plan policy, HD1: Affordable and Special Needs Housing will apply.</p> <p>In respect to comments regarding increasing traffic congestion, it should be noted that the Roads Planning Section have been consulted and are of the view that the development can be accommodated. They have requested that the vehicular access be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored. In addition, it should be noted that a requirement for a Transport Assessment is included within the list of site requirements</p>	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.

				<p>directed at people who live and work locally. This can be achieved by allocating a significant proportion to economic use, and designing any housing element to small units with raised allocations to affordable housing which would be supported by existing planning policies in respect of Protection of Business and Industrial land (ED1), Sustainability (PMD1), Town Centre Development (ED3), Quality Standards (PMD2) and Affordable Housing (HD1).</p> <p>In addition, the allotment site should be retained as allotments.</p> <p>In relation to the heritage value of the site, it is considered that this would be best achieved through the retention of a significant proportion of the site for economic and community use. In terms of built heritage the contributor states that they do not believe that the retention of the Engine Room/Boiler House is in itself a necessary or representative emblem of this important site. It is considered that incorporating some of the design features and materials of the buildings on the site, most notably the wooden clad tenting sheds, but also the boiler house and engineering sheds and the repeating forms of the weaving sheds would be appropriate.</p>	<p>for the site.</p> <p>In respect to comments regarding the detailed design of the site, it should be noted that the exact details of the proposed development have not yet been determined, however it will be subject to a detailed planning application. Whilst it is acknowledged that the site is located within the Peebles Conservation Area, it is noted that elements such as the tenting shed, weaving shed could influence the design of the new development. However, it is important to ensure that additional restrictions are not placed on the site that could hinder its development from coming forward. In that respect it is noted that the Council's Heritage and Design Officer has advised that any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House, and this has been included within the site requirements for the site. In addition the requirement states: <i>"The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site"</i>. Based on the above, it is therefore considered that the objection is not accepted.</p>	
Peebles	March Street Mill (MPEEB007)	Barton Willmore on behalf of AWG Property Ltd and Taylor Wimpey UK Ltd & Barton Willmore on behalf of Taylor Wimpey	Object	<p>The following constraints are considered to potentially constrain the March Street Mill site's effectiveness, capacity and deliverability for housing; these relate to roads and access, heritage and design, and flooding and ecology could prove problematic. In addition, the requirement to provide mixed use development, and</p>	<p>It is noted that various constraints are present in relation to the site. However it should be noted that any site requirements including any required infrastructure upgrades will require to be taken into consideration at the planning application stage. In addition, it is noted that the site has gone through an extensive consultation process where</p>	<p>It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.</p>

		Ltd		concentrate on office and industrial uses could further reduce residential capacities on this site.	<p>comments were received from various key agencies including SEPA and internal consultees. Where appropriate these comments have been included within the site requirements.</p> <p>The site capacity included within the SG on Housing is an indicative capacity and the exact housing numbers on the site can only be determined through the processing of a detailed planning application. However, it is considered that the 70 units is a realistic number for the site taking into consideration the need to include a mix of uses on the site. Therefore this objection is not accepted.</p>	
Peebles	March Street Mill (MPEEB007)	Dorothy & Dunbar Henderson; Alan Foster; Keith McDonald	Object	<p>The contributors express concern in relation to the allocation of the site. The site shares a boundary with their fence, with their garden and property being at what could be a main entrance into the mixed use site. They express concern that they could have two storey buildings constructed within metres from their property, and state that in the time that they have lived at their property they have not had issues regarding disruptive traffic, neighbourhood noise or privacy. The contributors state that they have viewed proposals for this site by the local community and a building company and neither provided clarity. However, the contributors note that the Housing SG provides clarity that the Allotments are to remain.</p> <p>The contributors state that the adjacent Tesco supermarket has strict regulations regarding noise and movement within the neighbourhood, and they would therefore expect that any community building would have stricter noise regulations as</p>	<p>Any proposed development will require detailed planning consent. It should be noted that in that respect, Local Development Plan Policy HD3: Protection of Residential Amenity will apply. That policy aims to protect the amenity of both existing established residential areas and proposed new housing developments. Issues such as overlooking, loss of privacy, generation of traffic or noise as well as the scale, form and type of development in terms of its fit within a residential area will be considered.</p> <p>In respect to any new uses on the site, these too would be considered in any planning application for the site and the above policy will be relevant, so issues such as potential noise would be dealt with as part of that process. It should be noted that the application process would be undertaken in consultation with Environmental Health who oversees such issues as noise.</p> <p>In relation to the allotments on the site, as noted within the Draft Supplementary Guidance on Housing – the allotments are protected in line with Local Development Plan</p>	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.

				<p>the building would be within closer proximity to housing than Tesco is. (Dorothy &amp; Dunbar Henderson)</p> <p>The contributor objects to the relocation of the allotments in that development at that location will affect the amenity of their property. If the allotments were to remain in their existing location the development need not affect any existing properties. Moving the allotments is a cost saving exercise. The contributor also objects to the demolition of the office building as they are an integral part of the look of March Street. The contributor also makes other comments regarding development within the town boundaries and over development. (Alan Foster)</p> <p>The contributor notes that they do not object to the recommendation for housing within the site. However the contributor does express concerns in relation to road safety issues and the impact that the development will have on the Administration Office. The contributor notes that the developer at a public meeting stated that this building would be retained for community use. This issue is not included within the site requirements and the retention of the building would be more in line to a conservation street than new build. (Keith McDonald)</p>	<p>Policy EP11 – Protection of Greenspace. In that respect, it should be noted that although the allotments are protected, there is still the potential for the allotments to be relocated in line with the policy. However, this would be something that would be dealt with as part of any subsequent planning application for the site.</p> <p>In respect to comments regarding road safety, it should be noted that the Roads Planning Section have been consulted and are of the view that the development can be accommodated. They have requested that the vehicular access be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored. In addition, it should be noted that a requirement for a Transport Assessment is included within the list of site requirements for the site.</p> <p>In respect to comments regarding development within the town boundaries, it should be noted that new development will require to be assessed against the policies contained within the Local Development Plan, and particularly Policy PMD2: Quality Standards which aims to ensure that all new development is of a high standard and respects the environment in which it is contained.</p> <p>In regards to comments that the building fronting onto March Street should be retained for community use, it should be noted that the SG on Housing states that the site must provide a mix of uses including housing, employment, and potentially commercial and community use. Therefore community uses on the site are not mandatory.</p> <p>Whilst it is acknowledged that the site is</p>	
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					<p>located within the Peebles Conservation Area, the Council's Heritage and Design Officer has advised that any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House, and this has been included within the site requirements for the site.</p> <p>In addition the requirement states: <i>"The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site"</i>.</p> <p>Based on the above, it is therefore considered that these objections are not accepted.</p>	
<p>Peebles</p> <p>Page 333</p>	<p>March Street Mill (MPEEB007)</p>	<p>Rachel &amp; Gary Smith, Mr &amp; Mrs B Crooks, James McKenize, J Maben, Matthew &amp; Angela MacDonald, Caitland O'Donnell &amp; David Paton, Rachel Clarke, Brian Hill</p>	<p>Object</p>	<p>The contributors state that they object to developing on the allotment site but are not opposed to developing on the pre-existing buildings. However, developing the old mill site should be done in a way that is sensitive to the surrounding environment, and should not exceed the existing building heights. The contributors state that they see the need for development but they also see the need to protect historic, social, green, open spaces such as the allotment. They also state that developing on the allotments is against Scottish Government Planning Policy, in addition the site is used by protected species for foraging, and developing at this location would increase the likelihood of flooding by removing the natural flood protection the allotments provide.</p> <p>Where development takes place local authority funding must be directed to improving local services and infrastructure.</p>	<p>It should be noted that whilst the allotments are protected under Local Development Plan Policy EP11: Protection of Greenspace, there is still the potential for the allotments to be relocated in line with this policy. However, this would be something that would be dealt with as part of any detailed planning application for the site. That policy states that that decision would require to be made based on consultation with user groups and advice from relevant agencies. In respect to that policy, it should be noted that it is in line with Scottish Planning Policy.</p> <p>In respect to comments regarding the detailed design of the site, it should be noted that the exact details of the proposed development of the site have not yet been determined; however it will be subject to a detailed planning application. Nevertheless it is acknowledged that the site is located within the Peebles Conservation Area and as a result of that a site requirement has been included within the SG on Housing to reflect that. That requirement notes that the retention of some</p>	<p>It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.</p>

					<p>buildings will be required. In addition the requirement states: <i>“The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site”</i>.</p> <p>In relation to comments regarding protected species, the site requirements set out in the SG on Housing state that an assessment of ecology impacts and provision of mitigation as appropriate will be required; and a further requirement is also included in respect to surface water flooding. In that respect it should be noted that SEPA have been consulted and have not objected to the principle of development of the site.</p> <p>In relation to comments regarding local services and infrastructure; it should be noted that Development Plan Policy IS2 Developer Contributions would apply. That policy requires developers to make full or partial contribution towards the cost of addressing deficiencies in infrastructure and services which would include contributions towards the primary and secondary school. In addition, a requirement for a Transport Assessment is included. It is therefore considered that the issues raised by the contributor are addressed in the site requirements for the site.</p> <p>Based on the above, it is therefore considered that the objection is not accepted.</p>	
Peebles	March Street Mill (MPEEB007)	Rachel & Gary Smith, Mr & Mrs B Crooks, James McKenzie, J Maben, Matthew & Angela	Object	The contributors state that they object to developing on the allotment site but are not opposed to developing on the pre-existing buildings. However, developing the old mill site should be done in a way that is sensitive to the surrounding environment, and should not exceed the existing building heights. The contributors	It should be noted that whilst the allotments are protected under Local Development Plan Policy EP11: Protection of Greenspace, there is still the potential for the allotments to be relocated in line with this policy. However, this would be something that would be dealt with as part of any detailed planning application for the site. That policy states that	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.



		<p>MacDonald, Caitland O'Donnell &amp; David Paton, Rachel Clarke, Brian Hill</p>		<p>state that they see the need for development but they also see the need to protect historic, social, green, open spaces such as the allotment. They also state that developing on the allotments is against Scottish Government Planning Policy, in addition the site is used by protected species for foraging, and developing at this location would increase the likelihood of flooding by removing the natural flood protection the allotments provide.</p> <p>Where development takes place local authority funding must be directed to improving local services and infrastructure.</p>	<p>that decision would require to be made based on consultation with user groups and advice from relevant agencies. In respect to that policy, it should be noted that it is in line with Scottish Planning Policy.</p> <p>In respect to comments regarding the detailed design of the site, it should be noted that the exact details of the proposed development of the site have not yet been determined; however it will be subject to a detailed planning application. Nevertheless it is acknowledged that the site is located within the Peebles Conservation Area and as a result of that a site requirement has been included within the SG on Housing to reflect that. That requirement notes that the retention of some buildings will be required. In addition the requirement states: <i>"The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site"</i>.</p> <p>In relation to comments regarding protected species, the site requirements set out in the SG on Housing state that an assessment of ecology impacts and provision of mitigation as appropriate will be required; and a further requirement is also included in respect to surface water flooding. In that respect it should be noted that SEPA have been consulted and have not objected to the principle of development of the site.</p> <p>In relation to comments regarding local services and infrastructure; it should be noted that Development Plan Policy IS2 Developer Contributions would apply. That policy requires developers to make full or partial contribution towards the cost of addressing deficiencies in infrastructure and services</p>	
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					which would include contributions towards the primary and secondary school. In addition, a requirement for a Transport Assessment is included. It is therefore considered that the issues raised by the contributor are addressed in the site requirements for the site. Based on the above, it is therefore considered that the objection is not accepted.	
Peebles	March Street Mill (MPEEB007)	Smith & Garratt on behalf of Millar Partnership and David Wilson Homes	Object to the inclusion of MPEEB007 within the Housing SG, stating that it is covered by existing development policies	<p>The contributor states that the site is covered by existing development policies, therefore including the site within the SG does not increase the availability and choice of available sites.</p> <p>Objects to the inclusion of the site on the grounds that it is capable of being developed in accordance with existing planning policies and the inclusion within the Housing SG would not help the Council in meeting the requirements of the SG.</p>	<p>Appendix 2, as contained within the LDP, provides a windfall assumption, which is included within the overall potential contribution towards the housing requirement (up to 2025).</p> <p>The Scottish Borders is rural in character and a large proportion of the windfall assumption is provided for by housing in the countryside approvals.</p> <p>The LDP provides development opportunities within settlement boundaries, through housing, re-development and mixed use allocations. Therefore, the SG will continue to identify and provide development opportunities within settlement boundaries, as per the LDP, including brownfield opportunities.</p>	It is recommended that March Street Mill (MPEEB007) is included within the Finalised SG on Housing.
West Linton	Land to East of The Loan (AWEST016)	Clarendon Planning and Development on behalf of The Lintonbank Country Estate	Object	<p>The contributor objects to the non-inclusion of site AWEST016 within the Draft SG. They state the SG fails to allocate sufficient housing sites within the Northern Housing Market Area. The site is deliverable in the short term. The site can be accessed through the neighbouring site – AWEST018 which is promoted separately via a new roundabout on the A702, the submission states that the costs of this would be borne by the developer. Pedestrian and cycle access can be</p>	<p>It should be noted that the Reporter who recommended that the Council produce a SG on Housing, did not specify where the extra housing should be located. It is also considered that at this time West Linton has sufficient housing land already allocated. A stage 1 assessment was undertaken for the site, and that assessment concluded that <i>“The site submitted is in the region of 8.5 ha, and seems to require access through the neighbouring land also submitted AWEST018 (13ha) which collectively could potentially</i></p>	It is recommended that Land to East of The Loan (AWEST016) is not included within the Finalised SG on Housing.

				<p>provided via The Loan. Suitable landscape design can mitigate any development impact including retention of significant existing tree belts and enhancement via new planting. Existing sites do not provide sufficient short term provision to meet demand, given West Linton is the most marketable location for new housing within the Borders. The contributor has also set out an assessment of their site in line with the Council's stage 1 assessment criteria. In addition, West Linton is a marketable location, existing allocated sites within the settlement only provide a short term provision whilst Lintonbank is capable of providing both short and longer term provision. The proposed site will not negatively impact on the wider Special Landscape Area.</p>	<p><i>increase the settlement by at least one third. The site has been submitted with the potential for 100 units. However, it is known that there are issues in relation to the Private Road – The Loan. In addition, the majority of site is constrained within the D&amp;LC Study. West Linton currently has a number of allocated housing sites within the Plan and at this time it is not considered appropriate to bring forward additional land.</i></p> <p>Furthermore, it is noted that the exclusion of the adjacent site AWEST018 has not been objected to, and this site relies on it for vehicular access.</p> <p>Based on the above, this objection is rejected.</p>	
West Linton	South of Robinsland Farm (AWEST017)	Springfield Properties PLC	Object	<p>The contributor states that they are actively involved in developing the Robinsland allocation and to date have delivered a number of private and affordable housing through Eildon Housing Association. Based on this success of delivery and the needs of the village the contributor states that Eildon Housing Association are keen to develop further homes, therefore this site would facilitate this. It is noted that the contributor has submitted a Landscape and Visual Appraisal in support of their submission, and has undertaken a stage 1 site assessment and has included it as part of their submission. The contributor notes the summary of the assessment undertaken by the Council and state that the two allocated sites within the settlement are under construction or will</p>	<p>As stated within the site assessment summary the site is <i>“considerably constrained particularly in relation to Roads Access as well as Landscape”</i>. Furthermore as also noted, numerous sites at this location have been considered previously through the Local Plan and Local Development Plan process including at the recent LDP Examination prior to the adoption of the current LDP. In addition the assessment summary notes that even for a reduced site roads access through to Station Road would still be required, and it is noted that the applicant have stated that the required land for access is outwith their control. It is further noted that the required land has not been submitted for consideration through the Housing SG process.</p> <p>In respect to the three allocated housing sites set out in the LDP, two have commenced; and the third does not have planning permission</p>	<p>It is recommended that South of Robinsland Farm (AWEST017) is not included within the Finalised SG on Housing.</p>

				<p>soon be. Whilst the full extent of a new road link is not within the control of the contributor, there is still the potential for additional development to be accessed directly from the site currently under construction. This future connection is also shown within the Planning Brief produced for the Robinsland site. In addition, there are multiple access points that exist including Deanfoot Road and Broomlee Crescent, these can be used to provide connectivity into the heart of the village until such time as a link road may be required. Through a masterplan led approach there is an opportunity to create a new logical defensible boundary for West Linton. Without sight of the full RAG assessment it is unclear how the site failed to progress through to stage 2.</p>	<p>as yet. The contributor makes reference to the approved Planning Brief for Robinsland, in that respect it is noted that the Planning Brief has been produced for the existing allocated Robinsland site only. The shown link referred to by the contributor in their submission was shown to ensure that the site was designed in a way that would allow for connectivity in future if required. Internal consultation with Roads Planning colleagues has confirmed that they would only support additional development if there was full connectivity with Station Road as well as improvements along the main street. The Council commissioned a Development and Landscape Capacity Study in association with Scottish Natural Heritage which concluded that the majority of the site submitted is constrained in Landscape terms. Based on the above, this objection is rejected.</p>	
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## General Comments

- Coal Authority (Contaminated Land): Page 1
- Sports Scotland (Provision of Outdoor Sports Facilities): Page 2
- Historic Environment Scotland (Historic Environment): Page 3
- Scottish Government (Flood Risk & Transport): Page 3
- East Lothian Council (General): Page 4
- SEPA (Flood Risk): Page 4
- Various Contributors (Distribution of Housing within the Scottish Borders): Page 5
- Felsham Planning & Development (Housing Market Areas & Housing Land Supply): Page 6
- Turley (Policy HD4 Presumption in Favour of Sustainability): Page 9
- Various Contributors (Over-weighting of Housing Allocation to the Lowood site): Page 9
- Save Scott's Countryside (Distribution of Housing Sites within Proximity to Abbotsford House and Scott's Managed Landscape): Page 10

SETTLEMENT/ SITE NAME OR CODE/TOPIC	CONTRIBUTOR	COMMENT TYPE	SUMMARY OF REPRESENTATION	PROPOSED RESPONSE	RECOMMENDATION
Contaminated Land (General)	The Coal Authority	Note	<p>The Coal Authority is pleased to see that adopted LDP Policy IS13: Contaminated Land, although not explicit in the title, also relates to unstable land. Para 1.6 of this document clearly states that the policy covers unstable land arising from mining activities which affects part of the Borders.</p> <p>The Draft Housing SG identifies sites which have been subject to Stage 1 RAG and Stage 2 assessments. It is noted that as part of the considerations 'Site Requirements' have been identified and in some cases these include notification of contamination issues which require further investigation and mitigation. It is not clear if this identification of 'contamination' on relevant sites includes consideration of unstable land.</p> <p>The Coal Authority would expect all potential sites to have been assessed against the most up to date coal mining data in order to ensure that any sites which may contain mine entries or other coal related hazards that require remediation or stabilisation prior to development are identified.</p> <p>However, they emphasise that former mining activities and related hazards are certainly not a strict constraint on development; indeed it would be far preferable for appropriate development to take place in order to remove these public liabilities on the general tax payer. The Coal</p>	<p>Comments are noted.</p> <p>All preferred and alternative sites contained within the Draft Housing SG, were subject to a Stage 2 site assessment. This included a desktop spatial constraint check for minerals and coal, using the up to date shapefile layer.</p> <p>It should be noted that no preferred or alternative Housing SG sites sit within the Coal Authority's Coal Mining Reporting Area which identifies former mine entries and coal related hazards.</p>	N/A

			Authority would therefore not wish to suggest that any potential sites should be excluded from the assessment on the grounds of former mining legacy issues.		
Provision of Outdoor Sports Facilities (General)	Sports Scotland	Note	<p>Should a planning application be submitted on a site which Sports Scotland are a statutory consultee, we would base our response against the provisions of Scottish Planning Policy (SPP) paragraph 226. This which states that outdoor sports facilities should be safeguarded from development except where:</p> <ul style="list-style-type: none"> <li>• The proposed development is ancillary to the principal use of the site as an outdoor sports facility;</li> <li>• The proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;</li> <li>• The outdoor sports facility which would be lost would be replaced either by a new facility or comparable or greater benefit for sport in a location for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area, or</li> <li>• The relevant strategy and consultation with Sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be</li> </ul>	Comments are noted.	N/A

			developed without detriment to the overall quality of provision.		
Historic Environment	Historic Environment Scotland	Note	<p>HES have looked at all the sites, concentrating on scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas.</p> <p>Many of the proposed development sites have the potential for direct or indirect impacts on heritage assets. However, we consider that in all these cases, robust application of national and appropriate local policies should be able to mitigate adverse impacts, and do not have any specific comments to offer. For those sites which are carried forward to the adopted Housing SG, early engagement with HES on development proposals which raise complex or significant issues will be key to avoiding adverse impacts and optimising positive outcomes for the historic environment.</p>	Comments are noted.	N/A
Flood Risk & Transport	Scottish Government	Note	<p><b>Planning &amp; Architecture Division</b></p> <p>Highlight the Scottish Government position set out in SPP paragraph 255 that the planning system should promote flood avoidance, by locating development away from functional flood plains and medium to high risk areas. They note sites are included in the guidance which have previously received objections from SEPA through the development plan preparation process on the grounds of flood risk.</p> <p>Medium to high risk areas (where there is an annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years))</p>	<p><b>Planning &amp; Architecture Division</b></p> <p>3 no. sites were included as “alternative” options Huddersfield Street (AGALA033), Philiphaugh Mill (ASELK040) and Philiphaugh Mill 2 (ASELK041) although it was acknowledged that there were SEPA objections regarding them. They were included as it was considered further discussions with SEPA may resolve their concerns. However, this has not happened. Consequently these sites have been removed and there are no sites proposed within the SG which SEPA have objected to. However, it must be stated that the Senior Manager in charge of the multi million pound flood protection scheme for Selkirk strongly disagrees with SEPA’s stance. This matter will be subject to further discussion between the parties in due course and will</p>	It is recommended that these three sites, Huddersfield Street (AGALA033), Philiphaugh Mill (ASELK040) & Philiphaugh Mill 2 (ASELK041) are not included within the Finalised SG on Housing.



			<p>may be suitable for residential development within built up areas, provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measures in a flood risk management plan.</p> <p><b>Transport Scotland</b> As a result of the positive collaboration between the Council and Transport Scotland in the preparation of the Supplementary Guidance, we have no comments to make. We look forward to working with the Council in the future, particularly on the appraisal of the Tweedbank site Lowood, (MTWEE002), which we could welcome involvement.</p>	<p>give reference to SEPA's recent consultation paper on Development Behind Flood Defences. As long as SEPA continue to object to sites on the grounds of flood risk the Council will not allocate these sites in the Plan.</p> <p><b>Transport Scotland</b> Comments noted.</p>		
Page 343	General	East Lothian Council	Note	The amber and green sites in Table 6 page 19 total 54 but the stage 2 assessment, paragraph 5.13 refers to 53 amber and green sites.	Comments are noted.	The Finalised SG on Housing will be updated accordingly, to reflect the total number of sites assessed.
	Flood Risk – 'Section 7: Consideration for all Sites '	SEPA	Note	<p>SEPA request an addition to Section 7 of the Housing SG: Considerations for all sites, of an additional paragraph (7.7), related to the protection and enhancement of the water environment.</p> <p>The development should help contribute to the objectives of the Water Framework Directive (WFD) and your associated duties as a responsible authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying out your statutory functions. Development should not add any further morphological pressures to the water bodies</p>	<p>The comments from SEPA have been taken on board and the finalised Housing SG will include an additional paragraph in section 4 (4.7), in respect of flooding. The following wording to be inserted;</p> <p>'In respect of the protection and enhancement of the water environment, proposals must be assessed against Policy IS8: Flooding, as contained within the LDP. The policy aims to discourage development from taking place in areas which are, or may become, subject to flood risk. Development should ensure it helps contribute to the objectives of the Water Framework Directive (WFD) and the associated duties of the Local Authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying</p>	The Finalised SG on Housing will be updated accordingly to include the additional paragraph 4.7.

			or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed.	out statutory functions. Development should not add any further morphological pressures to the water bodies or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed’.	
Distribution of Housing within the Scottish Borders (General Approach)	<p>1. Holder Planning, on behalf of Edward Maitland-Carew;</p> <p>2. Clarendon Planning &amp; Development Ltd, on behalf of The Lintonbank Country Estate;</p> <p>3. Springfield Properties PLC</p>	Object	<p><b>Edward Maitland - Carew</b></p> <p>The contributor notes the approach undertaken by the Council in terms of the distribution of housing sites throughout the Scottish Borders in line with the population projections. However, they state that whilst they understand the theory underpinning this approach, they consider it an overly simplistic approach which fails to take account of the marketability of the respective Housing Market Areas and likely demand within individual settlements.</p> <p>The contributor questions the appropriateness of directing significant housing allocations to settlements within the Berwickshire HMA (e.g. Coldstream), which are less attractive to developers and, as such, less likely to come forward within reasonable timescales to assist in meeting the housing shortfall/maintaining a 5 year effective housing land supply. Rather settlements in the Northern HMA where there is a proven track record of delivery such as in Lauder should be identified for further development.</p> <p>It is considered appropriate to reconsider the SG’s strategy for distributing the housing requirement, with a greater focus placed on settlements such as Lauder that will generate stronger developer interest and maximise the prospect of housing delivery within the necessary timescales.</p>	<p>The Draft Housing SG seeks to identify an additional 916 housing units, to meet the identified shortfall. It was considered that in order to distribute the shortfall of housing, broadly within the SDA’s and surrounding area, the population projections for each SDA and surrounding areas were assessed. However, it should be noted that the LDP does not specify a distribution for the additional 916 units within SDA’s or HMA’s.</p> <p>Policy HD4, as contained within the LDP, states that <i>‘The longer term housing and mixed use sites identified in the plan will be considered first, but that will not preclude looking beyond those in the event that the shortfall cannot be met from those sites’</i>. The preferred site referred to within Coldstream forms part of an identified longer term site within the LDP, which was considered acceptable for housing.</p> <p>It should be noted that no other appropriate sites were identified through the assessment process within the Northern HMA, which could have been taken forward within the Draft SG.</p> <p>As noted within the Draft SG, there are a number of infrastructure constraints within the Northern HMA, which limits the availability of effective land for housing, therefore no alternative options were presented within the Northern HMA. This is an issue which will need to be looked at and assessed as part of the next LDP. It should be noted that in relation specifically to West Linton, there are a number of allocated housing sites within the LDP. At this time, it is not considered appropriate to bring forward additional land within West Linton.</p>	N/A

			<p><b>The Lintonbank Country Estate</b> The SG notes that the housing shortfall has been distributed in accordance with the population projections for each SDA and indicates that 20% of the units i.e. 183 units should be provided within the Northern HMA however, the sites identified within the SG identifies only 135 units. It is therefore considered that there is still a shortfall within the Northern HMA and that additional sites should be allocated within this area. Specifically West Linton has a strong housing market and associated housing demand.</p> <p><b>Springfield Properties PLC</b> The contributor notes that the SG only identifies three preferred sites within the Northern HMA and no alternative sites. Whilst they state it is not their intention to critically assess the sites in detail, they point out that all three sites have many challenges, should any of these sites not deliver in providing homes, there is no fall-back position. The contributor also states that there is a lack of alternative sites and that this issue will be considered during the next LDP. However, the contributor states that this issue should be considered during the SG process and not through the LDP.</p>		
Housing Market Areas & Housing Land Supply (General Approach)	Felsham Planning & Development, on behalf of Rural Renaissance Ltd	Object	<p><b>Housing Market Areas</b> Agree that the Central Area is a key focus for growth, however it is wrong to imply that all towns within it are equally capable of growth. There are quite distinct and localised markets within the LDP, and demand in towns such as Jedburgh and Hawick is markedly weaker than in the</p>	<p><b>Housing Market Areas</b> The comments are noted. The Council cannot review the housing market areas through the preparation of the Housing SG. The SG is merely concerned with identifying additional sites to meet the housing land shortfall identified within the LDP.</p> <p>It was considered that in order to distribute the</p>	N/A

			<p>stronger settlements such as Melrose.</p> <p>Consider the Central Borders Housing Market Area is too large and needs to be reconsidered. There is a need to breakdown the Central Borders HMA to give an accurate analysis of the likely demand arising in each of the main towns, rather than assuming that demand arising from in Central Borders HMA will be met anywhere across the HMA. The location of the sites in the SPG to meet the Reporter’s requirement needs to be related to this analysis. The Council has already, in the LDP, allocated more land in weak market areas than the market can sustain. Housing targets need to be based on housing market areas and reflect actual demand and activity not the perception of the planners of what they wish to see. Functional housing markets need to be realistic both in terms of their definition and the locations within the housing market areas where development is directed.</p> <p><b>Adequacy of Housing Land Supply</b>          The Reporter’s requirement must be met, but the Council is not constrained to identify sites for 916 units and no more. The Council could identify more sites to allow for flexibility. Their clients believe that the housing land supply has been understated and have previously advocated that the preferred strategy should be to plan for economic recovery but with a flexibility allowance of a further 30%, this means that further consideration needs to be given to:</p> <ul style="list-style-type: none"> <li>• Overall housing land supply targets;</li> <li>• Appropriate location for</li> </ul>	<p>shortfall of housing, broadly within the SDA’s and surrounding area, the population projections for each SDA and surrounding areas were assessed. However, it should be noted that the LDP does not specify a distribution for the additional 916 units within the SDA’s or HMA’s.</p> <p><b>Adequacy of Housing Land Supply</b>          Comments are noted.</p> <p>Generosity was subject to the Reporter’s Examination (Issue 80). The Reporter concluded that it was not appropriate to recommend that a further allowance for generosity be added to the housing land requirement. Therefore, the Reporter recommended that the preparation of a Housing SG be prepared to identify an additional 916 units, to meet the housing shortfall.</p> <p>It is noted that there are sites contained within the HLA which have been included for a number of years. The Council cannot remove allocated sites from the LDP as part of the Housing SG process. However, there will be a review undertaken for existing allocations, as part of LDP2.</p> <p>The comments in relation to the HLA methodology are noted.</p>	
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			<p>development;</p> <ul style="list-style-type: none"><li>• Criteria for selecting and assessing alternative sites to ensure a mechanism to allow additional land to come forward without requiring a review of the CDP;</li><li>• Need to support and expand the rural economy and to ensure that housing policy identifies land supply in all the countryside, beyond agricultural need.</li></ul> <p>The latest Housing Land Audit contains a substantial number of sites which have been in the audit since 2006 (i.e) 2 cycles of the Development Plan and remain undeveloped. Where such sites are identified as effective there must be doubts whether they will come forward. The Council needs to interrogate these sites carefully to justify their continued inclusion. In addition, there are an equally large number of sites recorded as 'developer' with no house builder attached. Whilst such sites are identified as effective there must be doubts whether they will come forward. The Council needs to interrogate these sites carefully to justify their continued inclusion.</p> <p>Sites should not remain in the audit for more than 5 years without clear signs of activity. This requires a rolling review with sites being regularly removed if there is no evidence of delivery being likely within a reasonable period of time. This will result in a larger number of sites being removed from the audit than has been the case and supports the submissions they have made for a 30% flexibility allowance in the</p>		
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			<p>development to allow for the proper choice and to ensure, as far as possible, that there is development plan support for the majority of the housing land supply.</p> <p>Therefore, it is important that the Housing Land Strategy has a clear recognition of the sites that are effective and the location of those sites so that the basis for determining allocation of the housing land supply starts from a realistic understanding of what sites are available and where they are located.</p> <p>Our client supports the adoption of a common set of measures to address the obvious housing land supply shortfall but believes that the Council should go further than is required by the Reporter and ensure that sufficient sites are allocated to actually deliver the 916 unit shortfall. This requires recognition that not all sites will come forward, which justifies an over allocation to allow for this shortfall. It also requires a rigorous review of the Housing Land Audit and identifying the majority of the new sites in areas where there is proven demand.</p>		
Policy HD4/ Presumption in favour of sustainability (General Approach)	Turley on behalf of Amber Real Estate Investments Ltd	Object	The contributor states that given the accepted shortfall in effective housing land supply, SPP's presumption in favour of sustainable development which contributes to meeting an effective five year housing land supply, is a significant material consideration in the consideration of planning applications.	<p>It is not considered that the proposed site should be assessed against Policy PMD4, for the purposes of the Housing SG.</p> <p>Policy HD4 sets out the requirement for the Housing SG, to address the housing shortfall for the LDP period. Therefore, there is a mechanism in place, to identify the required housing shortfall for the plan period.</p>	N/A
Over-weighting of housing allocation to the site at Lowood, Tweedbank	Edwin Thompson on behalf of several land owners;	Object	The site at Lowood, Tweedbank covers approximately 32% of the SG allocation for the entire region. The SG would appear to give an over-weighting of allocations to the site at Lowood, Tweedbank.	The Scottish Government document entitled 'Borders Railway – Maximising the Impact: A Blueprint to the Future' identifies the opportunities the railway corridor offers in terms of being a catalyst for new housing developments, businesses or visitor destinations. It	N/A

	<p>1.RH &amp; DH Hall</p> <p>2.Miles Browne</p> <p>3.G W Thomson and Sons</p>			<p>supports the potential of the line in triggering significant economic benefits. The SG on Housing will become part of the statutory Development Plan and it is therefore a key document to ensure implementation of the Blueprint. Lowood is within a highly accessible and sustainable location given its location on land immediately to the north of the Tweedbank Railway terminus. The site is within the Central Borders Housing Market Area which has a proven record of housing market developer interest and consumer demand. The parkland and woodland setting and its proximity to the scenic River Tweed make the site a highly attractive development opportunity. Whilst it is acknowledged there are some site constraints to be addressed and overcome, none of these are identified as being insurmountable, and work on a masterplan has already commenced which increases the effectiveness, promotion and delivery of the site. This will investigate in close detail the constraints to be mitigated. It is contended that Lowood is a prime site with an extremely attractive setting for market interest and should be included within the SG.</p>	
<p>Distribution of housing sites within proximity to Abbotsford House and Scott's Managed Landscape</p>	<p>Save Scott's Countryside</p>	<p>Object</p>	<p>Note concerns that 50% of the preferred sites within the Housing SG are within five miles of Abbotsford House and Scott's Managed Landscape; and nearly 40% are no more than 2 miles distant.</p>	<p>The distribution of the housing sites for the SG took on board where market demand is greater and this included the Central Borders. It is considered justification that a substantial number of units can be allocated in this area and it is not considered these allocations will have a detrimental impact on Abbotsford House or Scott's Managed Landscape.</p>	<p>N/A</p>

## Internal Consultation Responses

- Roads Planning Officer



SETTLEMENT	SITE NAME & SITE CODE	CONTRIBUTOR	COMMENT TYPE	SUMMARY OF REPRESENTATION	PROPOSED RESPONSE	RECOMMENDATION
Galashiels	Former Castle Warehouse Site (AGALA037)	Roads Planning Officer	Note	Replace the existing site requirement, requesting a Transport Assessment with the requirement for a Transport Statement.	<p>Comments are noted.</p> <p>If the site (AGALA037) is taken forward for inclusion in the finalised Housing SG, amend the existing site requirement to read;</p> <p><i>'A Transport Statement will be required to address sustainable travel and street connectivity'.</i></p>	<p>It is recommended that Former Castle Warehouse Site (AGALA037) is included within the Finalised SG on Housing.</p> <p>It is recommended that site requirement (bullet point 7) be amended to read:</p> <ul style="list-style-type: none"> <li>• A Transport Statement will be required to address sustainable travel and street connectivity</li> </ul>
Newstead	Newstead North (ANEWS006)	Roads Planning Officer	Note	Replace the existing site requirement, requesting a Transport Assessment with the requirement for a Transport Statement.	<p>Comments are noted.</p> <p>If the site (ANEWS006) is taken forward for inclusion in the finalised Housing SG, amend the existing site requirement to read;</p> <p><i>'A Transport Statement will be required'.</i></p> <p>However, it should be noted that the site is not proposed for inclusion within the Finalised Housing SG.</p>	<p>It is recommended that Newstead North (ANEWS006) is not included within the Finalised SG on Housing.</p>

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**APPENDIX C**

**Proposed Amendments to the Draft Supplementary Guidance on Housing**

SETTLEMENT/ TOPIC	SITE NAME/ SITE CODE/ SECTION OF THE SG	CONTRIBUTOR REQUESTING CHANGE	REQUESTED CHANGE	DRAFT HOUSING SG TEXT	FINALISED HOUSING SG TEXT	RECOMMENDATION
Ancrum	Dick's Croft II (AANCRO02)	Scottish Natural Heritage	Amend the site requirement, in respect of the Teviot Valleys Special Landscape Area.	The existing site requirement reads:  <i>'The design and layout of the site should take account of the adjacent Conservation Area and the Special Landscape Area'.</i>	The amended site requirement to read:  <i>'The site is adjacent to the Conservation Area and also within the Teviot Valleys Special Landscape Area. Careful consideration should be given to site layout and design, boundary treatments and landscape &amp; visual impact assessment'.</i>	It is recommended that Dick's Croft II, Ancrum (AANCRO02) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Ancrum	Dick's Croft II (AANCRO02)	Scottish Borders Council	Amend the site requirement, in respect of the location of an amenity/play space within the site.	Opportunity for an amenity/play space to be considered at the northern corner of the site which could create a second village green with housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane.	Opportunity for an amenity/play space to be incorporated within the site which could create a second village green with housing fronting onto the open space.	It is recommended that Dick's Croft II, Ancrum (AANCRO02) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site

						requirement should be amended, as outlined.
Coldstream	Hillview North 1: Phase 1 (ACOLD011)	Scottish Borders Council	Amend the existing map, to show landscaping along the eastern boundary of the site, to reflect the proposed site requirement	The Draft Housing SG does not include any indicative landscaping along the eastern boundary of the site. However, the proposed site requirement states;  <i>'Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and BCOLD001'</i>	Amend the existing map to include indicative landscaping along the eastern boundary of the site.	It is recommended that Hillview North 1: Phase 1 (ACOLD011) is included within the Finalised SG on Housing and that indicative landscaping along the eastern boundary is included on the map.
Duns	South of Earlsmeadow - Phase 1 (MDUNS005)	Scottish Natural Heritage	Amend the existing site requirement, in respect of maintenance of landscaped areas/wetland areas	The long term maintenance of landscaped areas must be addressed.	The long term maintenance of landscaped areas and the wetland area must be addressed.	It is recommended that South of Earlsmeadow - Phase 1 (MDUNS005) is not included in the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Duns	South of Earlsmeadow - Phase 1 (MDUNS005)	SEPA	Amend the existing site requirement, in respect of flood risk	Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary.	Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary and investigate the possibility of de-culverting.	It is recommended that South of Earlsmeadow – Phase 1 (MDUNS005) is not included in the Finalised SG on Housing. Therefore, no changes

						are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
General	Paragraph 7.7	SEPA	Insert an additional paragraph (7.7) to Section 7, in respect of the protection and enhancement of the water environment.	N/A	Additional paragraph at section 4.7 to read:  'In respect of the protection and enhancement of the water environment, proposals must be assessed against Policy IS8: Flooding, as contained within the LDP. The policy aims to discourage development from taking place in areas which are, or may become, subject to flood risk. Development should ensure it helps contribute to the objectives of the Water Framework Directive (WFD) and the associated duties of the Local Authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying out statutory functions. Development should not add any further	It is recommended that the additional paragraph (4.7) is included within the Finalised SG on Housing.

					morphological pressures to the water bodies or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed’.	
Galashiels	Former Castle Warehouse Site (AGALA037)	Roads Planning Officer (Scottish Borders Council)	Update the existing site requirement, in respect of sustainable travel/street connectivity	Transport Assessment will be required to address sustainable travel and street connectivity.	A Transport Statement will be required to address sustainable travel and street connectivity.	It is recommended that Former Castle Warehouse Site (AGALA037) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Galashiels	Former Castle Warehouse Site (AGALA037)	SEPA	Update the existing site requirement (bullet point 1), in respect of flood risk and investigation	A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active.	A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active.	It is recommended that Former Castle Warehouse Site (AGALA037) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Galashiels	Lintburn Street	SEPA	Additional site requirement, in	N/A	Investigation and mitigation measures may be required in	It is recommended that Lintburn Street

	(AGALA032)		respect of flooding		relation to surface water run-off within the site.	(AGALA032) is included within the Finalised SG on Housing and that an additional site requirement is included, as outlined.
Galashiels	Huddersfield Street (AGALA033)	SEPA	Removal of the site from the SG on Housing (flooding grounds)	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised SG on Housing, further to the consultation response from SEPA .
Galashiels	Huddersfield Street (AGALA033)	SNH	Additional site requirement, in respect of the River Tweed SAC	N/A	In respect of the River Tweed SAC, the submission of information to support the Habitats Regulation Appraisal would be required to identify what mitigation, if any, is to be delivered.	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  If Members agree to incorporate the site within the SG on Housing, an additional site requirement should be included, in respect of the River Tweed SAC, as outlined.  However, Members should note SEPA's



						comments above and their request for the site not to be included in the SG on Housing.
Hawick	Burnfoot Phase 2 (AHAWI027)	SNH	Update the existing site requirement, in respect of the planning brief.	A planning brief to be prepared to include the principles of 'Designing Streets'.	A planning brief is required covering both AHAWI027 and BHAWI001 sites to ensure a co-ordinated and strategic approach to development. The brief should address connectivity between the two sites and reflect the principles of 'Designing Streets'.	It is recommended that Burnfoot Phase 2 (AHAWI027) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Hawick	Burnfoot Phase 2 (AHAWI027)	SEPA	Update the existing site requirement, in respect of flood risk.	A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west.	A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west. No built development should take place on top of culverted watercourses/ drains.	It is recommended that Burnfoot Phase 2 (AHAWI027) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Kelso	Nethershot –	Scottish	Update the	Pedestrian and cycle links from	Pedestrian and cycle links from	It is recommended that

	Phase 2 (AKELS026)	Natural Heritage	existing site requirement to make reference to The National Cycle Network Route 1 and the incorporation of active travel connections.	the site to the new adjoining High School site are required.	the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.	Nethershot - Phase 2, Kelso (AKELS026) is included within the Finalised Supplementary Guidance on Housing and that the site requirement is updated as outlined.
Kelso	Hendersyde – Phase 2 (AKELS028)	Scottish Natural Heritage	Update the site requirement regarding structure planting along the site boundaries to ensure an appropriate gateway to the settlement.	New structure planting is required along the north-eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required.	New structure planting is required along the north- eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Careful consideration will be required to ensure that an appropriate gateway to the settlement is established. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Kelso	Hendersyde – Phase 2 (AKELS028)	Scottish Natural Heritage	Remove the site requirement referring to the River Tweed SAC.	Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures.	Site requirement referring to the River Tweed SAC is to be removed.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes

						are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement referring to the River Tweed SAC should be removed.
Kelso	Former Kelso High School (RKELS002)	Scottish Borders Council	Remove reference to the intention that a Planning Brief in the form of Supplementary Guidance will be produced for this site	It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site	Site requirement referring to the intention to produce a Planning Brief for the site is to be removed.	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing and that the requirement for a Planning Brief is removed from the site requirements.
Kelso	Former Kelso High School (RKELS002)	Historic Environment Scotland	Amend the existing site requirement, in respect of the Category 'B' Listed Main School Building	Category 'B' Listed Main School Building to be retained however removal of the other perimeter buildings may be acceptable. Demolition will only be considered if there are overriding environmental, economic, social or practical reasons.	Comments noted. Following further discussions with the Council's Built Heritage Principal Officer and Historic Environment Scotland it has been agreed that should the site be taken forward into the finalised Housing SG the site requirement ( <i>bullet point 5</i> ) should be amended to read:  <i>The presumption is for retention</i>	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing and that the final site requirement should be amended as outlined.

					<i>of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposal for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met.</i>	
Kelso	Tweed Court (AKELS025)	Scottish Borders Council	Amend site boundary to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP).	N/A	Site boundary to be amended to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP). The site area is to be updated to reflect this change.  As a result of the boundary change the indicative capacity for the site has been reduced from 20 to 15 units.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing.  It is also recommended that the site boundary, site area and indicative capacity are amended as stated.
Newstead	Newstead Orchard (ANEWS005)	Mr A. Martin Neilson	Amend the existing site requirement, in respect of retaining the western side of the historic wall which borders part of the site.	The historic wall to north of the site should be retained.	The historic wall to the north and west of the site should be retained.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Newstead	Newstead North	Scottish Natural	Include an additional site	N/A	The additional site requirement to read:	It is recommended that Newstead North

	(ANEWS006)	Heritage	requirement to make reference to opportunities to review the management of the adjacent woodland		'The opportunity to review management of the adjacent woodland to enhance its role in the setting of the site and in its potential role in delivering further path connectivity through the site and to the River Tweed should be considered and explored through the planning application process'.	(ANEWS006) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Newstead	Newstead North (ANEWS006)	Roads Planning Officer (Scottish Borders Council)	Update the existing site requirement, in respect of sustainable travel and street connectivity	A Transport Assessment will be required.	A Transport Statement will be required.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Peebles	Rosetta Road Mixed Use (MPEEB006)	SEPA	Amend the existing site requirement, to include reference to investigating the possibility of	The site requirement contained within the Draft Housing SG reads:  'A Flood Risk Assessment will be required to inform the design and layout of the proposed	The amended site requirement to read:  'A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.

			de-culverting.	development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain’.	need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken’.	
Reston	Reston Long Term 1 (AREST003)	SEPA	Amend the existing site requirement, in respect of flood risk	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site.	A flood risk assessment is required to assess the risk from the small watercourse which flows through the site.	It is recommended that Reston Long Term 1 (AREST003) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Reston	Reston Long Term 2 (AREST004)	SEPA	Amend the existing site requirement, to include reference to investigating the possibility of de-culverting	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may be exacerbate flood risk.	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility	It is recommended that Reston Long Term 2 (AREST004) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.

					for de-culverting should also be undertaken.	
Reston	Reston Long Term 2 (AREST004)	Scottish Natural Heritage	Remove the site requirement (bullet point 9) requesting structure planting along the southern boundary of the site	Structure planting along the southern boundary.	<p>a) Remove the existing site requirement, requesting structure planting along the southern boundary</p> <p>b) Update the existing map, to omit the indicative structure planting along the southern boundary</p>	It is recommended that Reston Long Term 2 (AREST004) is included within the Finalised SG on Housing and the site requirement requesting structure planting along the southern boundary is removed. The map should also be updated to reflect the removal of the structure planting requirement.
Reston	Reston Long Term 1 (AREST003)	Scottish Natural Heritage	Remove the site requirement (bullet point 10) requesting structure planting along the southern boundary of the site	Structure planting along the southern boundary.	<p>a) Remove the existing site requirement, requesting structure planting along the southern boundary</p> <p>b) Update the existing map, to omit the indicative structure planting along the southern boundary</p>	<p>It is recommended that Reston Long Term 1 (AREST003) is not included within the Finalised SG on Housing. Therefore, no changes are sought.</p> <p>However, if Members agree to incorporate the site within the SG on Housing, the site requirement requesting structure planting along the southern boundary of the site should be removed and the map should be updated to</p>

						reflect the removal of the structure planting requirement.
Selkirk	Heather Mill (MSELK002)	SEPA	Additional site requirement is added, in respect of the Selkirk Flood Protection Scheme.	N/A	The proposed site requirement to read:  ‘The site has been allocated for mixed use following completion of the Selkirk Flood Protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences’.	It is recommended that Heather Mill (MSELK002) is included within the Finalised SG on housing and the site requirement has been updated accordingly.
Selkirk	Heather Mill (MSELK002)	Historic Environment Scotland	Additional site requirement is added, in respect of the setting of the battlefield.	N/A	The proposed site requirement to read:  ‘The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities’.	It is recommended that Heather Mill (MSELK002) is included within the Finalised SG on Housing and the site requirement has been included.
Selkirk	Angles Field (ASELK033)	Historic Environment Scotland	Amend the existing site requirement (bullet point 2), to make reference to the	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent	It is recommended that Angles Field (ASELK033) is included within the Finalised SG on Housing and the site requirement is updated



			key landscape characteristics and special qualities of the historic battlefield		SBC Garden and Designed Landscape.	accordingly.
Selkirk	Angles Field (ASELK033)	SNH	Amend the existing site requirement (bullet point 4), in respect of the path network	Pedestrian/cycle links to be improved between the site and Selkirk.	Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity.	It is recommended that Angles Field (ASELK033) is included within the Finalised SG on Housing and the site requirement is updated accordingly.
Selkirk	Philiphaugh Mill (ASELK040)	Historic Environment Scotland	Amend the existing site requirement (bullet point 6), in respect of the historic battlefield and adjacent Garden and Designed Landscape	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	It is recommended that Philiphaugh Mill (ASELK040) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  If Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.  However, However, Members should note SEPA's comments below and their request for the site be removed

						from the SG on Housing.
Selkirk	Philiphaugh Mill (ASELK040)	SEPA	Removal of the site from the SG on Housing (flooding grounds)	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Philiphaugh Mill (ASELK040) is not included within the Finalised SG on Housing, further to the consultation response from SEPA .
Selkirk	Philiphaugh 2 (ASELK041)	Historic Environment Scotland	Amend the existing site requirement (bullet point 5 ), in respect of the historic battlefield and adjacent Garden and Designed Landscape	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.  However, However, Members should note SEPA's comments below and their request for the site be removed from the SG on Housing.
Selkirk	Philiphaugh 2 (ASELK041)	SEPA	Removal of the site from the SG on Housing	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Philiphaugh 2 (ASELK041) is not

			(flooding grounds)			included within the Finalised SG on Housing, further to the consultation response from SEPA .
Selkirk	Philiphaugh 2 (ASELK041)	SNH	Update the existing site requirement (bullet point 4), in respect of the mitigation measures for the River Tweed SAC	Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation	Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation. Information to support the Habitats Regulations Appraisal would be required to identify what mitigation, if any, is to be delivered.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised SG on Housing. Therefore, no changes are sought.  If Members agree to incorporate the site within the SG on Housing, the site requirement should be updated in respect of the River Tweed SAC, as outlined.  However, However, Members should note SEPA's comments above and their request for the site be removed from the SG on Housing.
Tweedbank	Lowood (MTWEE002)	SEPA	Update the existing site requirement (bullet point 6) in respect of	A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess	A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require	It is recommended that Lowood (MTWEE002) is included within the Finalised SG on Housing and the site

			flood risk	the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated	to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated.	requirement is updated accordingly.
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**APPENDIX D**

**Database Report for all Stage 2 Site Assessments (Update)**

# Database Extract - Stage 2 Site Assessments

<b>Site Ref</b> AAYTO004	<b>Proposed usage</b>	<b>SDA</b>	<b>HMA</b>	<b>Settlement</b>	<b>Site area (ha)</b>	<b>Indicative capacity</b>	<b>Housing SG Status</b>
<b>Site name</b> Land North of High Street	Housing	Eastern	Berwickshire	Ayton	0.7	6	Included

## Initial assessment

<b>Floodrisk</b>	<b>SAC</b>	<b>SPA</b>	<b>SSSI</b>	<b>Ramsar</b>	<b>Adjacent to River Tweed?</b>
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	<input type="checkbox"/>

**International/national designation constraints** Minor

**Structure Plan policy** The site lies within the Eastern Strategic Development Area (SDA)

**Initial assessment summary** This site was submitted as part of the 'Call for Sites' process, as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: There is a watercourse adjacent to the site. The risk from this watercourse should be considered during the detailed site design and flow paths should be considered. (No FRA required and no surface water hazard identified).

The site therefore appears to be generally satisfactory but has some surface water constraints, but a solution is possible.

## Information relating to planning applications

<b>Minerals and coal</b>	<b>NNR</b>	<b>Prime Quality Agricultural Land</b>	<b>Current use/s</b>
Not applicable	Not applicable	On site	Combination

<b>Common Good Land</b>	<b>MOD safeguarded area</b>	<b>Aerodrome/Technical Site Safeguarding</b>
Not applicable	Not applicable	Not applicable

**Planning history reference** 05/00816/OUT: Demolition of garage premises and erection of 5 dwellinghouses (RH & DH Allan applicants); 08/01283/REM: Road and layout for 5 plots in 1st phase of development including drainage (RH & DH Allan applicants).

Site Ref **AAYTO004**

Site name Land North of High Street

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Ayton

**Site area (ha)**

0.7

**Indicative capacity**

6

**Housing SG Status**

Included

## Accessibility and sustainability assessment

**Access to public transport**

Limited

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

Not applicable

**Waverley line contribution required?**

### Accessibility and sustainability summary

There are limited services available within Ayton, however Eyemouth is within close proximity (2.5 miles) to the village and can be accessed by bus. The bus service also runs to Chirside and Duns. The settlement is within driving distance of Berwick - upon - Tweed train station (8 miles), however there is limited scope to get a bus to Berwick. The site is located to the west of Ayton and access to the centre would be on foot, along the roadside, therefore there is limited access to public services. Accessing the local services in a sustainable manner would involve walking along a minor road, which may present safety issues. There are minor biodiversity issues, as highlighted in the consultation response below.

ECOLOGY OFFICER: Minor biodiversity risk. Arable field, part hardstanding, brownfield site. Protect boundary features (hedgerows and trees), mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: No comment

## Local impact and integration assessment

**Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

Adjacent to site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site lies to the north west of Ayton and part of the site was previously used as a garage showroom. The site has since been cleared and sits vacant. Part of the site is brownfield. The immediate surrounding uses to the east and west are residential. Single storey bungalows are the predominant feature along the High Street, immediately adjacent to this site. It is considered that development on this site, subject to a satisfactory design and layout, would not adversely impact upon the visual relationship or integration with the existing settlement of Ayton and could be suitably accommodated within the site. Although the site is outwith any Garden and Designed Landscape, the northern part of the site lies within SBC's Designed Landscape 'Ayton Castle'.

**Impact on open space**

Low

**Impact on archaeology**

Low

**Impact on listed buildings**

Low

### Local impact and integration summary

ARCHAEOLOGY OFFICER: There is nothing recorded in the site, but in the same field cropmarks of unenclosed settlement and extensive cropmarks with limited archaeological work in the area.

## Site Ref **AAYTO004**

**Site name** Land North of High Street

**Proposed usage**  
Housing

**SDA**  
Eastern

**HMA**  
Berwickshire

**Settlement**  
Ayton

**Site area (ha)**  
0.7

**Indicative capacity**  
6

**Housing SG Status**  
Included

HERITAGE AND DESIGN OFFICER: Outside the Conservation Area, no adjacent listed buildings. Former filling station and ground to the rear - infill.

NEIGHBOURHOOD SERVICES: No comments

HISTORIC ENVIRONMENT SCOTLAND: No comments

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Poor

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### Landscape features

There is an existing post and wire fence along the northern boundary; NW and NE boundaries are further arable land but there is a single detached property with garden on the NW boundary and appears to have access via this site. SE boundary is adjoining residential land. SW boundary is roadside with open agricultural land beyond. Mature hedges associated with the adjoining residential properties are evident, however no significant vegetation on the site itself, nor any other landscape features. There are no natural boundaries along the northern edge of the proposed site.

### Landscape summary

LANDSCAPE OFFICER: This site appears to be a fairly straightforward development opportunity without major constraints. Potential site contamination associated with former filling station may be a factor. (There is a manhole on site indicating UG services.) There could be issues relating to loss of privacy to adjoining houses that would need to be addressed in the detailed design. A new hedgerow is recommended to the future NW and NE boundaries facing the trunk road.

## Planning and infrastructure assessment

### Physical access/road capacity

**Near a trunk road?**

NETWORK MANAGER: Would need to extend the 30mph limit and a new access would be required from the Main Street.

STRATEGIC TRANSPORT: No comments

TRANSPORT SCOTLAND: No comments

ROADS PLANNING OFFICER: No objections in principle to residential development on the site. 30mph limit and street lighting may have to be extended. Allowance should be made for future development of the surrounding land.

PASSENGER TRANSPORT: No response received

**Contaminated land**

**HSE consultation**

**Water supply**

**Sewerage**



## Site Ref **AAYTO004**

**Site name** Land North of High Street

### **Proposed usage**

Housing

### **SDA**

Eastern

### **HMA**

Berwickshire

### **Settlement**

Ayton

**Site area  
(ha)**

0.7

**Indicative  
capacity**

6

**Housing  
SG Status  
Included**

On site Not applicable Yes Yes

### **Education provision**

Good

### **Primary school capacity**

Yes

### **Secondary school capacity**

Yes

### **Right of way**

Adjacent to site

### **TPOs**

Not applicable

### **Marketability**

Average

### **Land use allocations**

Not applicable

### **If yes, what?**

### **Planning and Infrastructure summary**

OUTDOOR ACCESS: No comments

DEVELOPMENT MANAGEMENT OFFICER: The site appears within the LDP 2016 as being white land within the development boundary of the village. The GIS layer indicates that the north section forms part of the designed landscape. This section is prime agricultural land. The south section appears to be former garage site with potential contamination issues. Consent for housing (5No units) was previously granted 08/01283/REM thus principle of housing has been accepted on part of the site. The site would form new extension to village and being visible from public view from northern approach road would benefit from a soft landscape treatment to boundary edge. Taking into account the adjacent layout, with detached house plot sizes, and the need for access and parking provision, the overall site may support approximately 12 No units of similar size.

ECONOMIC DEVELOPMENT: No comment

EDUCATION OFFICER: No objections

CONTAMINATED LAND OFFICER: The site appears to have been developed with a garage (vehicle repair). The site is brownfield land and its use may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: No objections

CAPITAL PROJECTS: No comments

WASTE TEAM: No comments

NHS: No comments

## **Overall assessment**

## Site Ref **AAYTO004**

**Site name** Land North of High Street

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Ayton

**Site area  
(ha)**

0.7

**Indicative  
capacity**

6

**Housing  
SG Status**

**Included**

### Overall assessment

#### Acceptable

### Summarised conclusion

The site is a suitable infill development opportunity, subject to mitigation for any constraints; watercourse, biodiversity, contamination, archaeology, amenity and landscaping proposals.

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site lies within the settlement boundary of Ayton, located within the Berwickshire Housing Market Area and Eastern Strategic Development Area. Part of the site is brownfield land. The site is close to services and has good access to employment, however sustainable access does involve walking into Ayton along the roadside. The adjacent watercourse should be taken into consideration in the detailed design of the site.

Protection should be given to boundary features and mitigation for breeding birds. There is archaeological evidence in the adjacent field, therefore appropriate mitigation would be required. The site is also located within SBC's Designed Landscape 'Ayton Castle', however this is limited to the northern part of the site. It is considered that the proposal would integrate satisfactorily within the settlement. In respect of landscape capacity, the site has potential for residential use, subject to the inclusion of satisfactory landscaping proposals, to mitigate any visual impacts from the approach roads and to provide an edge to the settlement. There is potential contamination within the site, due to the former use and appropriate mitigation would be required. Cognisance should be given to the amenity of the adjacent neighbouring residential properties.

It is considered that this site is suitable for residential development, subject to mitigation for the above constraints. Furthermore, housing could satisfactorily be accommodated within the site, respecting the adjacent land uses and built form. It should be noted that the call for site submission indicated a site capacity of 12 units, however the surrounding residential area is characteristically lower density, with bungalows evident, therefore it is considered that 6 units is a more realistic site capacity for this area.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 6 units.

**Site Ref** ACOLD009

**Site name** Hillview North 1

**Proposed usage**  
Housing

**SDA**  
Rest of Borders

**HMA**  
Berwickshire

**Settlement**  
Coldstream

**Site area (ha)**  
12.6

**Indicative capacity**  
200

**Housing SG Status**  
Excluded

## Initial assessment

**Floodrisk**  
1:200

**SAC**  
Not applicable

**SPA**  
Not applicable

**SSSI**  
Not applicable

**Ramsar**  
Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site lies outwith any Strategic Development Area (SDA)

**Initial assessment summary** The site was assessed as part of the Housing SG process and is currently identified within the LDP as a potential longer term housing site. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

SEPA: Review of historic maps does not find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

FLOOD OFFICER: Within the SEPA 1 in 200 Year Indicative Flood Mapping, this site is not anticipated to be at risk. Therefore, I would have no objection on the grounds of flood risk. Due to the capacity, surface water issues would have to be thought about as small areas are shown to be affected.

## Information relating to planning applications

**Minerals and coal**  
Not applicable

**NNR**  
Not applicable

**Prime Quality Agricultural Land**  
On site

**Current use/s**  
Greenfield

**Common Good Land** Not applicable

**MOD safeguarded area** Not applicable

**Aerodrome/Technical Site Safeguarding** Not applicable

**Planning history reference** No history

## Accessibility and sustainability assessment

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Minor

**Site aspect**  
Not applicable

**Waverley line contribution required?**

## Site Ref **ACOLD009**

Site name Hillview North 1

### Proposed usage

Housing

### SDA

Rest of Borders

### HMA

Berwickshire

### Settlement

Coldstream

Site area  
(ha)

12.6

Indicative  
capacity

200

Housing  
SG Status

Excluded

### Accessibility and sustainability summary

There are adequate services present in Coldstream and some employment opportunities available. The settlement is also relatively close to Berwick upon Tweed that can provide further opportunities. There is public transport that links Coldstream with Berwick.

The woodland adjacent to the site and the hedgerows could provide habitats for biodiversity. These will need to be buffered with trees.

ECOLOGY OFFICER: Arable field, protect boundary features (hedgerows and trees, coniferous plantation on southern boundary) mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver of natural heritage mitigation and enhancement as part of any future site development.

NEIGHBOURHOOD SERVICES: Responsibility for maintenance of adjacent woodland strip has always been a contentious issue. Its presence should be considered when any proposals are being developed. Potential for on-site play provision.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

On site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

This site has a generous buffer between it and the industrial estate. It would have quite good access to the centre of the settlement. There is evidence of archaeology within this site. There is some evidence of a field boundary and therefore the site might need to have trial trenches. The site is located within the 'Lennel' Designed Landscape.

### Impact on open space

Low

### Impact on archaeology

High

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY OFFICER: Undated field boundary crosses the site (cropmark), as well as OS1 field boundaries and modern drainage; generally located ROC post in area (not otherwise known).

HERITAGE AND DESIGN OFFICER: Well outwith Conservation Area and no adjacent Listed Buildings. A significant size with little natural boundaries. The potential addition of the land to the SE should be considered in developing proposals. Viable phases need to be identified as part of a Master Plan.

HISTORIC ENVIRONMENT SCOTLAND: No objections

**Site Ref ACOLD009**

Site name Hillview North 1

**Proposed usage**

Housing

**SDA**

Rest of Borders

**HMA**

Berwickshire

**Settlement**

Coldstream

**Site area (ha)**

12.6

**Indicative capacity**

200

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

Hedgerow on the SE boundary, woodland on SW boundary leading on to track running up W side. Rural lane with hedge and hedgerow trees on E side. The site is identified as part of the Lennel Designed Landscape (SBC). The site rises up on the north western edge.

**Landscape summary**

This site would be acceptable as it is quite well contained within the landscape. It would benefit from having a substantial woodland buffer to contain the site.

LANDSCAPE OFFICER: There is a landscape argument to avoid extending development into this rural area which lies outwith existing Coldstream perimeter woodland, particularly given the anticipated access issues. Also the site is prime agricultural land. However the precedent for development has already been created at the adjoining industrial estate. Strengthening of perimeter woodland structure is recommended along the NW, N and NE sides together with a buffer zone to protect existing woodland on the SW side. This will help contain the visual impacts of new development. Further planting is required to separate housing from the adjoining business and industrial site to the SE, perhaps provided on the business site.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

NETWORK MANAGER: Appears somewhat dis-connected from town. Additional pressure on sub-standard A6112/ A698 junction. Would need to extend 30 mph limit.

TRANSPORT SCOTLAND: No objections

STRATEGIC TRANSPORT: Improved path/cycle links into town are recommended.

ROADS PLANNING OFFICER: Excellent opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available via the existing industrial site off the A6112 and via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

## Site Ref **ACOLD009**

Site name Hillview North 1

### Proposed usage

Housing

### SDA

Rest of Borders

### HMA

Berwickshire

### Settlement

Coldstream

Site area  
(ha)

12.6

Indicative  
capacity

200

Housing  
SG Status

Excluded

### Marketability

Average

### Land use allocations

On site

### If yes, what?

BE12 - Further Housing Land Safeguarding

### Planning and Infrastructure summary

OUTDOOR OFFICER: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which joins Duns Road to the west and A6112 to the east.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

SCOTTISH POWER: No objections

SCOTTISH WATER: No objections

HOUSING STRATEGY: No objections

ECONOMIC DEVELOPMENT: No objections

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION OFFICER: If all the units are built, then an extension comprising class and dining facilities may be required.

DEVELOPMENT MANAGEMENT OFFICER: This site has been assessed and considered acceptable as a longer term housing allocation. I have no objections to this allocation (or part of the allocation) coming forward as a preferred site. The site is outside the development boundary of the town but is located in an area of preferred direction of development. This is a logical place to identify land for housing despite the mature landscaping along the southern boundary. Access may be an issue as the junction of the Lennel Road with the A698 High Street is not ideal. Access may need to be taken via Hillview and/or Duns Road. The site requirements contained within the LDP cover the primary constraints for the site and should be incorporated into a wider Masterplan for the site to include the adjoining business and industrial allocation (BCOLD001). It is imperative that strong landscape/structure planting forms part of any development to help define the northern edge of the settlement. Connectivity to Hillview will be critical.

PASSENGER TRANSPORT: No response received to date

CAPITAL PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

## Overall assessment

Overall assessment

Summarised conclusion

## Site Ref **ACOLD009**

**Site name** Hillview North 1

**Proposed usage**

Housing

**SDA**

Rest of Borders

**HMA**

Berwickshire

**Settlement**

Coldstream

**Site area  
(ha)**

12.6

**Indicative  
capacity**

200

**Housing  
SG Status**

**Excluded**

**Acceptable**

In conclusion, the site is identified for longer term housing within the LDP and would be suitable for housing subject to mitigation. However, it is considered that Phase 1 (ACOLD011) would be sufficient for release as part of the Housing SG, with the remainder of this site retained for future housing land within Coldstream.

### Conclusions

The site is identified for longer term housing within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed.

The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site. The following must also be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zones along the southern boundary, landscaping along the western/northern boundary, open space provision, buffer zone between the site and allocated employment site, and the future integration with the potential longer term housing site to the west. Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the west and A6112 to the east.

A phase 1 release of this site is also under consideration (ACOLD011) for 100 units. Overall, it is considered that Phase 1 (ACOLD011) would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of this site for future potential housing. Therefore, site ACOLD009 will not be taken forward as a preferred or alternative option within the SG.

**Site Ref ACOLD011****Site name** Hillview North 1 (Phase 1)**Proposed usage**

Housing

**SDA**

Rest of Borders

**HMA**

Berwickshire

**Settlement**

Coldstream

**Site area (ha)**

6.1

**Indicative capacity**

100

**Housing SG Status****Included****Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site lies outwith any Strategic Development Areas.**Initial assessment summary**

The site was considered as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation. (ACOLD011) forms part of the larger site, already identified for longer term housing within the LDP (SCOLD001). The consultation responses from SEPA and the Council's Flood Officer are for the larger housing site also under consideration (ACOLD009), which includes this Phase 1.

SEPA: Review of historic maps does not find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for investigation of any potential flood risk within the site to be undertaken prior to development and mitigation where required. They also note that the site is smaller than the site they commented on as part of the 'Call for Sites' process. The area of flood risk concern was within the larger site, but not this one. Therefore, they have no further flood risk comments. SEPA has no specific requirement for a FRA, however the Council may want to consider this matter as far as its interests are concerned.

FLOOD OFFICER: Within the SEPA 1 in 200 Year Indicative Flood Mapping, this site is not anticipated to be at risk. Therefore, I would have no objection on the grounds of flood risk. Due to the capacity, surface water issues would have to be thought about as small areas are shown to be affected.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On site

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** No history



## Site Ref ACOLD011

Site name Hillview North 1 (Phase 1)

Proposed usage

Housing

SDA

Rest of Borders

HMA

Berwickshire

Settlement

Coldstream

Site area  
(ha)

6.1

Indicative  
capacity

100

Housing  
SG Status

Included

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South-west

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

There are adequate services and employment opportunities within Coldstream. The settlement is relatively close to Berwick-Upon-Tweed, which provides further opportunities. There is public transport which links Coldstream to Berwick.

The woodland adjacent to this site and the existing hedgerows could provide habitats for biodiversity. There will be a requirements for a buffer area along the southern boundary of the site with these trees,

The following consultations were undertaken for the larger site (ACOLD011), which includes this site;

ECOLOGY OFFICER: Arable field, protect boundary fences (hedgerows and trees, coniferous plantation on southern boundary) mitigation for breeding birds.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP but is included as a longer term safeguard (SCOLD001). This would form a significant addition to the existing settlement and would therefore need to ensure measures to deliver of natural heritage mitigation and enhancements as part of any future site development.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. They agree with the site requirement that boundary features should be protected. However, query the requirement for landscape buffer areas along both the western and eastern boundaries and with the adjacent employment allocation.

While this extension to the settlement should be appropriately contained, the existing woodland already separates and somewhat isolates this allocation from the existing settlement. Further changes to boundaries should ensure that development appropriately relates to and connects to the existing settlement and to the remainder of (ACOLD009).

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with  
existing settlement

The site has a generous buffer between it and the industrial estate, this is contained within the employment allocation. The site would allow good access to the centre of Coldstream. There is some evidence of archaeology within the site, which would require to be investigated. Furthermore, the site is located within the 'Lennel' Designed Landscape. Structure planting would be required along the

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

## Site Ref ACOLD011

Site name Hillview North 1 (Phase 1)

### Proposed usage

Housing

### SDA

Rest of Borders

### HMA

Berwickshire

### Settlement

Coldstream

### Site area (ha)

6.1

### Indicative capacity

100

### Housing SG Status

Included

western boundary of the site and a buffer would be required along the southern boundary with the existing trees. A second buffer area should be provided between the site and the existing allocated employment site to the east.

### Local impact and integration summary

The following consultations were undertaken as part of the larger long term housing site (ACOLD009).

ARCHAEOLOGY OFFICER: Undated field boundary crosses the site (cropmark), as well as OS1 field boundaries and modern drainage; generally located ROC post in area (not otherwise known).

HERITAGE AND DESIGN OFFICER: Well outwith Conservation Area and no adjacent Listed Building's. A significant size with little natural boundaries. The potential addition of the land to the SE should be considered in developing proposals. Viable phases need to be identified as part of a Masterplan.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Good

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

### Constrained in Landscape Capacity Study

### Landscape features

There is a hedgerow along the SE boundary, woodland along the SW boundary, leading onto a track running up the west of the site. The area to the north of the site is arable fields, which forms the larger part of the identified longer term housing site. The site is identified as the 'Lennel' designed landscape. The site rises up on the north western edge.

### Landscape summary

The following consultations were undertaken, as part of the larger longer term site (ACOLD009). The site would be acceptable for housing as it is quite well contained within the landscape. This site would form phase 1 of the larger site and together would benefit from having a woodland buffer to contain the site.

LANDSCAPE OFFICER: There is a landscape argument to avoid extending development into this rural area which is outwith existing Coldstream perimeter woodland, particularly given the anticipated access issues. Also the site is prime agricultural land. However, the precedent for development has already been created at the adjoining industrial estate. Strengthening of perimeter woodland structure is recommended along the NW, N and NE sides together with a buffer zone to protect existing woodland on the SW side. This will help contain the visual impacts of new development. Further planting is required to separate housing from the adjoining business and industrial site to the SE, perhaps provided on the business site? 'Further to this consultation response, it should be noted that this site will be able to deliver enhanced structure planting along the western boundary. However the comments above in relation to woodland to the north, north east and remainder of the western boundary, would require to be delivered through the release of the larger site which forms part of (ACOLD009) in the future'.

## Planning and infrastructure assessment

**Site Ref ACOLD011**

**Site name** Hillview North 1 (Phase 1)

**Proposed usage**

Housing

**SDA**

Rest of Borders

**HMA**

Berwickshire

**Settlement**

Coldstream

**Site area (ha)**

6.1

**Indicative capacity**

100

**Housing SG Status**

Included

**Physical access/road capacity**

**Near a trunk road?**

The following consultations were undertaken as part of the larger site (ACOLD009);

NETWORK MANAGER: Appears somewhat dis-connected from the town. Additional pressure on sub-standard A6112/A698 junction. Would need to extend the 30mph limit.

TRANSPORT SCOTLAND: No objections

STRATEGIC TRANSPORT: Improved path/cycle links to the town are recommended.

ROADS PLANNING SERVICE: Excellent opportunity for vehicular access and pedestrian/cycle linkage exists. I am therefore able to offer my support for housing on this site. Two main vehicular links are available via the existing industrial site off the A6112 and via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Allowance would have to be made for future street connectivity and a Transport Assessment will be required as a prerequisite for the development of this site.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

BE12 - Further Housing Land Safeguarding

**Planning and Infrastructure summary**

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION OFFICER: If all units are built, then an extension comprising class and dining facilities may be required. Further to the consultation response, the Education Officer confirmed that this was based on all the sites being taken forward within the Housing SG. If this Phase 1 alone for 100 units was taken forward, there would be sufficient capacity.

SCOTTISH POWER: No objections

SCOTTISH WATER: No objections

HOUSING STRATEGY: No objections

DEVELOPMENT MANAGEMENT OFFICER: This site has been assessed and considered acceptable as a longer term housing allocation. I have no objections to this allocation (or part of the allocation) coming forward as a preferred site. The site is outside the development boundary of the town but is located in an area of preferred direction of development. This is logical place to identify land for housing despite the mature landscaping along the southern boundary. Access may be an issue as the junction of the Lennel Road with the A698 High Street is not ideal. Access may need to be taken via Hillview and/or Duns Road. The site requirements contained within the LDP cover the primary constraints for the site and should be incorporated into a wider Masterplan for the site to include the adjoining business and industrial allocation BCOLD001. It is imperative that strong landscape/structure planting forms part of any development to help define the

## Site Ref **ACOLD011**

**Site name** Hillview North 1 (Phase 1)

### **Proposed usage**

Housing

### **SDA**

Rest of Borders

### **HMA**

Berwickshire

### **Settlement**

Coldstream

**Site area  
(ha)**

6.1

**Indicative  
capacity**

100

**Housing  
SG Status**

**Included**

northern edge of the settlement. Connectivity to Hillview will be critical.

ECONOMIC DEVELOPMENT: No objections

PASSENGER TRANSPORT: No response to date

CAPITAL PROJECTS: No objections

WASTE: No objections

NHS: No objections

NEIGHBOURHOOD SERVICES: Responsibility for maintenance of adjacent woodland strip has always been a contentious issue. Its presence should be considered when any proposals are being developed. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

OUTDOOR ACCESS: Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which joins Duns Road to the west and A6112 to the west. These consultation responses were made to the larger site (ACOLD009) which this forms part of.

## Overall assessment

### **Overall assessment**

**Acceptable**

### **Summarised conclusion**

The site is acceptable for housing, subject to mitigation regarding the constraints on the site. The site is identified within the LDP as part of a larger longer term housing site.

### **Conclusions**

This site forms part of the larger longer term housing site within the LDP (SCOLD001). Although there are a number of housing opportunities within Coldstream, the Reporter advised to look at the identified longer term sites in the first instance. The site would be acceptable for housing and has the potential to make a significant contribution towards the housing shortfall, subject to addressing and mitigating the constraints below, where necessary.

Investigations of any potential flood risk within the site would be required and mitigation where necessary. Furthermore, surface water drainage must be addressed. The site would integrate well into the settlement with appropriate landscaping and protection should be given to existing boundary features, where possible. It should be noted that the wider landscaping would be assessed at the planning application stage. However, a landscape buffer area should be formed along the eastern and western boundaries of the site, to ensure there is a natural finish to the boundaries of the site and that a buffer area is created between the development site and the adjacent employment allocation. A buffer protection zone should also be formed along the southern boundary, to protect and conserve the existing tree belt to the south. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation and Hill View, with a potential minor link from Priory Bank. A Transport Assessment would be required for the development of this site.

The following must also be taken into consideration when developing this site; mitigation for breeding birds, archaeology, buffer protection zone along the southern boundary, landscaping, open space provision and the future integration with the potential longer term housing site to the west. Consideration must be given to incorporating a pedestrian link to the Core Path which joins Duns Road to the

**Site Ref ACOLD011**

**Site name** Hillview North 1 (Phase 1)

**Proposed usage**  
Housing

**SDA**  
Rest of Borders

**HMA**  
Berwickshire

**Settlement**  
Coldstream

**Site area (ha)**  
6.1

**Indicative capacity**  
100

**Housing SG Status**  
**Included**

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west and A6112 to the east.

The entire longer term site was also considered (ACOLD009), as part of the Housing SG process. Overall, it is considered that this phase 1 development would be a sufficient contribution towards the housing shortfall as part of the Housing SG, which would retain the northern part of the site for future potential housing.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative capacity of 100 units.

**Site Ref ADUNS025****Site name** Land West of Former Berwickshire High School**Proposed usage**  
Housing**SDA**  
Eastern**HMA**  
Berwickshire**Settlement**  
Duns**Site area (ha)**  
1.5**Indicative capacity**  
37**Housing SG Status**  
Excluded**Initial assessment****Floodrisk**  
Not applicable**SAC**  
Not applicable**SPA**  
Not applicable**SSSI**  
Not applicable**Ramsar**  
Not applicable**Adjacent to River Tweed?**  
**International/national designation constraints** Minor**Structure Plan policy** The site is located within the Eastern Strategic Development Area (SDA).**Initial assessment summary** The site was submitted as a Call for Site, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

SEPA: We require a FRA which assesses the risk from the small watercourse which flows through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated. Consideration should be given to surface water runoff.

**Information relating to planning applications****Minerals and coal**  
Not applicable**NNR**  
Not applicable**Prime Quality Agricultural Land**  
On site**Current use/s**  
Greenfield**Common Good Land**  
Not applicable**MOD safeguarded area**  
Not applicable**Aerodrome/Technical Site Safeguarding**  
Not applicable**Planning history reference** N/A**Accessibility and sustainability assessment****Access to public transport**  
Good**Access to employment**  
Good**Access to services**  
Good**Wider biodiversity impacts**  
Minor**Site aspect**  
South**Waverley line contribution required?**

## Site Ref ADUNS025

Site name Land West of Former Berwickshire High School

Proposed usage

Housing

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area  
(ha)

1.5

Indicative  
capacity

37

Housing  
SG Status  
Excluded

### Accessibility and sustainability summary

The site is located less than 1km from the centre of Duns, therefore has walkable access to local amenities and services within the town. There are minor biodiversity issues within the site.

ECOLOGY OFFICER: Improved pasture. Garden grounds with mature trees on boundary. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Adjacent to site

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Adjacent to site

### Visual relationship/integration with existing settlement

This site forms a field, immediately to the west of the Former Berwickshire High School. The 'Duns Castle' Garden and Designed Landscape is adjacent to the site and the site is within the 'Duns' SBC's Designed Landscape.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

High

There are archaeological records adjacent to the site and the listed building 'The Geans' lies adjacent to the site, which wraps around the dwellinghouse.

### Local impact and integration summary

There is a Category C listed building adjacent to the site 'The Gean's dwellinghouse, which originally formed part of the Duns Castle Estate. The house was clearly designed to be seen from the main road and development of the land in front of this, has the potential to impact upon the setting of the listed building. The consultation responses are outlined below;

HERITAGE AND DESIGN OFFICER: The Geans is a listed building and the adjacent former Berwickshire High School is also a listed building. Whilst there is some potential for this site; the overall scale may need to be reduced to ensure that the open setting of the Geans is maintained to the south.

ARCHAEOLOGY OFFICER: Nothing within area itself from HER, but OS1 recorded sawmill within and Listed Building house and prehistoric enclosure cropmarks in immediate surroundings.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

**Site Ref ADUNS025****Site name** Land West of Former Berwickshire High School**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

1.5

**Indicative capacity**

37

**Housing SG Status****Excluded****Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Moderate

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

A field immediately to the west of the Old High School. There is a stone wall with ornamental railings along the South (A6105) road boundary. A rural lane forms the long Eastern boundary with screen hedge and school grounds to the East. A straight line water course runs along the Western boundary connecting a former mill pond to the North with the Clockmill Farm. Mature woodland screening and providing a setting for the listed building. There is further mature woodland along the South West boundary which screens the Clockmill Farm from the road and a line of semi mature trees line the South of the rural lane. Buffer zones for adjoining trees limit the developable area. The site forms an attractive open space at the entrance to Duns and there are views over it to the hills to the North.

**Landscape summary** The landscape is constrained within the Landscape Capacity Study as it was previously associated with Duns Castle.

LANDSCAPE OFFICER: Buffer zones required for protection of adjoining woodland around the listed building and to screen Clockmill Farm reduce the developable area. This long narrow site does not look suitable for a conventional housing site as the developable area is unlikely to justify the amount of new road construction required and housing development would look intrusive at this 'gateway' location. At the North end, some individual house plots accessed off the existing rural lane should not pose any problem. The South end of the site would be better retained as open space to retain existing views and protect the setting of the listed building although, again, a few individual houses would relate better to other ribbon development in the area than a 'housing' site.

**Planning and infrastructure assessment****Physical access/road capacity**

NETWORK MANAGER: No comments

STRATEGIC TRANSPORT: No comments

TRANSPORT SCOTLAND: No objections

ROADS PLANNING OFFICER: A new access can be created from the A6105 to serve the proposed site with minor alterations to the boundary wall, thus allowing adequate visibility in either direction. The existing footway and street lighting should be extended into the site if developed. Alternatively, if the landowner is also in control of the minor private access along the eastern boundary of the site, then this could possibly be upgraded over its initial length to accommodate the proposed site and the existing properties to the north

**Near a trunk road?** **Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes



**Site Ref ADUNS025**

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Land West of Former Berwickshire High School	Housing	Eastern	Berwickshire	Duns	1.5	37	Excluded

Education provision	Primary school capacity	Secondary school capacity	Right of way	TPOs
Good	Yes	Yes	Adjacent to site	Not applicable

Marketability	Land use allocations	If yes, what?
Average	Not applicable	

**Planning and Infrastructure summary**

OUTDOOR ACCESS OFFICER: MM – Core Path 50 (RoW BB91) utilises the farm road to the east of the site

ENVIRONMENTAL HEALTH (CONTAMINATED LAND OFFICER): The site appears to have been developed as a Saw Mill. The site is brownfield land and its use may present development constraints

DEVELOPMENT MANAGEMENT OFFICER: At the western side of Duns there is already a sporadic form of pockets of development so this site would not necessarily be out of keeping with the character of the side of the settlement. The site appears to benefit from being contained by undulating land and planting. Site benefits from good infrastructure being next to the schools, close to the town centre and main road through Duns. Development of the southern portion of the site in front of 'The Geans' seems logical but the narrow strip around the western boundary of 'The Geans' is awkward and may not be developable. Retaining wall along the front of the site is a feature on entry in to Duns but taking access through a section of the wall would not be visually detrimental. Maintaining the setting of the Cat C listed 'The Geans' will be important. The access road along the eastern boundary of the site is narrow and its tree lined front portion is pleasant on approach from the west where the loss of this planting would be unfortunate. This may prohibit the ability to widen the narrow access road which runs along the east of the site. Development to the south would have to guard against affecting the amenity of 'The Geans'. Site does not intrude into the Duns Castle Designed Landscape but would have to be designed in a manner to respect its setting. The site is within the Duns Designed Landscape but it is noted that other small scale residential development has taken place around its edges with the settlement. Mature planting around the site may mean RPA's need to be accounted for. If feasible for development, the sites constraint's and its edge of settlement location suggest that indicative capacity for 37 units could be too many.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: No issues

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: No issues

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in resept of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

CAPITAL PROJECTS: No comments

WASTE TEAM: No comments

**Site Ref ADUNS025****Site name** Land West of Former Berwickshire High School**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

1.5

**Indicative capacity**

37

**Housing SG Status****Excluded**

NHS: No comments

## Overall assessment

### Overall assessment

### Summarised conclusion

**Doubtful**

There are a number of constraints which would require mitigation. This site was recently assessed as part of the LDP process and was not included. It is considered that there is another more suitable site within Duns which could be released through the Housing SG, to fulfil the housing requirement.

### Conclusions

This site lies outwith the settlement boundary of Duns. There are a number of constraints within the site, as outlined below;

- SEPA have requested the submission of a Flood Risk Assessment (FRA) and consideration given to surface water runoff from the site
- Potential to adversely impact upon the setting of the Category C listed building 'The Geans'
- Archaeology records on the adjacent site, therefore investigation would be required and appropriate mitigation
- The site is constrained within the Landscape Capacity Study
- The 'Duns Castle' Garden and Designed Landscape lies adjacent to the site and the site lies within the SBC's Designed Landscape 'Duns'
- There is a Core Path which runs along the eastern boundary of the site, which would need to be taken into consideration in any development
- Potential contamination of the site
- Buffer zone would be required for protection of the adjacent woodland around the listed building
- New access would be required from the A6105 to serve the site or alternative access from the existing track to the east.

The site was submitted as 2 separate sites as part of the LDP process and it was ultimately concluded that the site(s) should not be included within the LDP, given that there was already adequate housing land supply within Duns and better sites were identified to fulfil any further housing needs within the wider Eastern SDA.

Therefore, given the recent consideration of the site(s) as part of the LDP process and the constraints outlined above, it is not considered that this site should be taken forward as part of the Housing SG. Furthermore, there are more suitable housing/mixed use sites within the Berwickshire Housing Market Area, which are more suitable.

**Site Ref MDUNS003****Site name** Land South of Earlsmeadow**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

180

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Eastern Strategic Development Area.**Initial assessment summary**

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require an FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

The site was submitted as a Call for Site, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation. It should be noted that this site forms part of the longer term mixed use site (SDUNS001), contained within the LDP.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On/Adjacent to site

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/A**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

Not applicable

**Waverley line contribution required?**

**Site Ref MDUNS003**

**Site name** Land South of Earlsmeadow

**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

180

**Housing SG Status**

Excluded

**Accessibility and sustainability summary**

The site is good in terms of access to public services and public transport. It is relatively close to the centre of Duns and is good in terms of employment potential. There are regular buses to Berwick upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and nearby settlements.

There is a lack of connectivity opportunities to the north and east of the site, with the existing housing allocations, given that the proposed site excludes a parcel of land to the east, which is identified within the longer term mixed use site (SDUNS001). The result is that there is a gap between the proposed site and the existing housing allocations to the east. Therefore, this will prove difficult to make linkages to the north and east from the site.

ECOLOGY OFFICER: Arable field hedgerow and occasional boundary tree. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief would be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

**Local impact and integration assessment**

**Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Adjacent to site

**Archaeology**

On/adjacent to site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

Minimal visual impact from the entrances to Duns. This proposed site is smaller than the area identified for longer term mixed use development within the LDP. There is a gap between the proposed site and the existing housing allocations (ADUNS010 and BD4B) to the east, therefore there would be a lack of integration with the existing housing allocations to the east, redevelopment site to the north and existing residential properties to the north east of the site.

**Impact on open space**

Medium

**Impact on archaeology**

Medium

**Impact on listed buildings**

Low

**Local impact and integration summary**

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of SW Duns as a Master Plan exercise.

This site does not include all of the identified longer term mixed use allocation site, which is identified within the LDP. Therefore, if this site was developed, there would be a lack of connection to the existing settlement boundary to the west of the existing housing allocations (ADUNS010 and BD4B) and redevelopment allocation (RDUNS002) to the north of the proposed site. Therefore, it is not considered that this site adequately integrates and connects with the existing settlement boundary, allocations and built form.

HISTORIC ENVIRONMENT SCOTLAND: No objections

## Site Ref MDUNS003

Site name Land South of Earlsmeadow

### Proposed usage

Mixed Use

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Duns

Site area  
(ha)

11.2

Indicative  
capacity

180

Housing  
SG Status  
Excluded

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

### Constrained in Landscape Capacity Study

### Landscape features

Large field dropping to shallow basin at north side rising to a gentle crown which falls again towards the south boundary. The north boundary adjoins an area of wetland/basin mire. To the west and south there are other arable fields and to the east, a small paddock and some open land no longer cultivated. There is marsh which lies to the north. There are some large hedgerow bushes/small trees along the north east boundary and a few sporadic hedgerow trees along the west hedgerow. There is an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk. This open space to the north of the site should be retained and protected from development.

### Landscape summary

LANDSCAPE OFFICER: This site has potential for development. However, it lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could help mitigate this but would also create local shading issues for adjoining houses as the planting would need to be on the S and W sides thus tending to block light.) There may be other locations around Duns that are more suitable for development.

## Planning and infrastructure assessment

### Physical access/road capacity

### Near a trunk road?

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

ROADS PLANNING OFFICER: I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Yes

### Right of way

On/adjacent to site

### TPOs

Not applicable

## Site Ref MDUNS003

Site name Land South of Earlsmeadow

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area  
(ha)

11.2

Indicative  
capacity

180

Housing  
SG Status

Excluded

### Marketability

Average

### Land use allocations

On site

### If yes, what?

PMD3: Land Use Allocations

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT OFFICER: Site is already identified in the LDP as possibility for future development. Developing the site before completing development at neighbouring allocated sites BD4B, ADUNS10 and ADUNS023 would be premature and present an irregular pattern of development. Once aforementioned sites are developed / under-development this site appears suitable for future expansion of the settlement.

ECONOMIC DEVELOPMENT: Already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once and unclear why this is a separate allocation from MDUNS004. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station road employment site to be off sufficient size to allow for future general business use.

EDUCATION OFFICER: A new school or large extension would have to be considered.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

SCOTTISH WATER: No objections

HOUSING: No objections

PASSENGER TRANSPORT: No response

MAJOR PROJECTS: No comments

WASTE: No objections

NHS: Advised Duns is the next priority area and a tender will be going out soon.

NEIGHBOURHOOD SERVICES: Consideration for off-site contribution to improvements to public park (i.e) access and play.

OUTDOOR OFFICER: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

## Overall assessment

Overall assessment

Summarised conclusion

**Site Ref MDUNS003****Site name** Land South of Earlsmeadow**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

180

**Housing SG Status****Excluded****Doubtful**

The site is constrained due to the omission of the north east and eastern corner of the site and lacks connectivity and integration within the wider settlement. It is considered that a phase option for the release of this site would be the more suitable proposal for taking forward within the Housing SG.

**Conclusions**

The site forms part of the longer term mixed use site (SDUNS001) which is identified within the LDP. The site was submitted as part of the Call for Sites process and omits the north east and eastern section, which forms part of the site (SDUNS001). The following constraints are identified within the site and appropriate mitigation would be required;

- A Flood Risk Assessment (FRA) would be required to assess any potential flood risk and mitigation as required
- There is a lack of opportunities for connectivity and integration to the north east and east of the site, given the omission of the corner of the longer term mixed use site within the LDP
- The site leaves a gap between the potential developable site and the existing housing allocations (ADUNS010 and BD4B) to the east, therefore there is a lack of integration and connectivity
- Potential for archaeology within the site
- Structure planting would be required along the southern and western boundary to mitigate any adverse visual impacts within the wider area
- There would be capacity constraints at the primary school, as a result of the entire site being taken forward
- The opportunity to connect into the existing path network is restricted due to omitting the north east part of the larger site

Therefore, it is considered that there are constraints with the site boundary proposed, with the omission of the north east/east part of the site, which results in a lack of integration and connectivity. This also presents issues in terms of connecting in with the existing path networks.

It should be noted that the entire long term mixed use site (MDUNS004) and a phase 1 release of the site (MDUNS005) are also being assessed. It is considered that a phased release of the larger longer term mixed use site would be the best option to take forward within the Housing SG, in terms of integration, connectivity and housing units, which retains the area to the south for future growth. Therefore, the site (MDUNS003) is not being taken forward as a preferred or alternative option within the Housing SG.

**Site Ref MDUNS004**

**Site name** South of Earlsmeadow

**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

200

**Housing SG Status**

Excluded

## Initial assessment

**Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site is located within the Eastern Strategic Development Area (SDA).

### Initial assessment summary

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require an FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

This site is currently identified as a longer term mixed use opportunity within the LDP (SDUNS001) and was assessed as part of the housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On/Adjacent to site

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/A

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?**



## Site Ref MDUNS004

Site name South of Earlsmeadow

### Proposed usage

Mixed Use

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Duns

Site area  
(ha)

11.2

Indicative  
capacity

200

Housing  
SG Status

Excluded

### Accessibility and sustainability summary

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and has good employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle upon Tyne. There are employment opportunities within Duns and within nearby settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow which runs from the park across towards the new high school.

ECOLOGY OFFICER: Arable field and Improved pastures. Hedgerow and occasional boundary tree. Wetland area at N of site- need to safeguard as identified in LDP (real extent of wetland varies from LDP policy map).

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief will be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Adjacent to site

### Archaeology

On/adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

Minimal visual impact from entrances to Duns. This site is allocated within the LDP as a potential longer term mixed use site. There is open space adjacent to the site and evidence of archaeology on/adjacent to the site.

### Impact on open space

Medium

### Impact on archaeology

Medium

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but no other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of SW Duns as a Master Plan exercise.

The site relates quite well to the settlement and with the existing residential properties. There is good pedestrian access to the centre. It is also within close proximity to the new High School and could provide a good walking to school route.

HISTORIC ENVIRONMENT SCOTLAND: No objections

**Site Ref MDUNS004**

Site name South of Earlsmeadow

**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

200

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

The site consists of 2 fields and adjoining marshland, including part of the shallow basin at the north side rising gently to a crown which falls again towards the south boundary. The north east corner adjoins housing and the park. The remaining north boundary adjoins various open grounds and small paddocks. The principal landscape feature is the marsh which occupies the north part of the site and extends beyond. There are also mature trees along the park boundary and some large hedgerow bushes/small trees along the north east boundary of the larger field. There is currently an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk mentioned above. This open space should be retained and protected from development.

**Landscape summary**

LANDSCAPE OFFICER: This is a composite site and the N marshland area should be removed from the development allocation and protected as public open space (see attached plan). (There are also limitations in this area through expected peaty soils and drainage issues, if developed.) The remaining areas on higher drained land do have potential for development, firstly on the E side where access is better. The larger W field lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could mitigate this but would also create local shading issues for adjoining houses.)

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

NETWORK MANAGER: How would access onto main road be gained.

ROADS PLANNING OFFICER: I will deal with sites MDUNS003 and MDUNS004 collectively: I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Site Ref MDUNS004**

**Site name** South of Earlsmeadow

**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

200

**Housing SG Status**

Excluded

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Yes

**Right of way**

On/adjacent to site

**TPOs**

Not applicable

**Marketability**

**Land use allocations**

On site

**If yes, what?**

BE12 - Further Housing Land Safeguarding

**Planning and Infrastructure summary**

EDUCATION OFFICER: A new school or large extension would have to be considered.

SCOTTISH WATER: No objections

DEVELOPMENT MANAGEMENT OFFICER: As per MDUNS003. If ground which is not included within this proposed site falling under MDUNS003 can be developed then this grounds should being included, especially to the east to link to site ADUNS010 otherwise a large gap site will be left.

ECONOMIC DEVELOPMENT: Already allocated, so this just proposes pulling implementation forward. Appears a large allocation to bring forward all at once and should replace allocation from MDUNS003. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station road employment site to be off sufficient size to allow for future general business use.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby sources as well.

HOUSING OFFICER: No objections

SCOTTISH POWER: No objections

OUTDOOR OFFICER: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

NEIGHBOURHOOD SERVICES: Note – boardwalk footpath passes through site. Consideration for off-site contribution to improvements to public park, i.e. access and play

SCOTTISH POWER: No comments

PASSENGER TRANSPORT: No response received to date

CAPITAL PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

**Site Ref MDUNS004****Site name** South of Earlsmeadow**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

11.2

**Indicative capacity**

200

**Housing SG Status****Excluded**

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

Although the site would be suitable for housing and is identified within the LDP as a potential area for mixed use development, it is considered that a phased release of the site would be more appropriate for the purposes of the Housing SG. This is taking into consideration the volume of existing units available within Duns within the plan period.

**Conclusions**

The site is identified within the LDP for longer term mixed use development potential (SCOLD001). A phase of this site is also being assessed as part of this process (MDUNS005) for 100 units. The site has good access to public services and employment opportunities. The following constraints and mitigation would need to be addressed as part of any development;

- Flood Risk Assessment (FRA) would be required in order to ascertain any flood risk within the site and mitigation requirements
- Requirement to safeguard the existing wetland feature in the north east corner of the site
- Potential archaeology within the site, therefore appropriate investigation and mitigation would be required
- Structure planting and landscaping will be required along the southern and western boundary of the site
- Should this site be delivered, there would be a capacity constraint with the primary school, which would require investigation
- There must be provision for a tourism events area to facilitate tourism events.

Taking into consideration the number of units already allocated within Duns, it is considered that the release of Phase 1, site (MDUNS005), would be sufficient for the purposes of the Housing SG. This would allow the southern part of this site, to be retained for potential future mixed use development. Therefore, this site will not be taken forward as a preferred or alternative site within the Housing SG.

**Site Ref MDUNS005****Site name** South of Earlsmeadow (Phase 1)**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

9.4

**Indicative capacity**

100

**Housing SG Status****Excluded****Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Eastern Strategic Development Area (SDA).**Initial assessment summary**

The site was assessed as part of the Housing SG process and forms part of an identified longer term mixed use site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently a full assessment was undertaken. The following consultation responses were received in respect of the larger site (MDUNS004).

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated. However, subject to further discussions, the Officer has stated that a FRA would be required.

SEPA: 2013 Proposed Plan (adopted May 2016) states that "Investigation of the flood risk on the site". We support this. We require a FRA which assesses the risk from a small watercourse identified as flowing along the northwest corner of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. Support the requirement for a Flood Risk Assessment. Recommend stating in the developer requirements that consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Require a modification to the developer requirement to investigate the possibility of de-culverting.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On/Adjacent to site

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/A

## Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area  
(ha)

9.4

Indicative  
capacity

100

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The site is acceptable in terms of access to services and public transport. It is relatively close to the centre of Duns and also is good in terms of employment potential. There are regular buses to Berwick Upon Tweed where there is a main train line to Edinburgh and Newcastle Upon Tyne. There are employment opportunities within Duns and surrounding settlements. The site might provide habitats for biodiversity. There is an area of marshy grassland/wet meadow that runs from park across towards the new high school. A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ECOLOGY OFFICER: Arable field and improved pastures. Hedgerow and occasional boundary tree. Wetland area at north of the site, need to safeguard as identified in the LDP (real extent of wetland varies from LDP policy map).

SCOTTISH NATURAL HERITAGE: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as longer term safeguarded site (SDUNS001). If you are minded to support development of this site during the current plan period, further detailed assessment and a site brief will be required. However, we highlight the potential to ensure retention of existing paths in the northern section of the site and the potential to deliver an important green network connection between the Public Park and Duns High School.

SCOTTISH NATURAL HERITAGE (Further Comments): A part of the public consultation on the Draft Housing SG, SNH provided the following comments. They note their previous comments on retaining and connecting via existing paths in the north of the site have been incorporated in the site requirements. SNH again highlight the potential for an important natural open space and green network connection between the public park and the schools to be created for the longer term. While the site requirements draw attention to these issues, they advise that it would be beneficial if the spatial extent and the design principles of the green network requirements for the northern part of the site were set out in further detail. In his regard, SNH suggest there may be limited opportunities for housing development in the northern field, if wider strategic green network and educational outdoor learning benefits are to be realised on this site and over the longer term of future settlement growth. The site requirements include 'The long term maintenance of landscaped areas must be addressed'. It is unclear whether this applies to the requirement to create an attractive wetland feature and scattered woodland to define the side. Both of these will require long-term management.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Adjacent to site

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

Minimal visual impact from entrance to Duns. This site is allocated within the LDP as a potential longer term mixed use site. There is open space adjacent to the site and evidence of archaeology on/adjacent to the site.

Impact on open space

Medium

Impact on archaeology

Medium

Impact on listed buildings

Low

## Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

Proposed usage

Mixed Use

SDA

Eastern

HMA

Berwickshire

Settlement

Duns

Site area (ha)

9.4

Indicative capacity

100

Housing SG Status

Excluded

### Local impact and integration summary

A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following responses were received.

ARCHAEOLOGY OFFICER: Site includes settlement cropmarks, but not other HER recorded sites. A number of finds and sites are located in the general area.

HERITAGE AND DESIGN OFFICER: Significant new development at edge of settlement. Boundary treatment and integration into a long term vision for the potential expansion of south west Duns as a Master Plan exercise. The site relates quite well to the settlement and with the existing residential properties. There is good pedestrian access to the centre. It is also within close proximity to the new High School and could provide a good walking to school route.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

The site consists of part of 2 fields and adjoining marshland including part of the shallow basin at the north side rising gently to a crown which falls again towards the south. The north east corner adjoins housing and parkland. The remaining north boundary adjoins various open grounds and small paddocks. The principal landscape feature is the marsh which occupies the north part of the site and extends beyond. There are also mature trees along the park boundary and some large hedgerows and bushes/small trees along the north east boundary of the larger field. There is currently an attractive area of open space between Duns Park and the High School linked by the promoted path/boardwalk mentioned above. The open space should be retained and protected from development.

### Landscape summary

The following consultation was undertaken as part of the larger longer term mixed use site (MDUNS004) and the following response was received.

LANDSCAPE OFFICER: This is a composite site and the north marshland area should be removed from the development allocation and protected as public open space (see attached plan). (There are also limitations in this area through expected peaty soils and drainage issues, if developed). The remaining areas on higher drained land to have potential for development, firstly on the east side where access is better. The larger west field lacks adequate road connection and bears no particular relation to the settlement pattern of Duns. It could therefore look visually intrusive in the wider rural setting. (Structure planting could mitigate this but would also create local shading issues for adjoining houses).

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

A consultation was undertaken as part of the larger longer term housing site (MDUNS004) and the following consultation responses were received.

STRATEGIC TRANSPORT: Vehicular access to the site needs further consideration with potential upgrading of the road network at Clockmill or potentially through the industrial estate required. The

## Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

### Proposed usage

Mixed Use

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Duns

### Site area (ha)

9.4

### Indicative capacity

100

### Housing SG Status

Excluded

existing access path to the school and public park has recently been upgraded and therefore would provide good non-vehicular access to the site. The area is prone to flooding.

TRANSPORT SCOTLAND: No objections

NETWORK MANAGER: How would access onto the main road be gained?

ROADS PLANNING OFFICER: I will deal with sites (MDUNS003 and MDUNS004 collectively). I am not opposed to these sites being developed, but only on the basis of main vehicular access being from the A6015 via the existing allocated site to the north west (ADUNS023). A minor access link is possible via the A6112 and Station Avenue. Good pedestrian and cycle linkage is critical in terms of sustainable transport. Allowance must be made for future street connectivity beyond these developments and the possibility of a distributor/relief road linking the A6105 and the A6112 south of Cheeklaw needs to be considered for the longer term expansion of the town. A Transport Assessment will be required as a prerequisite for the development of these sites.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Yes

### Right of way

On/adjacent to site

### TPOs

Not applicable

### Marketability

### Land use allocations

On site

### If yes, what?

BE12 - Further Housing Land Safeguarding

### Planning and Infrastructure summary

A consultation was undertaken as part of the larger longer term site (MDUNS004) and the following consultation responses were received.

EDUCATION OFFICER: A new school or large extension would have to be considered (Primary school).

SCOTTISH WATER: No objections

DEVELOPMENT MANAGEMENT OFFICER: As per MDUNS003 and MDUNS004. If ground which is not included within this proposal site falling under MDUNS003 can be developed then this grounds should be included, especially to the east to link the site to ADUNS010 otherwise a large gap site will be left.

ECONOMIC DEVELOPMENT: Already allocated, so this just proposes pulling implementation forward. Appears a large allocation to bring forward all at once and should replace allocation from MDUNS003. It is not clear from the Local Development Plan what is proposed as mixed use, we would therefore welcome some feedback on what is being suggested. We would comment further once this is available. We consider the Station Road employment site to be of sufficient size to allow for future general business use.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby sources as well.

HOUSING STRATEGY: No objections



## Site Ref MDUNS005

Site name South of Earlsmeadow (Phase 1)

### Proposed usage

Mixed Use

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Duns

Site area  
(ha)

9.4

Indicative  
capacity

100

Housing  
SG Status

Excluded

SCOTTISH POWER: No objections

OUTDOOR ACCESS: Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public park.

SCOTTISH POWER: No comments

PASSENGER TRANSPORT: No response received to date.

MAJOR PROJECTS: No objections

WASTE TEAM: No objections

NHS: No objections

SPORTS SCOTLAND: As part of the public consultation on the Draft Housing SG, Sports Scotland provided the following comments. Note that the site is located adjacent to what is listed as a 'playing field' on the OS map. While none of the land proposed to be allocated appears within the marked area, it is noted that a secondary access is proposed via Station Avenue which has the potential to impact on the playing field. Should a planning application be submitted that affects the playing field, then Sports Scotland would likely be a statutory consultee and base out response on the SPP criteria.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is identified for longer term mixed use development and is acceptable for development which includes housing, subject to mitigation regarding the constraints on the site.

### Conclusions

The site is part of the identified longer term mixed use site (SDUNS001), which is identified within the LDP. The larger site is also subject to assessment (MDUNS004). There is a good access to services and public transport. The site is located close to the centre of Duns and is good in terms of services, employment opportunities and public transport. The following constraints and mitigation would require to be addressed as part of any development;

- Flood Risk Assessment (FRA), in respect of the potential small watercourse identified as flowing along the northwest corner of the site and investigate the possibility of de-culverting
- Potential archaeology within the site and appropriate mitigation
- The site consists in part of 2 fields and adjoining marshland including part of the shallow basin at the north side
- There is a wetland in the north east corner of the site, which requires investigation and protection
- Structure planting would be required in order to mitigate any visual impacts as a result of the development
- There is adequate access via the A6112 and Station Avenue, with good pedestrian and cycle linkages in terms of sustainable transport
- A new school or extension would require to be considered
- There is a requirement for an events area to facilitate tourism events within this site and the larger mixed use longer term site
- The adjacent open space should be retained and enhanced
- Assessment of ecology impacts and appropriate mitigation

**Site Ref MDUNS005**

**Site name** South of Earlsmeadow (Phase 1)

**Proposed usage**

Mixed Use

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Duns

**Site area (ha)**

9.4

**Indicative capacity**

100

**Housing SG Status**

**Excluded**

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The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 100 units and is not recommended for inclusion within the Finalised Housing SG.

**Site Ref** AGREE008**Site name** Halliburton Road**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Greenlaw

**Site area (ha)**

3.4

**Indicative capacity**

65

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is not located within a Strategic Development Area.**Initial assessment summary**

The site was submitted as a Call for Site, as part of the Housing SG process and it is also identified as a longer term housing site within the LDP. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. No mention of this in the 2013 Proposed Plan (adopted May 2016). No flood risk assessment required and there is a surface water hazard identified.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement to consider surface water runoff from the nearby hills and to provide mitigation where necessary.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On/Adjacent to site

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** None**Accessibility and sustainability assessment****Access to public transport**

Limited

**Access to employment**

Limited

**Access to services**

Limited

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?**

## Site Ref **AGREE008**

Site name Halliburton Road

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Greenlaw

**Site area (ha)**

3.4

**Indicative capacity**

65

**Housing SG Status**

Excluded

### Accessibility and sustainability summary

ECOLOGY OFFICER: Arable field. Hedgerow on part of boundary, hedgerow trees, young plantation and garden ground. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, we note that it is included as a longer term safeguarded (SGREE003) site. If you are minded to support development of this site during the current plan period, further detailed assessment, particularly for the open space along the ridgeline, will be required.

The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement. Greenlaw has a regular bus service to Duns and Earlston and is on an A road which links Edinburgh and Newcastle Upon Tyne. There are limited services located within Greenlaw and it would be necessary to drive or take the bus to access a wider choice and range of these services. There is some employment land in Greenlaw but this would be limited for providing local employment. Duns, Eyemouth and Coldstream would provide greater opportunities.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

This is a large site on the western edge of Greenlaw. Larger single properties back their gardens onto this field. There are no listed buildings adjacent or within the site. There is some evidence of archaeology in the field adjacent to the site.

### Impact on open space

Low

### Impact on archaeology

Medium

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY OFFICER: No archaeological comments for the area.

HERITAGE AND DESIGN OFFICER: Outwith CA and no adjacent LB's. Edge of settlement, care will be needed in terms of boundary treatment and potential opportunities for further expansion.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

The site would be a large extension on the western side of Greenlaw and careful design would be needed to ensure that it was integrated into the rest of the settlement. The site would need to be acknowledged in any development proposals.

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Site Ref** AGREE008**Site name** Halliburton Road**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Greenlaw

**Site area (ha)**

3.4

**Indicative capacity**

65

**Housing SG Status**

Excluded

**Constrained in Landscape Capacity Study** **Landscape features**

There is an area of young woodland to the west with further arable land to the north, with a narrow strip of trees between including one large mature beech tree. East boundary is rural land with hedgerows, south boundary backs on the A697 Edinburgh Road. Main constraint likely to be the slope which will require various slope retention measures to enable development. The site would be quite prominent from certain angles of the settlement but the treebel provides shelter from the western approach and the existing housing and planting screens part of the site from the south.

**Landscape summary**

LANDSCAPE OFFICER: Due to the lack of fit with the existing settlement pattern of Greenlaw and the high visibility of this site in the view from several roads on approach, coupled with potential privacy issues to adjoining properties, it is recommended that this site is not taken forward.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

NETWORK MANAGER: Would need to extend existing 30mph limit

STRATEGIC TRANSPORT: Potential opportunity to improve pedestrian/cycle access into the village. Enhancement to existing path network would also be recommended.

TRANSPORT SCOTLAND: No objections.

ROADS PLANNING OFFICER: Direct vehicular access from the A697 (Edinburgh Road) is possible via the allocated housing site AGREE004. This will entail extending the footway out from the town on the north side of the A697 along with a slight extension of the 30 mph speed limit. This environmental change may have a positive influence on driver speeds on the main road. A right turn lane type junction may be required and visibility splays of 4.5m by 90m should be achievable.

The use of Halliburton Road as an additional means of vehicular access to the site, to help achieve good connectivity, should be explored. The junction of Halliburton Road with the A697 would ideally have to shift slightly to the west so that stacking right turn traffic for Halliburton Road and Wester Row (A6105) does not clash. The southerly boundary of the property known as 2 Edinburgh Road would be directly affected by this, and by junction visibility requirements (4.5m by 90m). The carriageway of Halliburton Road would have to be widened and a footway provided as well as the extension of the 30 mph speed limit. Irrespective of vehicular connectivity with Halliburton Road, pedestrian/cycle linkage is essential.

A Transport Assessment will be required.

PASSENGER TRANSPORT: No response to date

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability****Land use allocations****If yes, what?**

## Site Ref **AGREE008**

Site name Halliburton Road

### Proposed usage

Housing

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Greenlaw

Site area  
(ha)

3.4

Indicative  
capacity

65

Housing  
SG Status

Excluded

Average

On site

BE12 - Further Housing Land Safeguarding

### Planning and Infrastructure summary

OUTDOOR ACCESS: No comments.

DEVELOPMENT MANAGEMENT: As noted this site has been proposed before and is well-related to Greenlaw. There would be requirements to consider the landscaping treatment, including amenity of properties to the south, the Halliburton Road and the higher land to the north but it appears readily capable of accommodation within the village's setting.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: No issues

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH OFFICER: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH WATER: No objections

SCOTTISH POWER: No comments

CAPITAL PROJECTS: No comments

Waste TEAM: No comments

NHS: No objections

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is identified as a longer term housing site within the LDP. It is acknowledged that the site is quite prominent however it is considered that the existing tree belt to the west screens the site on the approach road and additional landscaping would further mitigate visual impacts. Mitigation would be required to address other constraints.

### Conclusions

The site is acceptable for housing and is currently identified as a longer term housing site within the LDP. The site is close to the centre of Greenlaw and if sensitively designed would integrate well

**Site Ref AGREE008****Site name** Halliburton Road**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Greenlaw

**Site area  
(ha)**

3.4

**Indicative  
capacity**

65

**Housing  
SG Status****Excluded**

into the settlement. The site has limited access to public services and employment within Greenlaw, however there are employment and services available in nearby settlements, which can be accessed by car or bus. The following constraints and mitigation would be required for any development on the site;

- Surface water runoff from the nearby hills may be an issue and require mitigation
- Potential for archaeology within the site, which would require appropriate mitigation
- Careful design to ensure that the site is integrated into the rest of the settlement
- In respect of landscape capacity, there is an area of young woodland to the west of the site, with further arable land to the north
- The site has potential to be prominent from certain angles, however the tree belt provides shelter from the western approach and the existing housing and planting screens part of the site from the south
- The site provides opportunities for improved pedestrian/cycle access into the village and enhancement to the path network
- Transport Assessment would be required

Overall, it is considered that the site would be acceptable for housing development, subject to mitigation in respect of the above constraints.

The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 65 units and is not recommended for inclusion within the Finalised Housing SG.

## Site Ref **AREST003**

**Site name** Reston Long Term 1

### **Proposed usage**

Housing

### **SDA**

Eastern

### **HMA**

Berwickshire

### **Settlement**

Reston

**Site area (ha)**

3.9

**Indicative capacity**

78

**Housing SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

Not applicable

### **SAC**

Not applicable

### **SPA**

Not applicable

### **SSSI**

Not applicable

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**

### **International/national designation constraints** Minor

**Structure Plan policy** The site is located within the Eastern Strategic Development Area (SDA).

### **Initial assessment summary**

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that the site is identified within the LDP as a longer term housing opportunity.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through the site. Consideration should be given to whether there are any culvert/bridges near the site as well as any historic flood records. As a previous FRA for a neighbouring site indicates that this site will be heavily constrained with limited area for development, the council may wish to consider removal from the plan.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a FRA, however require a modification to the text in the development requirement to remove the word 'potentially' as there is a watercourse through the site. The previous FRA has indicated a significant risk and site will likely be heavily constrained and may not be able to accommodate the housing number.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

On/Adjacent to site

### **Current use/s**

Greenfield

### **Common Good Land MOD safeguarded area**

Not applicable

Not applicable

### **Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** No housing application history within this site.



## Site Ref AREST003

Site name Reston Long Term 1

### Proposed usage

Housing

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Reston

Site area  
(ha)

3.9

Indicative  
capacity

78

Housing  
SG Status  
Excluded

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Limited

### Access to services

Good

### Wider biodiversity impacts

Minor

### Site aspect

South

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The site has good access to the few local services in the settlement and the services in Eyemouth. It has good access to public transport network and limited access to employment in Eyemouth and Berwick Upon Tweed. The site is south facing which is energy efficient.

SCOTTISH NATURAL HERITAGE: While the site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer term safeguard (SREST001).

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. The site lies to the south of the allocation (MREST001) and is included in the adopted development brief as site 2. The site is identified as a longer term safeguarded site that is separated from the existing settlement by the former auction mart. If developed prior to re-development of the auction mart, this site may be perceived as physically and perceptually detached from Reston and opportunities for wider integration could be missed. As with allocation (AREST004) we query the overall benefit of the structure planting proposed and suggest that the open space that such a proposal would entail could be utilised to achieve other objectives, including water management and useable or networked open space and path provision. We again highlight the lack of specificity on the parking element of the proposal.

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is a natural extension of the settlement, extending it southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the railway embankment. It is also bounded to the east by a road.

### Impact on open space

Low

### Impact on archaeology

High

### Impact on listed buildings

Low

### Local impact and integration summary

The site is a natural extension to the settlement, extending it southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the railway embankment. It is also bounded to the east by a road. It would also take advantage of/facilitate access to new potential passenger rail halt adjacent.

ARCHAEOLOGY OFFICER: Nothing recorded in the area, but between area of many cropmarks and Medieval village.

## Site Ref **AREST003**

**Site name** Reston Long Term 1

### **Proposed usage**

Housing

### **SDA**

Eastern

### **HMA**

Berwickshire

### **Settlement**

Reston

**Site area (ha)**

3.9

**Indicative capacity**

78

**Housing SG Status**

**Excluded**

HERITAGE AND DESIGN OFFICER: Auction ring listed category B but seriously at risk but not included in this site. Care will be needed to consider the design approach especially if phased development necessary. Noise protection needed from ECML.

HISTORIC ENVIRONMENT SCOTLAND: No objections

## Landscape assessment

### **NSA**

Not applicable

### **SLA**

Not applicable

### **Landscape designation**

Minor

### **General amenity**

Average

### **Altitude >200m?**

### **Height constraint**

Minor

### **Slope >12 degrees?**

### **Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### **Landscape features**

Virtually flat land between Reston Village and the East Coast main rail line which is located on an embankment on the south boundary. No built form but configuration of fences and ditches and some redundant holding pens indicate the site was a holding paddock for the former livestock mart. No significant vegetation on site but some mature hedges on boundaries.

### **Landscape summary**

LANDSCAPE OFFICER: Site appears to be 'uncomplicated' in landscape terms with limited visual assets. It is a large area and would be a significant addition to the settlement pattern of Reston and therefore urban form and relationship to the existing village would require careful consideration. There are also some proximity issues associated with the rail line that would need to be addressed. However, the site appears to have potential for medium to high density development probably in conjunction with MREST001 to the north.

## Planning and infrastructure assessment

### **Physical access/road capacity**

**Near a trunk road?**

NETWORK MANAGER: Impact on potential Reston Rail Station? Would need to extend existing 30 mph.

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network. There is potential for future parking associated with any railway station.

ROADS PLANNING SERVICE: The development brief for Reston Auction Mart covers this area of land in general terms and the site layout associated with the current detailed planning application for the mart site makes allowance for expansion into this area. I have been involved in both processes and am satisfied that this area of land can be satisfactorily served from a transport viewpoint. A comprehensive Transport Assessment will be required for this site and Site AREST004.

TRANSPORT SCOTLAND: No objections

PASSENGER TRANSPORT: No response to date

### **Contaminated land**

### **HSE consultation**

### **Water supply**

### **Sewerage**

**Site Ref AREST003**

**Site name** Reston Long Term 1

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Reston

**Site area (ha)**

3.9

**Indicative capacity**

78

**Housing SG Status**

Excluded

Not applicable

Not applicable

Yes

Limited

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

BE12 - Further Housing Land Safeguarding

**Planning and Infrastructure summary**

OUTDOOR ACCESS: Consider incorporating a path from the west linking to Orchard Road and path down to the riverside.

DEVELOPMENT MANAGEMENT: SDA area. The site, immediately south of mixed use site MREST001, lies outwith the development boundary of the village, and is identified for long term housing needs within the LDP 2016. Prime agricultural land. This site is logical extension to the settlement/ suitable for housing. There is a requirement for village green/open/play space and landscaping as set out in Reston Auction Mart brief. Consideration should be given to land requirements for access/parking in conjunction with the awaited railway station as site zRs3 lies adjacent to west. Consideration should be given to land requirements within the site for new Primary School. Waste water treatment works required given limited capacity  
Depending on mix and type of housing a high density may be supported adjacent to rail route. There may be developer contributions in respect of railway provision.

ECONOMIC DEVELOPMENT: No comments

EDUCATION OFFICER: A new school or extension would have to be considered. Further to the consultation response, the Education Officer has confirmed that there is capacity in Reston for the smaller longer term site (AREST004), however there would not be capacity for this site alone or together with (AREST004), it would trigger a requirement for a new school or extension.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments.

SCOTTISH POWER: No comments

SCOTTISH WATER: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application, in respect of the WWTW. No issues in respect of the water supply. Further to the consultation response, Scottish Water confirmed that there is approximately capacity for 40 units within Reston, which would accommodate the smaller site (AREST003) alone. Therefore, this site alone or together with (AREST003) would trigger the requirement to meet the 5 growth criteria in respect of WWTW.

CAPITAL PROJECTS:No comments

WASTE: No comments

## Site Ref **AREST003**

Site name Reston Long Term 1

### Proposed usage

Housing

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Reston

Site area  
(ha)

3.9

Indicative  
capacity

78

Housing  
SG Status

Excluded

NHS: No comments

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play

## Overall assessment

### Overall assessment

### Summarised conclusion

Acceptable

### Conclusions

This site is identified within the LDP for potential longer term housing. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site is a natural extension of the settlement, extending southwards from the Main Street and the mixed use opportunity at the Auction Mart towards the boundary of the Railway embankment. The site is bound to the east by a road. The site is virtually flat between Reston Village and the East Coast Main Line which is located on an embankment to the south boundary.

The following constraints/mitigation and considerations must be taken into account when developing this site;

- Flood Risk Assessment (FRA) is required to assess the risk from the small watercourse which flows through the site
- Mitigation would be required, in respect of any potential archaeology within the site
- There is an opportunity to provide good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Scottish Water advise that development of this site would require an upgrade to the WWTW and the developer will need to meet 5 growth criteria
- There would only be sufficient capacity for the delivery of (AREST004) within Reston through the plan period
- The development of this site would trigger a requirement for a new school or extension within Reston, the school could only support the delivery of (AREST004) at the moment.

Any landscaping proposals would need to be assessed at the time of any planning application, this would be dependent upon the final site layout and house positioning.

It should be noted that as part of the Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement, and the Reporter supported the inclusion of the site in the LDP.

Overall, it is considered that the above site is suitable for development and the above constraints could be addressed. However, the constraints in respect of WWTW and education may take longer to overcome than the LDP period.

The site was considered as an alternative option within the Draft Housing SG, with an indicative capacity for 78 units and is not recommended for inclusion within the Finalised Housing SG.

**Site Ref AREST004**

Site name Reston Long Term 2

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Reston

**Site area (ha)**

2.1

**Indicative capacity**

38

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Eastern Strategic Development Area (SDA).

**Initial assessment summary**

The site was considered as part of the Housing SG and is identified within the LDP as a potential longer term housing site. An initial stage 1 RAG assessment was undertaken and subsequently a full site assessment and consultation was undertaken. It should be noted that this site is already identified within the LDP as a longer term housing site.

FLOOD OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains / springs running through the site, I would expect the applicant to show this risk from surface water would be mitigated.

SEPA: We require a FRA which assesses the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culvert/bridges within or nearby which may exacerbate flood risk.

Although the site is not within the 1 in 200 Year Indicative Flood Mapping, a small portion of the site to the west, is within the 1 in 200 Year Indicative Surface Water Flood Mapping.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a FRA. However, require a modification to the developer requirement to investigate the possibility of de-culverting.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On/Adjacent to site

**Current use/s**

Combination

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

No housing application history within this site.

## Site Ref **AREST004**

Site name Reston Long Term 2

### Proposed usage

Housing

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Reston

Site area  
(ha)

2.1

Indicative  
capacity

38

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Limited

### Access to services

Good

### Wider biodiversity impacts

Minor

### Site aspect

South

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The site has a few local services in the settlement and other services and employment a 10 minute drive away in Eyemouth and 15 minute drive away in Berwick Upon Tweed. It is on the public transport network. It is south facing which is energy efficient.

ECOLOGY OFFICER: Improved pasture with some mature tree and scrub cover and garden ground on boundary of site-Railway embankment. Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as a longer-term safeguard (SREST002).

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. They query the overall benefits of the proposed structure planting along the southern boundary of this relatively small and contained allocation. The proposal does not appear to connect to existing habitats or provide a wider recreational linkage through the settlement. It may however overshadow and reduce the amenity of the proposed settlement. Advise that other forms of open space, such as street trees or a small pocket park incorporating surface water management may provide a suitable alternative. With regards the small water course which may run through the site they would highlight the rounded ecological and placemaking benefits if opening culverts and managing such water above ground. Would note that they are unclear from the brief as to the station parking requirements and how these may influence the layout.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

On/adjacent to site

### Listed buildings

Adjacent to site

### Visual relationship/integration with existing settlement

The site is natural infill opportunity bounded to the north, east and west by residential areas and to the south by the railway embankment. The site is identified within the LDP as potential for longer term housing and would integrate well within Reston, given that the site is bounded by residential properties and by the railway to the south.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

The site is a natural infill opportunity bounded to the north, east and west by residential areas and to the south by the railway embankment. Site is to the rear of category C listed building - Reston Parish Church and will not have an adverse impact upon its setting.

ARCHAEOLOGY OFFICER: Backlands of medieval village; some potential.

## Site Ref **AREST004**

Site name Reston Long Term 2

### Proposed usage

Housing

### SDA

Eastern

### HMA

Berwickshire

### Settlement

Reston

### Site area (ha)

2.1

### Indicative capacity

38

### Housing SG Status

Included

HERITAGE AND DESIGN OFFICER: No CA and no adjacent LB's. Limited access and need for noise protection from ECM.

HISTORIC ENVIRONMENT SCOTLAND: No objections.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

### Constrained in Landscape Capacity Study

### Landscape features

Virtually flat land between Reston village and the East Coast main rail line. No built form but configuration of fences and ditches suggests the site was a holding paddock for the former livestock mart. No significant vegetation on site, but some mature hedges and vegetation on railway boundary. Some limited habitat value associated with railway embankment and adjoining hedgerows.

### Landscape summary

LANDSCAPE OFFICER: The site has limited visual assets and is potentially developable. However, proximity of existing houses on 3 sides and lack of open access are likely to create problems for neighbours. The urban form and relationship to the existing village would require careful consideration. There are also proximity issues associated with the rail line that would need to be addressed. The site may have potential for medium density development but is considered less suitable than REST003 to the east.

It should be noted that the longer term identified site contained within the LDP, suggests a landscaped/planted area along the southern boundary of the site.

## Planning and infrastructure assessment

### Physical access/road capacity

NETWORK MANAGER: No objection.

### Near a trunk road?

STRATEGIC TRANSPORT: Site needs to provide good access to proposed new rail station and also offer good links to the village. There is an opportunity to enhance the local path network.

ROADS PLANNING OFFICER: I am in support of the principle of this site being developed for housing. Main access to this site will be from the south east corner via the site earmarked for a railway station and/or The Orchard in an upgraded form. Direct access to the Main Street is also available adjacent to the church, however this is more likely to take the form of a pedestrian/cycle link. A comprehensive Transport Assessment will be required for this site and Site AREST003.

PASSENGER TRANSPORT: No response received to date

### Contaminated land

### HSE consultation

### Water supply

### Sewerage

**Site Ref AREST004**

**Site name** Reston Long Term 2

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Reston

**Site area (ha)**

2.1

**Indicative capacity**

38

**Housing SG Status**

Included

On site

Not applicable

Yes

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

BE12 - Further Housing Land Safeguarding

**Planning and Infrastructure summary**

EDUCATION OFFICER: A New school or extension would have to be considered. Further to this consultation response, the Education Officer confirmed that this was based on all the consultation units being brought forward in Reston. The school would have capacity for this site to be taken forward within the Housing SG, however no additional sites without the need for an extension provision.

OUTDOOR OFFICER: No objections

DEVELOPMENT MANAGEMENT OFFICER: SDA area. The site, immediately south/rear of residential housing on main street, lies out with the development boundary of the village, is identified for long term housing needs within the LDP 2016. Prime agricultural land. This site is logical extension to the settlement/ suitable for housing. There is a requirement for village green/open/play space and landscaping as set out in Reston Auction Mart brief. Consideration should be given to land requirements for access/parking in conjunction with the awaited railway station as site zRs3 lies adjacent to east. Consideration should be given to land requirements within the site for new Primary School. Waste water treatment works required given limited capacity. Depending on type and mix of housing a high density may be supported adjacent to rail route. There may be developer contributions in respect of railway provision.

ECONOMIC DEVELOPMENT: No objections

CONTAMINATED LAND: The site appears to have remained largely undeveloped with the exception of an un-labelled circular structure. Due to the proximity to the railway siding there is a possibility this could be a gasometer. The site is brownfield land and its use may present development constraints.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. Cognisance needs to be taken of nearby noise sources as well.

HOUSING STRATEGY: No comments

SCOTTISH POWER: No comments

SCOTTISH WATER: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application (waste water). However, following a further meeting after the consultation responses, Scottish Water confirmed that there is limited capacity (up to 40 units) for a sewer connection.

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

WASTE TEAM: No objections

NHS: No objections



**Site Ref AREST004**

Site name Reston Long Term 2

**Proposed usage**

Housing

**SDA**

Eastern

**HMA**

Berwickshire

**Settlement**

Reston

**Site area  
(ha)**

2.1

**Indicative  
capacity**

38

**Housing  
SG Status****Included**

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

The site is acceptable for development. The site is a natural extension of settlement, contained by the railway line, can be accessed via transport safeguarding area and sites to the east. Potential archaeology and flood risk should be evaluated and mitigated where required.

**Conclusions**

The site is currently identified within the LDP as a potential longer term housing site. The site is acceptable for development and Policy IS4: Transport Development and Infrastructure, as contained within the LDP, supports the Reston Station on the East Coast Main Line railway. The site can be accessed via the transport safeguarded area and areas for longer term housing development to the east and mixed use opportunities to the north east. There are limited services within Reston. The site is a natural infill opportunity bounded on 3 sides by residential areas and to the south by the Railway Embankment. The following constraints/mitigations and considerations must be taken into consideration in any development of this site;

- A Flood Risk Assessment (FRA) is required, to assess the potential risk from the small watercourse which potentially flows through the site and investigate the possibility of de-culverting
- Potential archaeology would require appropriate mitigation
- The site has limited visual assets
- Consideration must be given to the amenity of neighbouring residential properties
- Opportunity to create good access to the proposed Rail Station and good links to the village, along with an enhanced local path network
- The site can be suitably accessed, however a Transport Assessment would be required
- Potential contamination within the site would need to be addressed and mitigated
- Scottish Water initially indicated limited capacity in the sewer, however further discussions indicate that there is capacity for up to 40 units, enough to accommodate this site.

Any landscaping proposals should be assessed as part of any planning application and will be dependent upon the final site layout and house positioning.

It should be noted that as part of the LDP Examination, a site requirement was added to the longer term housing allocation (SREST002), in respect of a flood risk assessment requirement and the Reporter supported the inclusion of the site.

It is considered that the site is suitable for development and the above constraints can be addressed/mitigated.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative capacity of 38 units.

## Site Ref **AANCR002**

**Site name** Dick's Croft II

### **Proposed usage**

Housing

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Ancrum

**Site area (ha)**

3.0

**Indicative capacity**

60

**Housing SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

Not applicable

### **SAC**

Not applicable

### **SPA**

Not applicable

### **SSSI**

Not applicable

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**

### **International/national designation constraints** Minor

### **Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central HMA.

### **Initial assessment summary**

There are no initial constraints on the site which would preclude it from being developed.

SEPA: Mitigation measures are required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage. SEPA also request that foul water must connect to the existing Scottish Water foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement to consider surface water mitigation measures during the design stage.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the capacity of houses, I would encourage the applicant to consider surface water mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

On site

### **Current use/s**

Greenfield

### **Common Good Land**

Not applicable

### **MOD safeguarded area**

On site

### **Aerodrome/Technical Site Safeguarding**

Not applicable

### **Planning history reference**

There is no planning history on this site.

## Site Ref AANCR002

Site name Dick's Croft II

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Ancrum

Site area  
(ha)

3.0

Indicative  
capacity

60

Housing  
SG Status  
Excluded

## Accessibility and sustainability assessment

### Access to public transport

Limited

### Access to employment

Limited

### Access to services

Limited

### Wider biodiversity impacts

Minor

### Site aspect

Not applicable

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Improved pasture adjacent to garden ground. Small plantation (mixed) at north of site. Line of trees on NE boundary. Hedgerow on boundary. No significant biodiversity issues

GENERAL COMMENTS: There are some services in Ancrum and limited opportunities for employment. There is a frequent bus service from the A68 to Jedburgh and Edinburgh.

## Local impact and integration assessment

### Conservation area

Adjacent to site

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site sits to the south of the settlement of Ancrum adjacent to the settlement boundary. There has been a recently developed housing allocation to the east of this site. There are no other existing allocations to be developed within Ancrum.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: The site is outside the Conservation Area with no adjacent listed buildings. The site is located on the edge of the settlement and care will be needed on boundary treatment and distant views from the south.

ARCHAEOLOGY: There is nothing recorded within the site (designated or not); outside historic core of village; area to immediate north-east evaluated.

GENERAL COMMENTS: The site is within walking distance to the primary school and services in Ancrum. The site to the north east of Dick's Croft has recently been completed - allocation of this site would mean considerable growth in the village in a short period of time.

## Landscape assessment

### NSA

Not applicable

### SLA

On site

### Landscape designation

Moderate

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

## Site Ref **AANCR002**

Site name Dick's Croft II

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Ancrum

Site area  
(ha)

3.0

Indicative  
capacity

60

Housing  
SG Status

Excluded

### Constrained in Landscape Capacity Study

#### Landscape features

LANDSCAPE COMMENTS: The site is currently used for improved pasture/silage. There is no built form apart from electricity sub-station in northern corner nearest village. The site is bounded on all sides by hedgerows with narrow roads on the NW, NE and SE boundaries. There are detached houses adjoining to the NW and a denser more modern housing estate adjoining to the NE. Areas to SE and SW are open farmland.

#### Landscape summary

LANDSCAPE COMMENTS: Gently sloping SE facing field, steeper at the top (NW) side and flattening out toward the SE side adjoining the C class Ancrum to Denholm road. The existing hedgerows and country lanes help define the character of the site. The site has attractive views out over the Teviot Valley to S and SW and these views are currently enjoyed by adjoining properties to the north. Development could intrude or obstruct some of these views. The character of existing detached houses at Dick's Croft might be best served by continuing this style of development along the northern end of the site accessed separately from the lane at the Loaning with denser housing on the flatter lower ground on the main part of the site. Retention of existing hedgerows on boundaries supplemented by some new planting is desirable to relate development to its rural setting.

SNH: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. The settlement profile for Ancrum in the LDP notes that this area is preferred for future expansion beyond the period of the LDP. If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's location within a Special Landscape Area we recommend that this assessment includes landscape capacity for development and careful consideration of the site boundary, the landscape and visual impact mitigation and the site design.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor states the site requirements should more clearly state that this site is within the Teviot Valleys Special Landscape Area (SLA). As currently written, it appears that the site is adjacent to the SLA. This underplays the need for careful consideration of site layout and design, boundary treatments and landscape and visual impact assessment.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Part of this site was looked at in 2008 and due to the pinch-point in the road network towards the village centre it was not deemed favourable from a roads perspective. Since then 'Designing Streets' has become a policy document and this encourages informal road layouts and natural traffic calming. The majority of traffic accessing the site will utilise South Myrescroft thus avoiding the pinch-point referred to. There will no doubt be an increase in pedestrian movements through the pinch-point for those wishing to access the local amenities; therefore some alterations to the road network, such as a localised widening at the corner next to the school, will be required. This can be investigated through a Transport Assessment for the site.

The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate and street lighting and speed limits will have to extend accordingly. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

No

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Yes

### Right of way

Adjacent to site

### TPOs

Not applicable

## Site Ref AANCR002

Site name Dick's Croft II

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Ancrum

Site area  
(ha)

3.0

Indicative  
capacity

60

Housing  
SG Status

Excluded

### Marketability

Average

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: It is considered this site is a logical expansion of Ancrum of this scale. However there are potential issues with the scale of additional housing which can be accommodated within the settlement. There is an opportunity for an amenity/play space to be formed at the northern corner of the site which could create a second village green with housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane. The site edges would require extensive structural landscape planting to create a suitable definition to the edge of the village.

EDUCATION: If the site was allocated for housing an extension to the Primary School may be required.

NETWORK MANAGER: The allocation of this site will impact on the existing 30 mph speed limit.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

STRATEGIC TRANSPORT: Connectivity from the site to the village centre is important for both pedestrians and cyclists.

OUTDOOR ACCESS TEAM: Connecting footways to be incorporated into this area to link pedestrian use from this area to the school and existing village paths and village green – (central village area) and path to Ale water to the South of the site If separate from road pavement then these paths should be made up within the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is within a SLA however overall the site is considered acceptable. Consideration to be given to scale, site design & wastewater infrastructure. Site to be included within the Housing Supplementary Guidance as an alternative site.

### Conclusions

Overall the site is assessed as acceptable however it should be noted the site is within a Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. Due to recent development within Ancrum consideration should be given to the scale of the proposal and its effect on the size of the settlement and

**Site Ref AANCR002****Site name** Dick's Croft II**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Ancrum

**Site area  
(ha)**

3.0

**Indicative  
capacity**

60

**Housing  
SG Status****Excluded**

the character of the village and its Conservation Area. Allocation of this site would increase pressure on services since the previous housing allocation has only recently been completed and further discussions would need to be held with Scottish Water in relation to wastewater treatment as the development is required to connect to the existing Scottish Water foul network.

Structure planting to the south and west would be required to reduce visual impact from the countryside and create an edge to the settlement. Existing hedgerows would need to be retained or improved where possible. Mitigation measures are required to prevent any impact on the River Tweed SAC. Mitigation measures are also required in relation to the impact of surface water runoff from nearby hills and this should be considered during the design stage.

Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. A pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. It is also important that there is connectivity from the site to the village centre for both pedestrians and cyclists.

The development at Myrescroft to the north east of this site confirmed that there was a healthy market for house purchasers within Ancrum. Consequently this proposal could be considered to be effective and there is an interested developer associated with the site. However care must be taken to ensure any new development does not saturate the village within a relatively short period of time.

This site was considered as 'alternative' option as part of the Draft Housing SG and further to public consultation, the site has not been included within the Finalised SG on Housing.

## Site Ref **MEARL001**

**Site name** Georgefield East - Phase 1

### **Proposed usage**

Mixed Use

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Earlston

**Site area  
(ha)**

36.9

**Indicative  
capacity**

255

**Housing  
SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

1:200

### **SAC**

On site

### **SPA**

Not applicable

### **SSSI**

Not applicable

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**

**International/national designation constraints** Moderate

**Structure Plan policy** The site is in the Central Strategic Development Area and the Central Housing Market Area.

### **Initial assessment summary**

SEPA: The site requires an FRA which assesses the risk from the Turfford Burn and small watercourses which flow through or adjacent to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Consideration should be given to whether there are any culverted watercourses within/ near the site which can exacerbate flood risk. The site will likely be constrained due to flood risk. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford Burn is a HMWB. With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: Some parts of this site lie within the SEPA 1 in 200 Year Indicative Flood Mapping. This would potentially require a Flood Risk Assessment dependant on what type of building is to take place, on which parts of the land as the Turfford Burn runs directly through the site.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

Not applicable

### **Current use/s**

Greenfield

### **Common Good Land MOD safeguarded area**

Not applicable

On site

### **Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** There is no planning history on the site.

**Site Ref MEARL001**

**Site name** Georgefield East - Phase 1

**Proposed usage**  
Mixed Use

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Earlston

**Site area (ha)**  
36.9

**Indicative capacity**  
255

**Housing SG Status**  
Excluded

**Accessibility and sustainability assessment**

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Moderate

**Site aspect**  
Not applicable

**Waverley line contribution required?**



**Accessibility and sustainability summary**

**BIODIVERSITY:** Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

**GENERAL COMMENTS:** The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
On site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

**Impact on open space**  
Low

**Impact on archaeology**  
Medium

**Impact on listed buildings**  
Low

The site is partly within the Earlston development boundary. The site includes the majority of the housing allocations AEARL010 and AEARL011 and part of the longer term mixed use site SEARL006. The proposal suggests the mixed use allocated is relocated across the Turfford Burn to the area allocated under site code AEARL010.

**Local impact and integration summary**

**ARCHAEOLOGY:** Area includes findspot location of Early Bronze Age piece and findspots in the general area.

**HERITAGE & DESIGN:** Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

**GENERAL COMMENTS:** The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.



**Site Ref MEARL001**

Site name Georgefield East - Phase 1

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

36.9

**Indicative capacity**

255

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

LANDSCAPE COMMENTS: General slope down to north west to Turfford Burn. Lowland type Landscape - Lowland margin with Hills. No built form - currently agricultural land use. Site slightly removed from the eastern extent of Earlston with Earlston High School located across fields to west and the Georgefield Farm Steading and associated properties separated from the site by robust and established shelterbelt plantings along its north and eastern boundary. There is also an overhead powerline running across the field in an east west direction to the south of the Turfford Burn and woodlands.

**Landscape summary**

LANDSCAPE COMMENTS: Attractive views across to the agricultural land on the north side of the valley. The existing shelterbelt woodlands have value as habitats for birds and invertebrates and with appropriate design SUDS ponds could be created as wetland habitats. The capacity of the site is limited by extent of shelterbelt woodland around and penetrating into the site. It would be desirable to retain the majority of these shelterbelt woodlands, especially along the tributary burn that runs into the Turfford Burn as this will help provide a landscape structure to any development. It will require adequate buffer zones to be established in order to identify the developable land. Access constraints may, to some extent, further limit capacity.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: Part of this site is already allocated within the current LDP as site AEARL010 and AEARL011. This site is expansive and somewhat remote from the rest of the village. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

No

**Sewerage**

No

## Site Ref **MEARL001**

**Site name** Georgefield East - Phase 1

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

Earlston

### Site area (ha)

36.9

### Indicative capacity

255

### Housing SG Status

Excluded

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

On site

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

**DEVELOPMENT MANAGEMENT:** Excepting the area highlighted in green which appears capable of accommodation within Earlston's established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement's history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct 'Georgefield' satellite community.

**ECONOMIC DEVELOPMENT:** It is noted that part of this site is already allocated, so this appears to be a proposal to pull forward implementation of future allocations. This appears a large allocation to bring forward all at once and we suggest should only be a single allocation and replace MEARL002 and MEARL003. We do not object to changing the AEARL010 allocation in the Local Development Plan, from Housing only, to mixed use as well. It is suggested however, that the mixed use should be progressed in tandem with any housing development and not left until all housing is constructed. Progress with the Development Brief, as identified in the Local Development Plan, is needed to resolve this issue.

**STRATEGIC TRANSPORT:** The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

**TRANSPORT SCOTLAND:** Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

**OUTDOOR ACCESS TEAM:** Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills.

**SCOTTISH WATER - WWTW:** Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

**SCOTTISH WATER - WTW:** Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

**NETWORK MANAGER:** Georgefield Road is not ideal for this scale of development.

**Site Ref MEARL001****Site name** Georgefield East - Phase 1**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

36.9

**Indicative capacity**

255

**Housing SG Status****Excluded**

**EDUCATION:** A New Primary School and an extension to the High School would have to be considered.

**CONTAMINATED LAND OFFICER:** The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

**NEIGHBOURHOOD SERVICES:** Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

**ENVIRONMENTAL HEALTH:** Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

**Overall assessment****Unacceptable****Summarised conclusion**

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

**Conclusions**

Part of this site is allocated for housing within the adopted Local Development Plan 2016 with the majority of the remainder of the site being identified as a potential longer term mixed use site. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. It should also be noted that part of the site is included within the 1:200 year flood risk area along the Turrford Burn which runs directly through the site. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are partially included within this proposal.

## Site Ref **MEARL002**

**Site name** Georgefield East - Phases 1, 2 & 3

### **Proposed usage**

Mixed Use

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Earlston

**Site area  
(ha)**

59.9

**Indicative  
capacity**

700

**Housing  
SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

1:200

### **SAC**

Not applicable

### **SPA**

Not applicable

### **SSSI**

Not applicable

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**

### **International/national designation constraints** Minor

**Structure Plan policy** The site is in the Central Strategic Development Area and the Central Housing Market Area.

### **Initial assessment summary**

SEPA: The Proposed Plan (adopted May 2016) states "Flood risk assessment will be required for the areas at flood risk along the Turfford Burn". We would recommend this statement is altered as we require an FRA which assesses the risk from the Turfford Burn and small tributaries which flows through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford burn is a HMWB. With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: Some parts of this site lie within the SEPA 1 in 200 Year Indicative Flood Mapping. This would likely have no objection but consideration would have to be taken of the Turfford Burn running next to the site and the small drains/watercourses running throughout the site.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

Not applicable

### **Current use/s**

Greenfield

### **Common Good Land** **MOD safeguarded area**

Not applicable

On site

### **Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** There is no planning history on the site.

**Site Ref MEARL002**

**Site name** Georgefield East - Phases 1, 2 & 3

**Proposed usage**  
Mixed Use

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Earlston

**Site area (ha)**  
59.9

**Indicative capacity**  
700

**Housing SG Status**  
Excluded

**Accessibility and sustainability assessment**

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Moderate

**Site aspect**  
Not applicable

**Waverley line contribution required?**

**Accessibility and sustainability summary**

**BIODIVERSITY:** Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

**GENERAL COMMENTS:** The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
On site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

**Impact on open space**  
Low

**Impact on archaeology**  
Medium

**Impact on listed buildings**  
Low

The site is too expansive and remote from the rest of the village to be considered for short term development due to the undeveloped housing allocations at East Turfford (AEARL010) and Georgefield site (AEARL011).

**Local impact and integration summary**

**ARCHAEOLOGY:** Area includes unclassified linear features, as well as sites alongside. Some general findspot locations in the area, including the findspot location of Early Bronze Age piece.

**HERITAGE & DESIGN:** Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

**GENERAL COMMENTS:** The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.

## Site Ref **MEARL002**

**Site name** Georgefield East - Phases 1, 2 & 3

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

59.9

**Indicative capacity**

700

**Housing SG Status**

Excluded

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Average

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### Landscape features

LANDSCAPE COMMENTS: Generally site gently sloping down to north and north west but with gently undulating landform with east west ridges. The site is currently in use as arable farm land and to south west of the site Georgefield Farm steading buildings are located. The site is several large fields, fringed by woodland to the north and east (partial) boundaries and much of the west boundary. The boundary to the south is adjacent to the minor road/track that serves Whitefield Farm and there is a mixed native hedge along the greater part of this boundary. A small burn runs from the southern boundary northwards located for the latter part of its length in a relatively deeply incised and wooded valley before entering the Turfford Burn. A further mixed broadleaf shelterbelt strip further dissects the most northerly field. There is a single H/V overhead power line that runs in an east/west direction across the northern part of the site before turning southwards to Georgefield Farm steading along the existing track.

### Landscape summary

LANDSCAPE COMMENTS: The site is gently north facing sloping sides of the Turfford Burn valley and as such much of the site has commanding views to the north side of the valley and to the farmland and scattered farmhouses and other residential properties that feature in the views. It is considered that phase 2 would be the only logical extension to AEARL011. Phase 2 suggests an indicative capacity of no more than 120 units, allowing for a robust structure planting belt along the eastern boundary to contain the development. The pattern of shelterbelt woodlands largely reflects the historic pattern of shelterbelt woodlands with some minor losses and gains. The woodland offers valuable habitats for birds, bats and invertebrates on what is a managed agricultural landscape.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

## Planning and infrastructure assessment

**Physical access/road capacity**

**Near a trunk road?**

ROADS PLANNING TEAM: This site is expansive and somewhat remote from the rest of the village, especially the eastern part of it. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

No

**Sewerage**

No

## Site Ref **MEARL002**

**Site name** Georgefield East - Phases 1, 2 & 3

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area  
(ha)**

59.9

**Indicative  
capacity**

700

**Housing  
SG Status**

**Excluded**

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

**DEVELOPMENT MANAGEMENT:** Excepting the area highlighted in green which appears capable of accommodation within Earlston's established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement's history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct 'Georgefield' satellite community.

**SCOTTISH WATER - WWTW:** Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

**SCOTTISH WATER - WTW:** Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

**ECONOMIC DEVELOPMENT:** Already allocated, so pulling implementation forward. Appears a large allocation to bring forward all at once and should only be a single allocation, which is suggested to be part of MEARL001 and replace MEARL003 also.

**STRATEGIC TRANSPORT:** The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

**TRANSPORT SCOTLAND:** Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

**OUTDOOR ACCESS TEAM:** Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills

**CONTAMINATED LAND OFFICER:** The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

**EDUCATION:** A New Primary School and an extension to the High School would have to be considered.

**Site Ref MEARL002****Site name** Georgefield East - Phases 1, 2 & 3**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

59.9

**Indicative capacity**

700

**Housing SG Status****Excluded**

NETWORK MANAGER: Georgefield Road is not ideal for this scale of development.

NEIGHBOURHOOD SERVICES: Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

**Overall assessment****Overall assessment****Unacceptable****Summarised conclusion**

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

**Conclusions**

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011) which are located to the north west of this site.



## Site Ref **MEARL003**

**Site name** Georgefield East - Phase 2

### **Proposed usage**

Mixed Use

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Earlston

**Site area (ha)**

30.0

**Indicative capacity**

540

**Housing SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

1:200

### **SAC**

Not applicable

### **SPA**

Not applicable

### **SSSI**

Not applicable

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**

### **International/national designation constraints** Minor

**Structure Plan policy** The site is in the Central Strategic Development Area and the Central Housing Market Area.

### **Initial assessment summary**

SEPA: We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable. The Turfford burn and a tributary run through/adjacent to the site so would need to be protected and enhanced as part of any development. There should be no culverting for land gain. The Turfford burn is a highly modified waterbody (HMWB). With regard to foul drainage this must be connected to the SW foul network which would likely necessitate an upgrade of the STW. Earlston STW is currently a failing site due to storm sewage infrastructure at the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. I would have no objections on the grounds of flood risk.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

Not applicable

### **Current use/s**

Greenfield

### **Common Good Land MOD safeguarded area**

Not applicable

On site

### **Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** There is no planning history on the site.

## Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area  
(ha)

30.0

Indicative  
capacity

540

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line  
contribution  
required?



### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – small part of site in flood plain of Turfford burn (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk) . Potential connectivity with River Tweed SAC through drainage–Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Arable fields with broad-leaved woodland (including wet woodland) and coniferous woodland on boundary. Mitigation to avoid impacts on protected species such as otter, badger, water vole and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities within Earlston. It has good access to employment in the settlement and limited access to employment in Galashiels, 10 miles or 20 minutes drive away. Earlston is on the A68(T) which is also part of the strategic public transport network.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with  
existing settlement

The site is too expansive and remote from the rest of the village to be considered for short term development due to the undeveloped housing allocations at East Turfford (AEARL010) and Georgefield site (AEARL011).

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: Area includes unclassified linear features, as well as sites alongside. Some general findspot locations in the area, including the findspot location of Early Bronze Age piece.

HERITAGE & DESIGN: Substantial potential allocation which would significantly increase the overall population of Earlston and lead to demands on the infrastructure (road network / schools etc) that would also have to be addressed. An overall Master Plan is needed here to look at the long term vision and how individual phases could be considered including the need for advance infrastructure / structure planting etc at each stage.

GENERAL COMMENTS: The Development and Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site. These include structural tree planting and provision for SUDS areas within the site. The hedges and hedgerow trees on the site should be conserved and enhanced where possible.

## Site Ref **MEARL003**

Site name Georgefield East - Phase 2

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Earlston

Site area  
(ha)

30.0

Indicative  
capacity

540

Housing  
SG Status  
**Excluded**

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

LANDSCAPE COMMENTS: The topography of the site is gently undulating, sloping very slightly down to the west boundary. The site is currently in use as arable farm land with shelterbelt woodland strips to north and part of east boundary. Track with mixed native hedge to majority of southern boundary.

### Landscape summary

LANDSCAPE COMMENTS: The shelterbelt woodlands are important habitat corridors. There is scope to improve habitat along the minor burn along the western boundary and to further improve connectivity from south to north by supplementary planting in association with existing hedgeline. I would only see MEARL003 being developed in the future as an extension to completed development to the NW and not in isolation. Any development of this site will require it to acknowledge buffer zones to existing plantations/ shelterbelts and some additional structure planting belts to subdivide the site to improve local amenity.

SNH: While this site lies outwith the current settlement boundary, we note that it is included in the LDP as a longer-term safeguarded site (SEARL006). If you are minded to support development of this site during the current plan period, further detailed assessment will be required.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: This site is expansive and is remote from the rest of the village. It should not be zoned for development in isolation of the intervening land to the west and north west. Should it be zoned for development I shall require a new access onto the A6105 just east of Tower Farm. Improvements will be required to urbanise the entrance to the village on the main road from the east in order to reduce vehicle speeds. A link to the Georgefield Road will also be required in order to provide for appropriate street connectivity. The Georgefield road will require significant upgrading, in terms of horizontal and vertical geometry, width, construction make-up, pedestrian provision and street lighting.

As well as internal street connectivity the development will have to connect externally and allow for future connectivity. A coherent masterplan will be required for the whole area of Georgefield. As well as sustainable transport affairs, a Transport Assessment will have to comprehensively assess the full extent of upgrading work required for the Georgefield road and will have to assess the capacity of the main street through the village which has pinch-points for both vehicular and pedestrian traffic.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

No

### Sewerage

No

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

### Land use allocations

### If yes, what?

**Site Ref MEARL003**

**Site name** Georgefield East - Phase 2

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

30.0

**Indicative capacity**

540

**Housing SG Status**

Excluded

Average

On site

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

**Planning and Infrastructure summary**

**DEVELOPMENT MANAGEMENT:** Excepting the area highlighted in green which appears capable of accommodation within Earlston’s established setting, the site – certainly those areas denoted in red – are not adjacent to the existing settlement, while mature stands of trees intervene between much of this land and Earlston. To the west, any new housing would be liable to appear divorced from Earlston, cut off by the school and Burn. The eastern edge of the sites is arbitrary in its position, with no existing strong landscaped boundaries to help absorb and structure development. There is an appreciable amount of constraint within the Earlston area because of flood risk concerns at lower level and then more steeply sloping land above the valleys (which I am sure has led to the identification of these areas to the east). However, I would still be concerned about the promotion of an increasingly ribbon-like character of development eastwards and away from the historic centres at Ercildoune (to west of A68) and Earlston (to east of A68). A ribbon running eastwards in the opposite direction would not be in character with the settlement’s history, particularly where this might promote the development of further land beyond the arbitrary eastern boundary shown. To avoid an overly-contrived appearance, and any keen sense of Earlston as a tripartite settlement divided by the A68 to the west and High School to the east, consideration would need to be given to how this and any future proposals to the east might be accommodated within a landscaping treatment that is capable of drawing it into a shared setting and sense of place with Earlston, avoiding the impression of a distinct ‘Georgefield’ satellite community.

**SCOTTISH WATER - WWTW:** Current growth project being designed and built with completion 2018 to meet a design PE of 2400, no further capacity will be available until post 2025.

**SCOTTISH WATER - WTW:** Large scale development in Earlston would require same major upgrades on the network, Service Reservoirs and Trunk Mains. This would need to be funded by the developer(s).

**ECONOMIC DEVELOPMENT:** Already allocated, so pulling implementation forward. Appears a large allocation to bring forward all at once and should only be a single allocation, which is suggested to be part of MEARL001 and replace MEARL002 also.

**EDUCATION:** A New Primary School and an extension to the High School would have to be considered.

**NETWORK MANAGER:** Georgefield Road is not ideal for this scale of development.

**STRATEGIC TRANSPORT:** The proposed mixed use areas are well placed to serve the new high school, but are divorced from the centre of the town and therefore it will be difficult to encourage more sustainable travel movements without significant improvements to the local walking and cycling network in the immediate area. It is recommended that a master-planning exercise is carried out to develop suitable ideas in terms of vehicular access to the site, sustainable transport options and public transport provision. There is a long term ambition to develop the former railway line that lies to the north of the site as a shared access route.

**TRANSPORT SCOTLAND:** Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

**OUTDOOR ACCESS TEAM:** Connecting footways to be incorporated into the southern section to link pedestrian use to the Core Path which allows access to the Black Hills.

**CONTAMINATED LAND OFFICER:** The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

**NEIGHBOURHOOD SERVICES:** Requires a strategic approach to the creation of functional open space due to the scale of development, proximity to village.

**ENVIRONMENTAL HEALTH:** Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies.

**Site Ref MEARL003****Site name** Georgefield East - Phase 2**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Earlston

**Site area (ha)**

30.0

**Indicative capacity**

540

**Housing SG Status****Excluded**


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This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

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## Overall assessment

**Overall assessment****Unacceptable****Summarised conclusion**

The site is not considered appropriate to bring forward within the Housing SG. There are significant infrastructure constraints with the settlement.

**Conclusions**

This site is identified as a potential longer term mixed use site within the adopted Local Development Plan. Following this site assessment process it is not considered appropriate to bring forward this site as part of the Housing Supplementary Guidance. There are significant infrastructure constraints within Earlston in relation to wastewater treatment capacity within the settlement. Scottish Water have a growth project being designed and built with completion in 2018 this will be enough to accommodate the current population with some extra capacity for limited growth, no further capacity will be available until post 2025. In addition to this there are also a number of existing housing allocations within Earlston which remain undeveloped including both East Turrford (AEARL010) and Georgefield Site (AEARL011).

## Site Ref **AGALA029**

**Site name** Netherbarns

### **Proposed usage**

Housing

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Galashiels

**Site area (ha)**

7.4

**Indicative capacity**

45

**Housing SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

Not applicable

### **SAC**

Adjacent to site

### **SPA**

Not applicable

### **SSSI**

Adjacent to site

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**



### **International/national designation constraints** Moderate

**Structure Plan policy** The site is located within the Central Strategic Development Area.

### **Initial assessment summary**

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.

SEPA: Require a FRA which assesses the risk from the River Tweed. We previously requested an FRA for this site to assess the risk to the areas closest to the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so I would expect the applicant to consider this and show how this risk would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

Not applicable

### **Current use/s**

Greenfield

### **Common Good Land MOD safeguarded area**

Not applicable

Not applicable

### **Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 04/00706/FUL - Erection of seventy nine dwellinghouse (refused by the Scottish Ministers after they had called it in).

## Site Ref AGALA029

Site name Netherbarns

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area (ha)

7.4

Indicative capacity

45

Housing SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line contribution required?



### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk – Potential connectivity with River Tweed SAC/SSSI through drainage. Site separated from River Tweed by minor road and disused railway/broad-leaved woodland strip. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site- improved filed boundary features of tree line and within site old hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds.

GENERAL COMMENTS: The site has good access to local services and facilities and employment in the settlement. The settlement is on the A7(T) and A6091(T) and the strategic public transport network.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Not applicable

Listed buildings

Adjacent to site

Visual relationship/integration with existing settlement

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

High

### Local impact and integration summary

ARCHAEOLOGY: Area includes part of disused railway line (OS1) which remains as an earthwork in part.

HERITAGE & DESIGN: Sensitive site opposite Abbotsford House. Some potential however especially by A7 which already has street lighting and Netherbank development. Structural screen planting is needed to reinforce and protect the visual separation from Abbotsford and there is potential to break up the overall site into a series of "rooms" along the line of the indicative sketch provided. Following a review of the Heritage Statement submitted by the contributor I am content with the general conclusion reached that there is scope for some residential development within the M & J Ballantyne site and that subject to reinforcement of the existing planting adjacent to the old railway line to ensure both summer and winter foliage screening that the impact to Abbotsford House and its setting by housing on the site could be reduced to an acceptable minimal level. The detailed design approach is also important, both in terms of identifying and agreeing the "developable" parts of the site; which are likely to be nearer the A7, the landscaping within the site and crucially looking at the colour and hue of the external finishes of any new buildings.

## Site Ref **AGALA029**

Site name Netherbarns

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

7.4

**Indicative capacity**

45

**Housing SG Status**

Excluded

**HISTORIC ENVIRONMENT SCOTLAND:** We are content with the principle of development for 45 units here, on the basis that site development will be forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. We would wish to be consulted on these details and others as the masterplanning process develops. The Abbotsford Trust have recently commissioned a landscape management plan for the Abbotsford estate. The plan's proposals may involve reopening of historic views from house and estate, which may take in this site. This will also need to be taken into account in the development of the masterplan.

**GENERAL COMMENTS:** This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Garden and Designed Landscape lies to the south east of the site. The Reporters' assessment was that the site should not be developed because of the adverse impact on the setting of the A Listed Abbotsford House and its Garden and Designed Landscape. However, Historic Scotland have now removed their objection to some form of development on the site. The setting of the listed footbridge to the NE of the site and Netherbarns farmhouse, steading and stables to the west of the site should also be taken into consideration.

## Landscape assessment

**NSA**

Not applicable

**SLA**

Adjacent to site

**Landscape designation**

Moderate

**General amenity**

Good

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### Landscape features

The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

### Landscape summary

SNH: This site lies outwith the current settlement boundary as shown in the LDP. We understand that the site was included as an allocation in the Proposed Plan but, in their report of examination, the Reporter recommended its deletion. This recommendation was based partly on landscape impacts. We are not aware of a potential solution that should change that decision.

**GENERAL COMMENTS:** The site is also visible from the stretches of the A7(T) and the Southern Upland Way immediately adjacent to the site. There is a semi mature/ mature tree belt south of the site and young tree belts in the middle of the site and along the A7 (T). There are also mature trees along the fringe of the site. There is a small hillock in the north west of the site. There are small areas of steep slopes in the SW of the site and along its SE fringe. The impact on the Garden and Designed Landscape is also a constraint on landscape capacity.

## Planning and infrastructure assessment

**Physical access/road capacity**

**Near a trunk road?**

ROADS PLANNING TEAM: The A7 immediately adjacent to the site has the benefit of: street lighting and a 40mph speed limit; a footway for pedestrians, including a crossing island in the main road; and public transport provision by way of bus lay-bys and shelters. The existing road junction serving Kingsknowe Drive, which would also serve this site, has the benefit of a right turn lane on



**Site Ref AGALA029**

**Site name** Netherbarns

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

7.4

**Indicative capacity**

45

**Housing SG Status**

Excluded

the A7 to assist with traffic flow on the main road. As such, much of the transport infrastructure required to serve this site is already in place. A Transport Assessment would be required to address any adjustments/upgrades required to accommodate the increase in traffic associated with the site.

With the A7 being a Trunk Road, Transport Scotland would observe on the impact on the A7, adjacent to and in the proximity of the site, including any speed reducing measures to be addressed. While there is often queuing traffic at Kingsknowe Roundabout at peak times, this tends to be short lived.

All matters considered I am supportive of the principle of development on this site from a transport perspective, but you may wish to consult Transport Scotland as the trunk road authority. The internal road layout will have to comply with 'Designing Street's requirements, particularly with respect to connectivity and speed. The design will also have to take significant cognisance of pedestrians and cyclists including external links with the surrounding infrastructure.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Limited

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?**

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: The site is supported through a previous planning approval on the site.

CONTAMINATED LAND OFFICER: A portion of the site appears to have been developed with a railway cutting that has subsequently been infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: There is also access to the new railway station on the proposed Waverley Line. A pedestrian/cycling link onto Boleside Road is recommended.

NETWORK MANAGER: The site has trunk road access.

OUTDOOR ACCESS TEAM: No comments.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Currently maintain a grass strip to right hand side of entrance to Kingsknowe Drive off A7 which appears to be included in site. Would be no issues if that was lost. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies.

**Site Ref AGALA029****Site name** Netherbarns**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

7.4

**Indicative capacity**

45

**Housing SG Status****Excluded**

This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

This site has been to the Local Plan Inquiry and the recent LDP Examination and was dismissed. It is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which will alter that stance. Therefore the site is not being take forward into the Housing Supplementary Guidance.

### Conclusions

This site was considered in the Local Plan Inquiry and at the recent Local Development Plan Examination. The Reporter's recommendation at both the Inquiry and the Examination was for the site to be removed from the Local Plan/LDP.

As part of the recent LDP Examination the Reporter concurred with the conclusions reached at the previous Local Plan Inquiry. The Reporter noted the lack of formal objection by Historic Scotland and stated that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. The Reporter did not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape. Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity.

It is acknowledged that this recent submission has re-emphasised why the applicants consider that the proposal will have a minimal detrimental impact on the setting of Abbotsford House. However given that this case has twice been dismissed by Reporters, most recently with regards to the adopted 2016 Local Development Plan, it is clear the concerns the Reporters have with regards to the allocation of this site and therefore it is not considered there are any further grounds nor information provided which will alter that stance. Therefore the site is not being taken forward into the Housing Supplementary Guidance.

## Site Ref **AGALA032**

**Site name** Lintburn Street

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
0.1

**Indicative capacity**  
8

**Housing SG Status**  
Included

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### Initial assessment

**Floodrisk**  
1:200

**SAC**  
Not applicable

**SPA**  
Not applicable

**SSSI**  
Not applicable

**Ramsar**  
Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Moderate

**Structure Plan policy** The site is located within Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary** This site has a recent planning approval for eight flats (15/01518/FUL) and has been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply.

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### Information relating to planning applications

**Minerals and coal**

**NNR**

**Prime Quality Agricultural Land**

**Current use/s**  
Buildings

**Common Good Land**

**MOD safeguarded area**

**Aerodrome/Technical Site Safeguarding**

**Planning history reference** 15/01518/FUL - Erection of eight dwelling flats and associated works (Approved)

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### Accessibility and sustainability assessment

**Access to public transport**

**Access to employment**

**Access to services**

**Wider biodiversity impacts**

**Site aspect**

**Waverley line contribution required?**

**Accessibility and sustainability summary**

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### Local impact and integration assessment

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**Site Ref AGALA032**

**Site name** Lintburn Street

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
0.1

**Indicative capacity**  
8

**Housing SG Status**  
Included

**Conservation area**

**Scheduled Ancient Monument**

**Garden and designed landscape**

**Ancient woodland inventory**

**Open space**

**Archaeology**

**Listed buildings**

**Visual relationship/integration with existing settlement**

**Impact on open space**

**Impact on archaeology**

**Impact on listed buildings**

**Local impact and integration summary**

**Landscape assessment**

**NSA**

**SLA**

**Landscape designation**

**General amenity**

**Altitude >200m?**

**Height constraint**

**Slope >12 degrees?**

**Slope constraint**

**Constrained in Landscape Capacity Study**

**Landscape features**

**Landscape summary**

**Planning and infrastructure assessment**

**Physical access/road capacity**

**Near a trunk road?**

**Contaminated land**

**HSE consultation**

**Water supply**

**Sewerage**

**Education provision**

**Primary school capacity**

**Secondary school capacity**

**Right of way**

**TPOs**

**Site Ref AGALA032**

Site name Lintburn Street

**Proposed usage**  
Housing**SDA**  
Central**HMA**  
Central**Settlement**  
Galashiels**Site area (ha)**  
0.1**Indicative capacity**  
8**Housing SG Status**  
**Included****Marketability****Land use allocations****If yes, what?****Planning and Infrastructure summary****Overall assessment****Overall assessment****Acceptable****Summarised conclusion**

The site has planning consent for eight flats and is therefore considered to be an appropriate site for a housing allocation through the Housing SG.

**Conclusions**

This site has a recent planning approval for eight flats (15/01518/FUL) the site has been through the planning application process therefore a full site assessment is not required. The site contributes eight additional units towards the housing land supply. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

**Site Ref AGALA033**

Site name Huddersfield Street

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.2

**Indicative capacity**

26

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central HMA.

**Initial assessment summary**

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site.

SEPA: The Proposed Plan (adopted May 2016) has this larger site allocated as business and industrial, not housing. SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the SG. The waterbody is Highly Modified Waterbody (HMWB) so moderate classification relates to Moderate Environmental Potential (MEP). The Gala water has extensive grey banking in this location which is unlikely to be able to be changed as a result of this development, however the mill lade also appears to be culverted under the site. The development therefore presents an opportunity to de-culvert the mill lade in this location. Foul water must be connected to the SW network.

SBC FLOOD TEAM: Even with the Gala Flood Protection Scheme, this site is still shown to be at risk of flooding within the SEPA mapping and I would most likely require a Flood Risk Assessment (FRA). Our previous response in 2014 stated: "This site is at risk of flooding during a fluvial and pluvial 1 in 200 year flood event. Dependant on the proposals it would be most likely a flood risk assessment would be required at this site."

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Brownfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

06/02158/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (REFUSED). This application was refused on the grounds that "it had not been sufficiently demonstrated that the proposed development will not be at risk of flooding and that the development of the site would not materially increase the risk of flooding to other properties". A later appeal was withdrawn.

09/00172/FUL - Erection of 46 category II sheltered apartments for the elderly, ancillary accommodation, parking and landscaped gardens (WITHDRAWN).The

**Site Ref AGALA033**

**Site name** Huddersfield Street

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
0.2

**Indicative capacity**  
26

**Housing SG Status**  
Excluded

application was approved in principle but was not concluded due to issues relating to developer contributions. A Flood Risk Assessment was submitted during the process of the application and layout/design was amended. SEPA subsequently removed their objection.

**Accessibility and sustainability assessment**

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Moderate

**Site aspect**  
Not applicable

**Waverley line contribution required?**

**Accessibility and sustainability summary**

BIODIVERSITY: Moderate to Major risk - site lies within the flood plain of the Gala water (River Tweed SAC), (SEPA 1 in 200 year fluvial flood risk). Mitigation required to ensure no significant adverse effect on River Tweed SAC.

SNH: Site is immediately adjacent to River Tweed SAC. If allocated it should be clear that Habitats Regulations Appraisal (HRA) will be required.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
On/adjacent to site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

The site is within the Galashiels settlement boundary and is currently allocated for the business and industrial safeguarding. The site was previously part of the mills associated with Gala water. Surrounding land uses include industrial and residential on the other side of Huddersfield Street. Residential properties to south on sloping ground are elevated above and have views over the site. The site has good permeability to rest of Galashiels including across the river by adjacent pedestrian bridge.

**Impact on open space**  
Low

**Impact on archaeology**  
Low

**Impact on listed buildings**  
Low

**Local impact and integration summary**

ARCHAEOLOGY: Nothing recorded by the HER, but adjacent woollen mill shown by OS1 fed by leats crossing area; OS3 notes tanks for different mill; OS5 shows mill buildings extending into area; potential previously landscaped. Mill lead and flood works likely present as below ground features

HERITAGE & DESIGN: The site is outwith the Conservation Area. Gala Mill which is listed B is nearby but not adjacent. Development of this site would provide an opportunity to exploit the riverside setting.

**Site Ref AGALA033**

Site name Huddersfield Street

**Proposed usage**  
Housing**SDA**  
Central**HMA**  
Central**Settlement**  
Galashiels**Site area (ha)**  
0.2**Indicative capacity**  
26**Housing SG Status**  
Excluded**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

The site is currently derelict land covered in natural regeneration woodland consisting of self-seeded tree cover including birch, willow and buddleia. It is a level site on the bank of the Gala Water. Footpath access to bridge over Gala Water along north west of site. Wall separating site from garage business along South east boundary of site. Recent access to river bank to repair gabion next to bridge.

**Landscape summary**

LANDSCAPE COMMENTS: Existing derelict site currently offers valuable cover to birds, invertebrates etc. Given the relatively small size of site any development on the site will potentially wipe this habitat out. A semi native landscape scheme in association with any development would mitigate to a small degree this loss but may be contrary to the residential potential of the site. To achieve a capacity in the region of 26 units will require high density flatted accommodation. Keeping the building close to the river will allow the views onto the river to be exploited and could allow the southern side of the site to be developed as communal garden ground. The site location, next to the river, should make this location an attractive place to live.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to residential development at this site. Vehicular access will be a single junction directly onto Huddersfield Street. Internally, I envisage the road and parking layout to be a courtyard type design.

A strong street frontage onto Huddersfield Street is recommended and a direct pedestrian/cycle link to the footpath leading to the footbridge may be required. This can be explored further through a Transport Statement.

**Contaminated land**

On site

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

ED1: Protection of Business and Industrial Land



## Site Ref **AGALA033**

Site name Huddersfield Street

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Galashiels

### Site area (ha)

0.2

### Indicative capacity

26

### Housing SG Status

Excluded

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Central and highly accessible. Potentially suitable for multi-storey residential development. Some account needs to be had in a design for adjacent industrial uses (noise etc). However, main issue is flooding. A previous scheme for the site resolved the issue, but requirements are even stricter now, so this could be a very serious difficulty still. Parking requirements will also be an issue given the limitation on site size, though the central location will have a bearing on requirements

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill. The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: There are issues with this site in terms of SEPA requirements and flood protection from the Gala Water. Mitigation measures for a business use may make the site unviable, unless it is a class 4 office development with parking at ground level. Therefore, housing on this site may be acceptable, but would have to be tested against planning policy.

HOUSING STRATEGY: Supportive of the allocation of the site at Huddersfield Street as a proposed RSL led development for affordable housing.

STRATEGIC TRANSPORT: Connectivity to the new riverside path should be maintained and enhanced where possible.

OUTDOOR ACCESS TEAM: Urban connectivity already exists for pedestrian movement into the town and direct connectivity to the new Black Path

EDUCATION: No issues.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

Whilst the site appears acceptable for residential development in principle, the site is at risk from a 1:200 year flood event. FRA required. Issues such as contamination and habitats would require to be investigated and mitigated.

### Conclusions

The site is at risk from a 1:200 year flood event from surface water and the Gala Water which runs along the north east boundary of the site. Issues relating to contamination and habitats would require to be investigated and mitigated. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

**Site Ref AGALA036**

Site name Rose Court

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.3

**Indicative capacity**

12

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary**

There are no initial constraints on the site that would preclude development.

SEPA: Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Brownfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 15/00516/HON - Demolition of 24 No dwelling flats (Approved)**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

South

**Waverley line contribution required?**

## Site Ref **AGALA036**

Site name Rose Court

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.3

**Indicative capacity**

12

**Housing SG Status**

Included

### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing structures have low-moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover on boundary (landscape planting).

GENERAL COMMENTS: The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. There is also a bus stop near to the site with a regular bus service.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is a brownfield site within the settlement boundary of Galashiels, the site was previously occupied by a flatted development. The surrounding land uses are predominantly residential and the site integrates well within the existing settlement.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: No comments.

HERITAGE & DESIGN: No comments.

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### Landscape features

This site is a sloping site with central level area where blocks of flatted accommodation were formerly located - the site clearance is now complete. There is a line of mature trees just outwith the northern boundary. Three mature trees on grassy slope at elevated east end of site. Mature tree on grassy slope at southern apex of site.

### Landscape summary

LANDSCAPE COMMENTS: Twelve units of low level terraced or semi-detached housing does not seem unreasonable and would allow private or community garden space to be included in layout. The site is in an elevated position overlooking the part of the town immediately to the south and the hills on the far side of the valley, including the Eildons. Housing layout and design should therefore fully exploit the southern aspect and expansive views to the south. The existing trees which should be incorporated in to housing layout to maintain amenity. A suitable buffer zone is required to define root protection areas for retained trees.

SNH: No comment.

**Site Ref AGALA036**

Site name Rose Court

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.3

**Indicative capacity**

12

**Housing SG Status**

Included

## Planning and infrastructure assessment

**Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to residential development on this site. The site benefits from easy access to local services, including public transport, and there is a well-connected system of footpaths in place.

Development can occur generally taking advantage of the existing street infrastructure in place, with parking provided as appropriate. Alternatively the site can be redeveloped with a stronger street presence onto Primrose Bank. It should be noted that any adjustment to the existing road layout is likely to require a stopping-up order as well as Road Construction Consent.

A Transport Statement will be required to address street connectivity and sustainable transport objectives.

**Contaminated land**

On/adjacent to site

**HSE consultation**

Not applicable

**Water supply****Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?****Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: This formerly contained multi-storey flats. It is ideal for a replacement, high density residential development. Protection of good trees on/adjacent the site would be a particular issue.

CONTAMINATED LAND OFFICER: A portion of the site appears to have been developed with agricultural buildings before being redeveloped with residential properties. The site is brownfield land and its use may present development constraints.

HOUSING STRATEGY TEAM: The team are supportive of proposed RSL led development of the following sites.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: Connectivity already exists towards the town centre and up to Langlee Woodlands, this should be maintained.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the

**Site Ref AGALA036****Site name** Rose Court**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.3

**Indicative capacity**

12

**Housing SG Status****Included**

developer to enable a connection.

NEIGHBOURHOOD SERVICES: No comments.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

An acceptable brownfield site located within development boundary of Galashiels. Contamination and water treatment works issues to be investigated.

**Conclusions**

This is an acceptable brownfield site located within the settlement boundary of Galashiels. It is located on an existing public road with good vehicular access. The site is in an elevated position overlooking the part of the town to the south and the hills on the far side of the valley, including the Eildons. Issues relating to contamination and the water treatment works would require to be explored. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

## Site Ref **AGALA037**

**Site name** Former Castle Warehouse site

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
0.3

**Indicative capacity**  
30

**Housing SG Status**  
Included

### Initial assessment

**Floodrisk**  
1:200

**SAC**  
Not applicable

**SPA**  
Not applicable

**SSSI**  
Not applicable

**Ramsar**  
Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site is located within Central Strategic Development Area AND THE Central Housing Market Area.

#### Initial assessment summary

A very small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The nearby steep hillslope should also be considered during site design. Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site may want to consider surface water runoff.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

### Information relating to planning applications

**Minerals and coal**  
Not applicable

**NNR**  
Not applicable

**Prime Quality Agricultural Land**  
Not applicable

**Current use/s**  
Buildings

**Common Good Land**  
Not applicable

**MOD safeguarded area**  
On site

**Aerodrome/Technical Site Safeguarding**  
Not applicable

**Planning history reference** No relevant planning history.

**Site Ref AGALA037**

**Site name** Former Castle Warehouse site

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
0.3

**Indicative capacity**  
30

**Housing SG Status**  
Included

**Accessibility and sustainability assessment**

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Moderate

**Site aspect**  
Not applicable

**Waverley line contribution required?**



**Accessibility and sustainability summary**

**BIODIVERSITY:** Moderate risk - existing built structures may have potential to support protected species such as bats (EPS) and breeding birds. Mature trees within the site boundary would need assessment for protected species if to felled or managed.

**GENERAL COMMENTS:** The site is on an existing public road with good vehicular access. The site is in close proximity to the new railway station at Galashiels. The site has good pedestrian access to Langhaugh Lane to the west of site, across Gala Water by footbridge and along relocated Black path on north side of Gala Water. There is also a bus stop relatively near to the site with a regular bus service.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
On site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

**Impact on open space**  
Low

**Impact on archaeology**  
Medium

**Impact on listed buildings**  
Low

The site is located within the Galashiels settlement boundary. The site is part of land affected by and left largely redundant after rebuilding of railway embankment through this part of the town. The site is allocated as a business and industrial safeguarded site. Immediately to the south east is sheltered housing apartments set in landscaped gardens and accessed from Glenfield Road West.

**Local impact and integration summary**

**ARCHAEOLOGY:** Previous woollen mill site OS2 area; but first building on site OS5 mill (doesn't look like existing); Steading building in western end of LDP on OS1; Langhaugh Mill complex recorded.

**HERITAGE & DESIGN:** No comments.

**Landscape assessment**

**NSA**  
Not applicable

**SLA**  
Not applicable

**Landscape designation**  
Minor

**General amenity**  
Average

**Altitude >200m?**

**Height constraint**  
Minor

**Slope >12 degrees?**

**Slope constraint**  
Minor

**Site Ref AGALA037**

**Site name** Former Castle Warehouse site

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

0.3

**Indicative capacity**

30

**Housing SG Status**

Included

**Constrained in Landscape Capacity Study**

**Landscape features** LANDSCAPE COMMENTS: The site is flat and located immediately to the north of new Borders Railway embankment. There is prominent and important mature woodland along north boundary and on eastern part of site which is a valuable habitat for birds and invertebrates. The area to the west of site has been engineered as a SUDS scheme as a by-product of railway.

**Landscape summary** LANDSCAPE COMMENTS: The largely cleared nature of the wider site to the north of the railway and its visually detached location means that there is a largely empty palette on which to create a layout. The trees on the sloping bank on the north side and adjoining Glenfield Court need to be retained with suitable root protection buffers. Therefore, a survey of trees on and adjacent to the site will be necessary to establish the developable area of the site and thus, site capacity. It would be advisable for a masterplan brief for the whole site to be developed to establish how this 'severed' site might best work. Some reference to adjacent housing would be beneficial. The site boundary does not fully capture the area now available as defined by the new railway to the south. Allocating this site provides the opportunity to re-define the now redundant industrial land for residential use.

SNH: No comment.

**Planning and infrastructure assessment**

**Physical access/road capacity** **Near a trunk road?**

ROADS PLANNING TEAM: I have no objections to this land being zoned for residential development. A suitable vehicular access exists from Glenfield Road West, and a pedestrian route to the north, via steps, takes you on to Langhaugh Lane and Melrose Road. The existing road into the site will have to be extended and appropriate provision made for parking and vehicle turning. I will also require a new adoptable 'ramped' footpath/cycleway to the north onto Langhaugh Lane to meet (as near as possible) DDA standards.

I would question the size of the area shaded red on the proposed plan and consider it should be made larger to accommodate the adjoining developable land.

A Transport Statement will be required to address sustainable transport issues.

ROADS DM (Further Comments): The Officer was consulted as part of the Draft Housing SG, and requested that a site requirement requesting a Transport Assessment be replaced with a site requirement requiring a Transport Statement.

**Contaminated land** **HSE consultation** **Water supply** **Sewerage**

On/adjacent to site Not applicable Limited Yes

**Education provision** **Primary school capacity** **Secondary school capacity** **Right of way** **TPOs**  
 Good Yes Yes Not applicable Not applicable

**Marketability** **Land use allocations** **If yes, what?**  
 Average Not applicable



## Site Ref AGALA037

Site name Former Castle Warehouse site

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Galashiels

Site area  
(ha)

0.3

Indicative  
capacity

30

Housing  
SG Status

Included

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The principle of residential development would be acceptable, as it is fairly self-contained, accessible and alongside existing residential properties. Issues would include contamination from past uses, bat/bird survey for demolition of existing buildings, noise and vibration from railway, account for noise/disturbance from adjacent industrial uses (though railway might be enough of a buffer) and trees to east and north. I would also query if the entire wedge between the railway and woodland embankment etc would be better allocated, rather than just the building and pocket of trees alongside it as shown. This would give more flexibility for a better scheme.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill and an 'Mill' of unspecified use. The site is brownfield land and its use may present development constraints.

HOUSING STRATEGY: I am supportive of proposed RSL led development of the this site. This site is emerging as a front runner for a potential new build extra care housing development for Galashiels.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: Connectivity to the new Black path and the town exists, check for any enhancement required.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

Site relates well to existing settlement and is on an existing public road with good vehicular access. Tree survey required to inform development.

### Conclusions

The site relates well to the existing settlement, with existing residential properties immediately to the south east and is on an existing public road with good vehicular access. A tree survey would be required to inform the developable area and the consideration of habitats. Issues relating to archaeology, contamination and the local water treatment works would require to be investigated. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

## Site Ref **RGALA005**

Site name Winston Road

### Proposed usage

Redevelopment

### SDA

Central

### HMA

Central

### Settlement

Galashiels

Site area  
(ha)

2.5

Indicative  
capacity

114

Housing  
SG Status

Excluded

## Initial assessment

### Floodrisk

1:200

### SAC

Not applicable

### SPA

Not applicable

### SSSI

Not applicable

### Ramsar

Not applicable

### Adjacent to River Tweed?



### International/national designation constraints

Minor

### Structure Plan policy

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

### Initial assessment summary

SEPA: Require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Foul water must be connected to the SW network. The site is immediately adjacent to the Gala STW which incorporates a WML for the sludge dryer. Likely to be odour issues due to proximity of houses. Buffer should be provided in line with SPP guidance, however would be best not to develop for housing given sensitivities.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Small areas of the site are anticipated to be affected by surface water runoff so I would expect the applicant to consider this and show how this risk would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### Minerals and coal

Not applicable

### NNR

Not applicable

### Prime Quality Agricultural Land

Not applicable

### Current use/s

Combination

### Common Good Land

Not applicable

### MOD safeguarded area

On site

### Aerodrome/Technical Site Safeguarding

Not applicable

### Planning history reference

08/01484/FUL - Erection of 22 metre mono pole supporting 3 no 3G antennas and 2 no transmission dishes, erection of 2 no equipment cabinets and 1 no meter cabinet (APPROVED)

97/05306/FUL - Erection of roof (APPROVED)

## Site Ref RGALA005

Site name Winston Road

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Galashiels

Site area  
(ha)

2.5

Indicative  
capacity

114

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line  
contribution  
required?



### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Open ground and area of trees and scrub may support protected species e.g. badger and breeding birds. Small part of site within flood plain of River Tweed SAC/SSSI (SEPA 1 in 200year fluvial flood risk).

SNH: This site is for re-development of an abattoir and a former refuse tip. The proximity of the former refuse tip site (RGALA003) to the River Tweed SAC means that assessment and mitigation of impacts on the SAC will be required. It is not clear what the site requirement "there is moderate biodiversity risk associated with the site which must be given due consideration" refers to. As related site requirements refer to potential for protected species to be present, the supplementary guidance should make clear the need for survey. Further advice on survey is available on the SNH website.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On/adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site relates well with the existing built up area, with existing residential properties to the west and the eastern boundary being contained by the River Tweed. There are, however, adjoining uses, such as the railway line, substation (with overhead lines extending over the site) and sewage works which make this a challenging site. Whilst the principle of residential development would appear to be acceptable, the adjoining uses present constraints which may be difficult to overcome, resulting in potential conflicts of uses.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: A challenging site for residential use adjacent to the railway line, substation and close to the sewage works. Potentially some housing might be possible overlooking the river.

ARCHAEOLOGY: No comments.

**Site Ref RGALA005**

**Site name** Winston Road

**Proposed usage**  
Redevelopment

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
2.5

**Indicative capacity**  
114

**Housing SG Status**  
Excluded

**Landscape assessment**

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Average

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

**Landscape features**

LANDSCAPE COMMENTS: Fairly level site in elevated location above River Tweed with gently rising ground to N and steep bank down to river on SE side. Site elevation is around 105-110m AOD. Following the closure of the abattoir the site has lain empty and become overgrown. It is 'brownfield' land. To the north of site is Scottish Power Substation and storage yard, with field extending from site boundary up the side of Winston Road and along Melrose Road as far as garage. Line of conifers separating ex-abattoir site from field and storage yard to north. Railway running along base of bank at southern side. Steep partially tree clad bank along east side. Site separated from Winston Rd by line of conifers. 2 attractive deciduous trees in verge to outside of western site boundary. 3/4 mature oak near top of slope down to railway track near SW corner of site and a mature sycamore further to east on same banking. 2 mature sycamores on or just outside SE corner at top of Steeply sloping bank down to Tweed. Trees outside and inside northern boundary adjacent to substation. Overhead HV powerlines on various sizes of pylons overrunning site in SE and SW directions. Attractive views out over Tweed with Eildon Hills beyond. Existing trees have value for birds and invertebrates. Potential for woodland restoration on steep slopes to River Tweed and on slope overlooking railway.

**Landscape summary**

LANDSCAPE COMMENTS: Capacity depends upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within site on S and near E side should be retained to provide setting and minimise impacts on River Tweed adjoining. Development should be concentrated in NW and central southern part of site not overrun by powerlines. Opportunities to strengthen tree planting in NE corner and establish a green heart to the development along line of Powerline running SW from substation. Development should be pulled back from eastern boundary to avoid imposing on River Tweed.

**Planning and infrastructure assessment**

**Physical access/road capacity**

**Near a trunk road?**

ROADS PLANNING TEAM: I have no objections in principle to the regeneration of this site. There needs to be two public road access points from Winston Road into the site, and internally a connected street layout is required. A strong street frontage onto Winston Road is recommended. A footway on the east side of Winston Road from Melrose Road to the road bridge over the railway line will be required and pedestrian crossing points will be needed in Winston Road, the locations of which can be determined through A Transport Assessment for the site.

**Contaminated land**

On site

**HSE consultation**

On site

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

**Land use allocations**

**If yes, what?**

**Site Ref RGALA005**

**Site name** Winston Road

**Proposed usage**

Redevelopment

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

2.5

**Indicative capacity**

114

**Housing SG Status**

Excluded

Average

On site

**Planning and Infrastructure summary**

**DEVELOPMENT MANAGEMENT:** Provisional enquiry on the site (16/00330/PREAPP) for residential development on the site. The following comments were made in relation to the provisional enquiry: Removing the abattoir and redeveloping the entire site will remove the problem of conflict of uses within the site itself so, on the basis the entire site is redeveloped for housing, then the broad principle is worth exploring. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours) and railway line (noise/vibration). Any development proposal will firmly need to demonstrate that account has been had for these uses and potential constraints in the development layout. The LDP cautions against residential development because of the nature of adjoining uses. It is up to a developer to demonstrate that the site will be capable of development that does not conflict with adjoining uses, and that the development will deliver benefits that outweigh its LDP allocation. It should be noted that a play area would be required on site, and that a flood risk assessment would not be required. In terms of other uses, the site has the potential for uses in Classes 4-6 or similar given its history and proximity to substation and sewerage works, albeit care would be needed over amenity impacts on residential properties to the west.

**STRATEGIC TRANSPORT:** A proposal for a roundabout at the junction of Winston Road and Melrose Road should be considered. The proposal provides an opportunity to upgrade the existing pedestrian/cycling network in the area and provide good links to the existing black path and the two local rail stations.

**NETWORK MANAGER:** No comments.

**OUTDOOR ACCESS TEAM:** No comments.

**CONTAMINATED LAND OFFICER:** The site appears to have been used as a 'refuse tip'. The site is brownfield land and its use may present development constraints.

**ECONOMIC DEVELOPMENT:** We advocate support for retention of employment uses on this site, as there is currently little available business land in the town. As the site is adjacent to and part of allocated site RGALA003, we would suggest this is developed as a single site and RGALA003 Site Requirements should apply to this overall site.

**HOUSING STRATEGY:** No comments.

**SCOTTISH WATER - WWTW:** No issues.

**SCOTTISH WATER - WTW:** No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

**EDUCATION:** No issues.

**NEIGHBOURHOOD SERVICES:** Possibly a currently maintained roadside grass verge included in within the site.

**ENVIRONMENTAL HEALTH:** Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

**GENERAL COMMENTS:** There are existing overhead pylons within the site. The site is also within an exclusion zone with gas pipeline running on eastern boundary of the site. The site has also been used as a old refuse tip and abattoir and therefore an assessment would be required to check for contamination fo the site and any remediation works which may be needed.

**Site Ref** RGALA005

**Site name** Winston Road

**Proposed usage**  
Redevelopment

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Galashiels

**Site area (ha)**  
2.5

**Indicative capacity**  
114

**Housing SG Status**  
Excluded

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## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

Principle of residential development acceptable however adjoining uses would potentially raise conflicts of uses.

### Conclusions

The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours), railway line (noise/vibration) and an exclusion zone with gas pipeline running on eastern boundary of the site. These are all issues which would require to be explored in great detail by the developer. A Flood Risk Assessment would be required. There is moderate biodiversity risk. Assessment and mitigation of impact on SAC required. Capacity of the site would depend upon the wayleaves required for OH powerlines and this may take out parts of the site. Environmentally there are few limits although existing trees within the site on the south and and near eastern side should be retained to provide setting and minimise impacts on River Tweed adjoining. A Transport Assessment would be required. Contamination would require to be investigated and mitigated.

**Site Ref RGALA006**

Site name Borders College Site

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

1.2

**Indicative capacity**

50

**Housing SG Status**

Not Applicable

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary**

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Foul water must be connected to the SW network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. There are small signs of surface water build up in the current car park, so this should be considered.

This site was submitted as part of the Call for Sites process, the site is already included within the Local Development Plan as a redevelopment opportunity. As part of the Housing SG process the site has been reassessed to establish its housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Buildings

**Common Good Land**

Not applicable

**MOD safeguarded area**

On/Adjacent to site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

99/01308/FUL - Erection of lift shaft and link corridor(approved)

99/01462/FUL - Demolition of temporary classrooms and erection of special needs unit (approved)

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?**

## Site Ref RGALA006

Site name Borders College Site

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Galashiels

### Site area (ha)

1.2

### Indicative capacity

50

### Housing SG Status

Not Applicable

### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - existing built structures (college buildings) have potential to support protected species such as bats (EPS) and breeding birds. The site is adjacent to mature broad-leaved trees on boundary. Safeguard boundary features.

GENERAL COMMENTS: The site is located within Galashiels with a range of shops and services nearby. The site also has good access to bus and rail links within the town.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

On/adjacent to site

### Listed buildings

On site

### Visual relationship/integration with existing settlement

The site is within the development boundary of Galashiels and is allocated within the Local Development Plan as a redevelopment opportunity. The site is located in the centre of the settlement with surrounding land uses being predominantly residential.

### Impact on open space

Low

### Impact on archaeology

Medium

### Impact on listed buildings

Medium

### Local impact and integration summary

ARCHAEOLOGY: There are two primary archaeology elements to the site, and one secondary. First, the former Gala Academy incorporates an early 19th century mansion house formerly known as Oaklee. This was likely a mansion built by one of the early mill owners. Similarly, the area incorporates the later 19th century and C Listed Thorniedean House. Finally the old Gala Academy is of local historic interest. None of this precludes development, but there may be some requirements for historic building recording if these are ultimately altered/demolished.

HERITAGE AND DESIGN: The part to the NW of Langhaugh Lane was of course the Old Gala Academy building which incorporated parts of an earlier Victorian villa, Oaklea. Potentially this part of the site could be redeveloped for residential use possibly up to 3 stories reflecting the current scale of the building as a flatted development rather than individual plots. The part to the SE is more tricky as Thornfield House is listed category C and whilst it has been empty and unused for a number of years, the presumption is that the listed building would be retained. Any residential scheme should aim to retain and reuse the building and take account both of its setting and also effectively that residential new build could be considered as enabling development to cross fund the listed building. Phasing, staged completion would need to be considered to ensure that the listed building was addressed at an early stage of the scheme. It should be noted that ultimately not every listed building can be saved and it would be open to any potential developer to seek to make a case for demolition based on the "SHEP" tests.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

Constrained in Landscape Capacity Study



**Site Ref** **RGALA006**

**Site name** Borders College Site

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Galashiels

**Site area (ha)**

1.2

**Indicative capacity**

50

**Housing SG Status**

Not Applicable

**Landscape features**

LANDSCAPE COMMENTS: Site gently sloping to south but no major changes in level across site. Redundant college buildings, (previous Galashiels Academy to west side of Langhaugh Lane and a detached villa which was incorporated into the college at an earlier date). The buildings fronting onto Melrose Road are the long since adapted residential villas that first occupied the site and slowly extended eastwards along this part of Melrose Road. Various extensions and additions have engulfed the original detached buildings although the villa to the east of Langhaugh Lane still retains much of its stature.

**Landscape summary**

LANDSCAPE COMMENTS: There is a belt of woodland along the majority of the southern boundary that provides screening and separation from the industrial units below. The woodland belt along the southern boundary offers good habitat for birds, bats and invertebrates as well as valuable screening and separation from industrial units to the south. There is potential for this site to be developed for apartment style living, with either parts of one or two of the older building adapted for this purpose, with complementary new build apartments to the south side of the site.

SNH: While the site may be visible from the NSA, due to its location and as it is redevelopment of an existing site, we do not consider it likely that it would affect either designated site.

**Planning and infrastructure assessment**

**Physical access/road capacity**

**Near a trunk road?**

ROADS PLANNING TEAM: This site is part of a larger site zoned for redevelopment in the LDP (Site zRO202) and there is a planning brief referring to how the site can be developed. With the principle of development already established I am happy to offer my support for a housing allocation on the site in question here.

Development of the site will have to offer integration and connectivity with the residual part of site zRO202 in terms of access, parking and pedestrian/cycle connectivity. Similarly, the adoptable street network will have to extend sufficiently to allow adoptable pedestrian/cycle connectivity with the development site to the south east (Site AGALA037 – former Castle Warehouse site). A Transport Assessment will be required.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

ED5: Regeneration

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: Applying a capacity to the site will be very helpful. It has quite a suburban surrounding context though, so a modest density would ordinarily have been sought. There is also the setting of the Listed Building on site to consider too. But then it also has the large college buildings already on it, and is fairly accessible from the town centre, so suggesting higher density will work on at least the site of the main buildings. It may be that a mix of modest and higher density will work best. I cannot, though, say if '50' is the right number as it depends on the type of development (i.e. whether flats/houses/or a mix and also the extent of conversion and new-build involved). The level of car parking will have to be high to serve that number and that will have visual implications and there may be some negotiation needed anyway in terms of parking numbers given the accessibility of the site from the town centre. Therefore, if a number is being put on it, I would qualify that this depends on whether an appropriate site layout and scale of built development can be achieved in a manner which respects the neighbouring

## Site Ref **RGALA006**

**Site name** Borders College Site

### **Proposed usage**

Housing

### **SDA**

Central

### **HMA**

Central

### **Settlement**

Galashiels

### **Site area (ha)**

1.2

### **Indicative capacity**

50

### **Housing SG Status**

**Not Applicable**

context, the setting of the Listed Building on site, protects adjacent woodland and achieves the necessary level of parking in a visually sympathetic manner.

SCOTTISH WATER - WWTW: No issues.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a school (Galashiels Academy). The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: Development proposals have already been set through the Planning Brief for the site, which recommends 68 units. However, this includes sites E & F which are owned and now occupied by Live Borders so it is unlikely they will be developed in the short to medium term. Therefore by excluding this part of the site, as shown on plan RGALA006, then a capacity of 50 units would seem a fair assessment.

HOUSING STRATEGY: It would be great to see the site redeveloped, as it really detracts from what is an otherwise attractive and sought after part of town.

STRATEGIC TRANSPORT: No comments.

EDUCATION: No issues.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### **Overall assessment**

**Acceptable**

### **Summarised conclusion**

There are no major constraints which preclude development, however there are a range of minor issues which would need to be addressed. As the site is already allocated in the LDP and included in the Housing Land Audit it is not being taken forward into the Housing SG as the site would not add any additional units to the housing land supply.

### **Conclusions**

This site is allocated within the Local Development Plan as a redevelopment opportunity (zRO202) - although the allocation covers a larger area taking in land to the north west. No indicative capacity is stated within the Local Development Plan and this process has allowed the site to be assessed to establish its housing potential. The site is considered appropriate for residential development as the surrounding land uses are predominantly residential. There is an approved planning brief for the site which includes various considerations and requirements for development of the site. It should also be noted that due to the identified surface water hazard on the site SEPA request this should be investigated further and recommend contact is made with Flood Prevention Officer. Although this site has been assessed as acceptable the site has not been taken forward into the Housing Supplementary Guidance as the site is already included within the Housing Land Audit. Therefore including the site would not add any additional units to the housing land supply.

**Site Ref AGATT016**

Site name Lower Gateside

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Gattonside

**Site area (ha)**

5.5

**Indicative capacity**

70

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central HMA.

**Initial assessment summary**

There are no initial constraints on the site which would preclude it from being developed.

SEPA: The site is elevated sufficiently above the River Tweed. Due to steep topography surrounding/ within the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented.

SBC FLOOD TEAM: In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given. Therefore, I would have no objections to a proposal for housing at this location on the grounds of flood risk. Although no surface water issue was picked up within the SEPA mapping there is a hill at the back of this location and due to the scale of this development it would be beneficial to assess the need for surface water runoff mitigation.

The site was submitted during the process of the consultation on the Draft Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/A

**Site Ref AGATT016**

**Site name** Lower Gateside

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Gattonside

**Site area (ha)**  
5.5

**Indicative capacity**  
70

**Housing SG Status**  
Excluded

**Accessibility and sustainability assessment**

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Moderate

**Site aspect**  
South

**Waverley line contribution required?**



**Accessibility and sustainability summary**

Biodiversity Risk: Minor-Moderate  
No obvious connectivity with River Tweed SAC/SSSI through drainage. Site on sloping ground, separated from River Tweed by road (B6360) and broad-leaved woodland strip adjacent to River Tweed. Mitigation may potentially be required to ensure no significant adverse effects on integrity of River Tweed SAC. Within site-improved pasture, boundary features of mature trees and hedgerow. Protect boundary features, mitigation required e.g. badger and breeding birds

**Local impact and integration assessment**

**Conservation area**  
Adjacent to site

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
Adjacent to site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. Considerable effort would be required to ensure that any development of the site relates to the existing settlement, primarily by implementing appropriate landscaping to provide containment. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley.

**Impact on open space**  
Low

**Impact on archaeology**  
Low

**Impact on listed buildings**  
Low

**Local impact and integration summary**

Archaeology Officer: There's nothing known archaeologically for the site, though neighbouring fields have some evidence of prehistoric settlement and land use. Some form of archaeological evaluation may be warranted, but no show stoppers.

Design and Heritage Officer: The proposed site lies just outside the current conservation area. There seems to be no previous development of the site, so it is truly green land. There are existing natural boundaries site / field proposed. The site, which slopes to the north would be clearly visible from both medium (from towards Lowood Bridge the riverside walks) and distant view points (e.g top of the Eildon Hills) and would adversely impact on the setting of the conservation area and Gattonside generally and would contribute to incremental coalescence between Gattonside and other settlements.

## Site Ref AGATT016

Site name Lower Gateside

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Gattonside

Site area  
(ha)

5.5

Indicative  
capacity

70

Housing  
SG Status

Excluded

Historic Environment Scotland: We have considered the site, concentrating on scheduled monuments and their setting, listed buildings, the setting of A listed buildings, gardens and designed landscapes and battlefields appearing in their respective Inventories, and Conservation Areas. We consider that development of this site as proposed is not likely to result in adverse impacts on heritage assets within this remit, provided that development is carried out in accordance with the relevant national and local policies.

## Landscape assessment

NSA

On site

SLA

Not applicable

Landscape designation

Major

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Moderate

Constrained in Landscape Capacity Study

### Landscape features

The site is located within the 'Gattonside North' area as described in the Scottish Borders Development and Landscape Capacity Study 2007. This states: 'Steep, generally south facing slopes surround the village to the north and west, while some small linear fields lie adjacent to the settlement. Development across the undulating slopes is constrained by the more complex topography, and often steep slopes which would require earth moving to accommodate development. This area is also highly open and relatively exposed because of the broadly convex curvature of the hill flank, which also tends to orientate westwards, away from the village. The slopes are very visible, particularly from the south and the Eildon Hills, from where they contribute to the scenic quality of the NSA. The fields are largely cultivated, indicating that this may be a valuable agricultural resource which is difficult to recreate'.

### Landscape summary

Landscape Architect: This site at the very edge of the Gattonside settlement does not lend itself to residential development of this scale. A sizeable residential development at this village edge location would be out of character with the historic pattern of development of Gattonside and the localised development pattern of the detached houses, mansion houses on this western edge of the village. It would be very difficult to assimilate a development of this size into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and of the wider north side of this section of the Tweed valley, especially when seen from elevated locations on the other side of the valley.

SNH: Concerns centred on the size of the proposed allocation and its position on prominent south-facing slopes within the Eildon and Leaderfoot NSA. In views from the Eildon Hills, developing the entirety of the site would lead to the introduction of development beyond the existing settlement boundary, likely detracting from the existing settlement pattern, while also impacting adversely on landscape character and visual amenity. Impacts would also likely be experienced from the Southern Upland Way which runs alongside and on the western boundary of the site. In the absence of details regarding the overall extent of the area for built development, or the scale and layout of the built development, or the retention of existing landscape features and the incorporation of new planting, SNH highlight the potential for this development to have significant adverse effects on the special qualities of the NSA. SNH therefore object to this proposal.

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of its poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are

## Site Ref **AGATT016**

**Site name** Lower Gateside

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Gattonside

**Site area  
(ha)**

5.5

**Indicative  
capacity**

70

**Housing  
SG Status**

**Excluded**

likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

### **Contaminated land**

Not applicable

### **HSE consultation**

Not applicable

### **Water supply**

Yes

### **Sewerage**

Limited

### **Education provision**

Good

### **Primary school capacity**

### **Secondary school capacity**

Yes

### **Right of way**

Adjacent to site

### **TPOs**

Adjacent to site

### **Marketability**

Good

### **Land use allocations**

Not applicable

### **If yes, what?**

### **Planning and Infrastructure summary**

**Access Ranger:** The west side of the site is bordered by RoW BE84 that also comprises part of core path 189 (aka Southern Upland Way, one of Scotland's Great Trails). Any future development should include at least one link on to this route to allow future residents an off-road link on to the wider path network.

**Contamination Officer:** The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of an apparent residential property 'Gateside' in the north-western corner of the site in the 1800's. The site appears to have remained greenfield/ residential and there is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

**Development Management:** The site appears rather detached from the village, beyond the built up area and mature woodland. Any development here would not have a strong visual connection with the village itself. Its size is considerable and the site is elevated. It would also have no access connectivity with the village, except from the main road. I will not speculate on any issues the Roads team may have with it, but I would not be of a mind to endorse this site for housing because of its detachment from the village in terms of visual/landscape impacts and accessibility.

**Environmental Health:** No objections. Low carbon/Carbon neutral technologies would be required.

**Housing Strategy:** No comments.

**Network Manager:** Careful consideration would need to be given to any vehicular access onto the B6360. Similarly footway linkages with the existing village (particularly along the B6360 where it is likely to be problematic. The existing 30 mph limit may need to be extended. Western boundary of site is adjacent to Southern Upland Way.

**Roads Planning:** Good street design and place-making principles encourage and support developments which can integrate and connect well with their surroundings. It is difficult to see how this divorced site can achieve this. In particular, no pedestrian connectivity with the rest of the village appears to be available other than by way of the main road footway which is extremely narrow in part. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village. Taking all of the above into consideration, unable to recommend in favour of this land being zoned for residential development.

**Scottish Water:** There would need to be some work done on the network and the SPS prior to the WWTW at Melrose at the developers cost. Howden Water Treatment Works has sufficient capacity for this development. A Water Impact Assessment is required to determine the impact of the development (if any) on the

## Site Ref **AGATT016**

Site name Lower Gateside

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Gattonside

Site area  
(ha)

5.5

Indicative  
capacity

70

Housing  
SG Status

Excluded

existing network. Melrose WWTW has sufficient capacity for this development. A Drainage Impact Assessment would be required to ascertain what upgrade works would be required on the existing sewers and pumping station.

SEPA: There is however an exempt composting site located at the Pavillion approx 700m to the west. We receive the occasional odour complaint relating to this site. The SBC landfill is obviously located further to the west however we do not receive odour complaints from Gattonside relating to the landfill operations.

Transport Scotland: No objections.

## Overall assessment

### Overall assessment

**Unacceptable**

### Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

### Conclusions

The site subject to this assessment is for housing with an indicative capacity of 70 units. The site is located immediately adjacent to the settlement boundary of Gattonside to the west of the village. Access would be from the B6360 to the south where the existing road layout is problematic. The site would extend the village beyond an existing well established landscape buffer which exists within the garden ground of a residential property known as 'Woodlands' to the south east of the site. It would be difficult to assimilate a development of the size proposed into Gattonside and would look out of place and out of character with the existing pattern of development of Gattonside and the wider north side of this section of the Tweed Valley, especially when seen from elevated locations on the other side of the valley. SNH has objected to the allocation of the site due to the likely detrimental impact upon the existing settlement pattern, landscape character, visual amenity and the NSA.

Whilst Gattonside is well located in terms of access to services being located within the Central Borders, there are difficulties relating to the access at the site. The Roads Planning Officer has objected to the allocation of the site in respect of it's poor relationship with the village in respect of pedestrian connectivity. There appears no obvious means of resolving this issue other than by way of affecting third party land. Vehicular access would have to be directly from the B6360 outside the village towards the western end of the site. Whilst appropriate junction visibility splays are likely to be achievable, particularly since the introduction of 'Designing Streets' and the reduced sight-line requirements therein, the access would be onto a section of road tortuous in nature and the access point would be slightly remote from the village.

It is not therefore considered that this site should be allocated for housing.

**Site Ref** AHAWI025

**Site name** Leishman Place

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Hawick

**Site area (ha)**

0.2

**Indicative capacity**

5

**Housing SG Status**  
Included

## Initial assessment

**Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site is located within the Central Strategic Development Area.

**Initial assessment summary** There are no initial assessment constraints which preclude development.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Brownfield

**Common Good Land** **MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 08/02116/HON - Demolition of block of flats; 06/01482/HON - Demolition of three blocks of flats.

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?**

**Accessibility and sustainability summary**

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is within 2 km of Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and to Edinburgh and Carlisle.

The site consists primarily of amenity grassland. There are no significant biodiversity issues.



## Site Ref AHAWI025

Site name Leishman Place

Proposed usage  
Housing

SDA  
Central

HMA  
Central

Settlement  
Hawick

Site area  
(ha)  
0.2

Indicative  
capacity  
5

Housing  
SG Status  
Included

### Local impact and integration assessment

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
On site

**Archaeology**  
Not applicable

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

**Impact on open space**  
Medium

**Impact on archaeology**  
Low

**Impact on listed buildings**  
Low

The site sits within the settlement boundary of Hawick, in an area within the Burnfoot estate which is primarily in residential use. An appropriately designed residential development in this location would relate well with the surrounding area.

#### Local impact and integration summary

DEVELOPMENT MANAGEMENT: The site was previously occupied by flats but these have been demolished. Residential would therefore be an appropriate use, though any development should respect the scale of surrounding properties and be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

### Landscape assessment

**NSA**  
Not applicable

**SLA**  
Not applicable

**Landscape designation**  
Minor

**General amenity**  
Poor

**Altitude >200m?**

**Height constraint**  
Minor

**Slope >12 degrees?**

**Slope constraint**  
Moderate

**Constrained in Landscape Capacity Study**

**Landscape features** There are boundary trees to the south and east of the southern-most of the two portions of the site. The site is also sloping. The site consists mainly of amenity grassland.

**Landscape summary** LANDSCAPE OFFICER: The northern portion (area A) is suitable for residential development that would tie in with adjoining houses. The portion to the south (area B) the road is very small and has various boundary trees which further reduce developable area. Area B is considered unsuitable for development.

### Planning and infrastructure assessment

**Physical access/road capacity**

**Near a trunk road?**

ROADS DM: No objections to housing on either of these sites. The site to the south of Leishman Place previously had dwellings on it. Strong street frontages should be encouraged. Appropriate off-street parking would be preferred as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

**Contaminated land**

**HSE consultation**

**Water supply**

**Sewerage**

## Site Ref AHAWI025

Site name Leishman Place

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Hawick

Site area (ha)

0.2

Indicative capacity

5

Housing SG Status  
Included

Not applicable

Not applicable

Yes

Yes

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Poor

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped until recent residential use. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

SEPA COMMENTS (FURTHER COMMENTS): no further comments provided as part of the public consultation on the Draft Housing SG

Marketability has been classed as poor, but the applicant is an RSL and private sector demand is therefore not a requirement to the site being brought forward.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site consists of two portions of land, one to the north-west of Leishman Place, Hawick and another to the south-east. The site relates well to neighbouring uses and its built and natural environment and benefits from good access to services.

There are no roads access issues. There is a preference for appropriate off-street parking as there is none in the immediate vicinity and depending on the level of development, the existing road layout may not cater for on-street parking only.

The site is considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity for 5 units.

**Site Ref** AHAWI026

**Site name** Henderson Road

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Hawick

**Site area (ha)**  
0.2

**Indicative capacity**  
6

**Housing SG Status**  
Included

## Initial assessment

**Floodrisk**  
Not applicable

**SAC**  
Not applicable

**SPA**  
Not applicable

**SSSI**  
Not applicable

**Ramsar**  
Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site is located within the Central Strategic Development Area.

**Initial assessment summary** There are no initial assessment constraints which preclude development.

## Information relating to planning applications

**Minerals and coal**  
Not applicable

**NNR**  
Not applicable

**Prime Quality Agricultural Land**  
Not applicable

**Current use/s**  
Greenfield

**Common Good Land** Not applicable

**MOD safeguarded area** On site

**Aerodrome/Technical Site Safeguarding** Not applicable

**Planning history reference** None

## Accessibility and sustainability assessment

**Access to public transport**  
Good

**Access to employment**  
Good

**Access to services**  
Good

**Wider biodiversity impacts**  
Minor

**Site aspect**  
Not applicable

**Waverley line contribution required?**

**Accessibility and sustainability summary**

ACCESSIBILITY: The site is located within Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, as well as Edinburgh and Carlisle.

ECOLOGY OFFICER: Biodiversity Risk: Minor. Amenity grassland adjacent to garden ground. Hedgerow on NE boundary. No significant biodiversity issues.

**Site Ref AHAWI026**

Site name Henderson Road

Proposed usage  
HousingSDA  
CentralHMA  
CentralSettlement  
HawickSite area  
(ha)  
0.2Indicative  
capacity  
6Housing  
SG Status  
Included**Local impact and integration assessment****Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

On site

**Archaeology**

Not applicable

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site sits on the edge of Hawick, within the Burnfoot estate. The wider area to the south is broadly in residential use but the site borders open fields to the north east and north west.

**Impact on open space**

Medium

**Impact on archaeology**

Low

**Impact on listed buildings**

Low

**Local impact and integration summary**

DM: This site is on the edge of Hawick within a residential area. Residential use would therefore be appropriate. As this site is prominent from the B6359 a high quality of design and materials would be required and any development should be designed and sited so as to ensure that no overlooking or loss of light occurs to neighbouring properties.

HOUSING OFFICER: Site better left as amenity space than development site.

**Landscape assessment****NSA**

Not applicable

**SLA**

Adjacent to site

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

The site consists mainly of amenity grassland. There are 2 semi mature trees at the northern corner of the site. The site forms part of the edge of settlement for Hawick.

**Landscape summary**

LANDSCAPE OFFICER: Suitable for residential development that is in keeping with adjoining housing. Edge of settlement location and views on approach from B6359 indicate need for strengthening of planting structure on NE boundary. Site is also visible, at a distance from the A7 as it enters Hawick at Galalaw.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS DM: No objections to housing on this site provided pedestrian linkage with Boonraw Road is retained and appropriate parking levels are included. An alternative location for the local recycling facility is likely to be required.

## Site Ref AHAWI026

Site name Henderson Road

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Hawick

Site area  
(ha)

0.2

Indicative  
capacity

6

Housing  
SG Status  
Included

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Poor

### Land use allocations

Adjacent to site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

SEPA COMMENTS (FURTHER COMMENTS): no further comments provided as part of the public consultation on the Draft Housing SG

Marketability has been classed as poor, but the applicant is an RSL and private sector demand is therefore not a requirement to the site being brought forward.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the edge of Hawick and benefits from good access to services and employment. There are no significant biodiversity, sustainability, heritage or visual impact issues anticipated. Development of the site would result in a loss of green space. Structure planting on the NE boundary will be required, including the retention of existing trees.

There are no infrastructure constraints provided pedestrian linkage to Boonraw Road is retained, appropriate parking is included, and SEPA require foul drainage to be connected to SW foul sewer network for Hawick STW.

A recycling point currently located at the site may need to be removed or relocated.

The site was considered appropriate for housing development subject to a number of points which can be covered through by any accompanying site requirements.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity for 6 units.

**Site Ref** AHAWI027

**Site name** Burnfoot (Phase 1)

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Hawick

**Site area (ha)**

4.9

**Indicative capacity**

60

**Housing SG Status**

Excluded

## Initial assessment

**Floodrisk**

1:100

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy**

The site is located within the Central Strategic Development Area.

**Initial assessment summary**

SEPA COMMENTS: Historic maps show a watercourse flowing through the middle of the site which may now be culverted. We require an FRA which assesses the risk from this culverted watercourse. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. This information is not requested in the 2013 Proposed Plan (adopted May 2016).

SEPA COMMENTS (FURTHER COMMENTS): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: we support the requirement for a FRA. We require a modification to the developer requirement stating that no built development takes place on top of culverted watercourses/drains.

SBC FLOOD PROTECTION OFFICER: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site will want to consider surface water runoff as the South of the site is shown to be affected by pluvial flooding at a 1 in 200 year flood event.

FLOODING SUMMARY: A Flood Risk Assessment is required to assess the risk from a watercourse which may run through the site (possibly culverted). Buildings must not be constructed over any existing drain (e.g. field drain). Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** None

**Site Ref AHAWI027**

Site name Burnfoot (Phase 1)

Proposed usage  
HousingSDA  
CentralHMA  
CentralSettlement  
HawickSite area (ha)  
4.9Indicative capacity  
60Housing SG Status  
Excluded**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South-west

**Waverley line contribution required?****Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Minor. Predominantly arable field. Trees and scrub on boundary. Area of rank semi-natural neutral grassland in SW corner. Mitigation for breeding birds and other protected species. No significant biodiversity issues.

ACCESSIBILITY: The site is located adjacent to Hawick's settlement boundary, at Burnfoot. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus service to several places in the Borders, as well as Edinburgh and Carlisle.

**Local impact and integration assessment****Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Adjacent to site

**Archaeology**

Not applicable

**Listed buildings**

Adjacent to site

**Visual relationship/integration with existing settlement**

The site is located on the edge of Hawick, outwith the settlement boundary. The site is visible from the B6359 and the A7. There is no natural boundary to the north-east of the site. The Local Development Plan allocates land to the north-east for Business and Industrial use. The relationship between the site and the settlement and local area is satisfactory, but the site boundary to the north-east requires careful consideration.

**Impact on open space**

Low

**Impact on archaeology**

Low

**Impact on listed buildings**

Low

**Local impact and integration summary**

PARKS OFFICER: Possibly currently maintained roadside grass verges included within site. Would be no issues if lost. Potential for on-site play provision.

BUILT HERITAGE OFFICER: Significant site on edge of town at "arrival" point. Site set down below A7 so roofscape will be important. Careful consideration needed as to the extent of the site both initially and potentially in the future as the proposed NE boundary is not a landscape feature.

The proposed development should not impact on the setting of the B listed building at Burnhead Tower.

**Site Ref AHAWI027**

Site name Burnfoot (Phase 1)

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Hawick

**Site area (ha)**

4.9

**Indicative capacity**

60

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Adjacent to site

**Landscape designation**

Moderate

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Moderate

**Constrained in Landscape Capacity Study** **Landscape features**

Steep to moderately sloping to flat, mostly SE facing land between the A7 and the B6359 on the NE outskirts of Hawick. Mostly arable land but including an area of unfarmed wetland on the W side plus steeply sloping, partly wooded banks below the adjoining roads.

**Landscape summary**

LANDSCAPE OFFICER: The site indicated is not all developable. Protection of views to and from surrounding roads, avoidance of steeper ground along NW side and avoidance of wetland area to W of site all limit developable area.

SNH: This prominent site lies outwith the current settlement boundary as shown in the LDP but is included as a longer-term safeguard (SHAWI003). Justification for the eastern boundary of the site is unclear – there are no obvious physical features and it appears likely that the site would extend to the field boundary opposite Burnhead. When considered alongside adjacent allocations in the LDP it appears that a design framework for the north of Hawick is required to co-ordinate issues between sites in this area of significant change. If taken forward individually, we would strongly advocate a site brief for this site.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments. The site lies adjacent to business and employment allocation BHAWI002. A planning brief is required for both sites and we recommend that a brief that sets out requirements for both sites is prepared. This would support a coordinated, strategic approach to development here from the outset. This should include connectivity between the sites, which is not explicitly set out in the current site requirements in the draft Supplementary Guidance and the LDP. We welcome the requirement that design and layout should aim to enhance biodiversity value of the site. Viewed in its wider context, appropriate habitat networks within this site could provide links between existing habitats on sites to the west and east, bridging an existing gap.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS DM: Access is achievable off the B6359, with pedestrian linkage required to the bus laybys on A7 by the roundabout. A footway will also be required on the north west side of the B6359 to tie-in with A7 footways. Any layout will have to facilitate projections into the adjoining land to the north east (BHAWI001). Whilst there may some benefits in direct vehicular access to the roundabout on the A7 this is unlikely to be supported by Transport Scotland as trunk road authority and it is not an absolute requirement for the development of this site.

Any development will have to incorporate the principles of 'Designing Streets' in terms of layout and design and there is an opportunity to create a street-feel onto the B6359.

A Transport Assessment will be required for this level of development.

**Contaminated land**

On site

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes



## Site Ref AHAWI027

Site name Burnfoot (Phase 1)

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Hawick

Site area  
(ha)

4.9

Indicative  
capacity

60

Housing  
SG Status

Excluded

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Poor

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of a water course intersecting the site. This appears to have subsequently been infilled. The site is brownfield land and its use may present development constraints

SEPA COMMENTS: Foul drainage must connect to SW foul sewer network for Hawick STW.

ACCESS OFFICER: Connecting footways to be incorporated into this area to link pedestrian use from Henderson Road B6359 Gala Law road and A7 to paths to Gala Law Industrial area and Gala law footpaths.

TRANSPORT SCOTLAND: We would like to discuss the access strategy for this site as it appears to be located adjacent to the A7 trunk road.

STRATEGIC TRANSPORT OFFICER: Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is located within Hawick settlement boundary and scores well in the assessments.

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

This site is currently identified as having longer term housing potential in the LDP. The site sits outwith Hawick but is effectively encircled the town's development boundary on all sides, including to the north-east of the site, which is allocated for employment use.

The site's relationship with Hawick is acceptable, but careful consideration of that NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.

In landscape terms, the site is acceptable but not all will be developable. Protection of views and attention to the site's boundary to the NE will be required. Up to half the site could need to be given over to landscaping or SUDS, or lost due to being steeply sloping ground on the periphery of the site. Although the LDP longer term site has a capacity of 100 units this does not account for these constraints. In practice the site capacity is around 60 units.

A Flood Risk Assessment is required in order to assess the risk from a watercourse which is understood to run through the site and may be culverted. Consideration should be given to the potential for surface water runoff in the south of the site, as per SEPA's 1 in 200 year surface water flood risk mapping.

**Site Ref AHAWI027**

**Site name** Burnfoot (Phase 1)

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Hawick

**Site area (ha)**  
4.9

**Indicative capacity**  
60

**Housing SG Status**  
**Excluded**

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There are no significant biodiversity issues, but mitigation for protected species would be required and may be necessary. There is potential for on-site play provision.

In summary, with the possible exception of market demand/ marketability, there are no constraints to development.

Overall, the site was considered as a alternative site within the Draft Housing SG and further to public consultation, the site will not be included within the Finalised Housing SG.

**Site Ref RHAWI011****Site name** Factory, Fairhurst Drive**Proposed usage**

Redevelopment

**SDA**

Central

**HMA**

Central

**Settlement**

Hawick

**Site area (ha)**

0.5

**Indicative capacity**

10

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area and the Central Housing Market Area.**Initial assessment summary**

SEPA COMMENTS (FLOODING): Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

SEPA COMMENTS (FURTHER COMMENTS): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: We support the requirement to consider surface water runoff from the nearby hills at design stage.

SBC FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SUMMARY: The initial assessment criteria do not raise any issues that would preclude development. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the planning application and design stage.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Combination

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**11/01603/FUL - Change of use of land to incorporate siting of 15 storage containers for leasing [temporary]  
08/00693/OUT - Residential development  
08/00970/OUT - Erection of dwellinghouse [adjacent garage site]

## Site Ref RHAWI011

Site name Factory, Fairhurst Drive

### Proposed usage

Redevelopment

### SDA

Central

### HMA

Central

### Settlement

Hawick

Site area  
(ha)

0.5

Indicative  
capacity

10

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Good

### Access to services

Good

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

ACCESSIBILITY: The site is located to within Hawick's settlement boundary, at Burnfoot. The northern portion of the site drops slightly to the south. The site is less than 2 km from Hawick High Street. A wide range of facilities and services are available within Hawick, including a number of key services within Burnfoot. Hawick has regular bus services to several towns in the Borders, and Edinburgh and Carlisle.

ECOLOGY: Biodiversity Risk: Moderate. Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. Area of rank grassland/ tall ruderals. Landscape planting on boundary.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

There are no visual impact issues. The development of the site for housing would be expected to improve visual amenity.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

PARKS SERVICE: Potential off-site contribution for play.

There are no visual impact issues. The neighbouring land uses are varied, with residential properties to the north, storage and manufacturing to the east, and sui generis motor garage use to the west. A tree buffer to the west of the site would help separate the site from the neighbouring garage use.

The local impact and integration criteria raise no issues that would preclude development at the site.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Poor

Altitude  
>200m?

Height  
constraint

Moderate

Slope >12  
degrees?

Slope  
constraint

Minor

## Site Ref RHAWI011

Site name Factory, Fairhurst Drive

### Proposed usage

Redevelopment

### SDA

Central

### HMA

Central

### Settlement

Hawick

### Site area (ha)

0.5

### Indicative capacity

10

### Housing SG Status

Included

### Constrained in Landscape Capacity Study

#### Landscape features

The main feature is a strip of structure planting woodland on the southern boundary of an estimated age of 20-25 years. If left undeveloped, most of site will gradually convert to woodland. The current vegetation cover provides wildlife habitat value which would be lost if site developed.

#### Landscape summary

LANDSCAPE OFFICER: The Site is suitable for residential development similar to that adjoining the site, but a 15m buffer zone is recommended along the S boundary to reduce conflict / shading issues associated with adjoining woodland. Given its existing wildlife value and likely use for informal recreation by children coupled with the expected conflicts with a developing woodland on the S boundary, this site may be better held in reserve.

## Planning and infrastructure assessment

### Physical access/road capacity

### Near a trunk road?

ROADS DM: This site had outline permission for residential development (08/00693/OUT and 08/00928/OUT). I am in support of the redevelopment of the site subject to my usual requirements for parking and a 'Designing Streets type' layout. A connected street layout would be preferred over a cul-de-sac arrangement and a 'street-feel' on to Fairhurst Drive is recommended. The existing footway on the south side of Fairhurst Drive will have to extend to tie in with the footway in Wilson Drive and a direct pedestrian link onto Wilson Drive is desirable.

### Contaminated land

On site

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Poor

### Land use allocations

On/Adjacent to site

### If yes, what?

PMD3: Land Use Allocations

### Planning and Infrastructure summary

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have been developed as an unspecified 'factory'. The site is brownfield land and its use may present development constraints.

ECONOMIC DEVELOPMENT: We would suggest that this site is retained for continued employment uses, rather than lose it to housing redevelopment. We are aware that the extension of the Borders railway to Hawick, and beyond, is under consideration and feel this needs to be considered in association with this site, as it is possible the route could impact on its southern edge, especially if the alignment changes.

SEPA COMMENTS (WATER ENVIRONMENT): Foul drainage must connect to SW foul sewer network for Hawick STW

Comments from Economic Development are noted. There has been discussion with the Strategic Transport Officer on the potential impact on any extension of the Borders Railway to Hawick. The requirement of a buffer strip along the Southern boundary would be considered to reasonably address the potential for the railway route and its associated embanking to cross this part of the site. Regarding the preference for retaining the site for employment use, it is considered that there is an ample supply of available employment land in the Hawick area, including sites within Burnfoot and nearby Galalaw industrial estate.

## Site Ref RHAWI011

Site name Factory, Fairhurst Drive

### Proposed usage

Redevelopment

### SDA

Central

### HMA

Central

### Settlement

Hawick

Site area  
(ha)

0.5

Indicative  
capacity

10

Housing  
SG Status

Included

There are overhead lines running through the site.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

### Conclusions

The site is an existing LDP redevelopment site. The site has been considered for redevelopment with housing potential, as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site sits within the settlement boundary of Hawick, within the largely residential area of Burnfoot. Fairhurst Drive is characterised by a mix of uses, including housing to the north of the road, and employment uses and derelict land to the south. There is some conflict in these uses, and there would be benefit to residential amenity in achieving the redevelopment of the derelict land. The site benefits from good access to services and employment. It is noted that the Economic Development service would have a preference for retaining the site for employment use. The principle of housing development at this location is already established given the previous allocation of the site for redevelopment use, and is considered acceptable. There is also an ample supply of available employment land in the Hawick area, including sites within Burnfoot and nearby Galalaw industrial estate.

The site sits in close proximity to the former Waverley rail line through Hawick. Following discussions with the Strategic Transport Officer, it has been agreed that a buffer on the southern boundary of the site will address any potential for the allocation to prejudice the use of this route in the future. The Landscape officer has also recommended a buffer on this boundary to reduce conflict/ shading issues associated with the adjoining woodland. A buffer will be required, the exact size can be determined at the time of the planning application process.

No sustainability issues have been raised which would preclude development, but moderate biodiversity risk has been noted, and potential impact on protected species would need to be mitigated. SEPA have suggested that there may be potential for surface water runoff issues from nearby hills, which would require mitigation measures during the design stage. The Council's roads planning service have sought a 'designing streets' layout with a connected layout and frontage onto Fairhurst Drive, and application of the usual parking standards. The existing footway on the south side of Fairhurst Drive will have to extend along the northern boundary of the site, potentially to tie in with the footway in Wilson Drive. A direct pedestrian link onto Wilson Drive is also desirable. A tree buffer to the west of the site would help separate the site from the neighbouring garage use. There may be a contamination legacy from previous uses of the site which will need to be investigated, and if confirmed, mitigated. An off-site contribution for play may be required. These points can all be addressed through site requirements and the planning application process.

UPDATE MAY 2017: During the Housing SG public consultation process a planning application was submitted on behalf of Scott and Charters, the adjoining textiles business. The application boundary included a portion in the east of the proposed site. The application was for the demolition of the existing factory building and a replacement building to its rear. The application was approved in May 2017. The portion of the proposed site which sits within the application site is intended to be used as a works compound during development and has been bought from the adjoining landowner. The new landowner (i.e. the owners of the Scott & Charters factory) contacted the Council during the early stages of the consultation to ensure that their efforts to buy this land, and their redevelopment, would not be prejudiced. This was discussed to the owner's apparent satisfaction and no written representation was received subsequently. It is considered that as planning permission has now been granted, there is no risk the allocation for redevelopment with an indicative housing capacity will prejudice the owner's interests and it is considered appropriate to retain the proposed allocation as set out through the draft SG. It should be noted that the Reporter provided no means to de-allocate sites. Were the portion in question to be removed from the remainder of the site (the portion which is to be provided with an indicative housing capacity through the SG process), it would still need to remain as a redevelopment allocation. On balance, it is considered appropriate to retain the one site with no boundary changes given that (a) no development has yet taken place, and (b) there would be no practical benefit to splitting the site in two.

In summary, the site was considered as a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity of 10 units.

**Site Ref** AKELS025

**Site name** Tweed Court

**Proposed usage**  
Affordable Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Kelso

**Site area (ha)**  
0.3

**Indicative capacity**  
15

**Housing SG Status**  
Included

## Initial assessment

**Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary**

No initial constraints on site that would preclude development.

SEPA: Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Adjacent to site

**Current use/s**

Other

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 08/00983/FUL - Change of use from care home and alterations to form three dwellinghouses (approved) – consent not implemented

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?**

**Site Ref AKELS025**

**Site name** Tweed Court

**Proposed usage**  
Affordable Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Kelso

**Site area (ha)**  
0.3

**Indicative capacity**  
15

**Housing SG Status**  
Included

**Accessibility and sustainability summary**

**BIODIVERSITY:** Moderate risk - Existing built structures have moderate potential to support protected species such as bats (EPS) and breeding birds. Some mature tree cover within site boundary

**GENERAL COMMENTS:** The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Not applicable

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
Not applicable

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

**Impact on open space**  
Low

**Impact on archaeology**  
Low

**Impact on listed buildings**  
Low

The site is within the Kelso settlement boundary and is currently used for low-amenity residential accommodation. The surrounding land uses are predominantly residential and the site is considered a suitable redevelopment opportunity.

**Local impact and integration summary**

**ARCHAEOLOGY:** Final remains of planned fieldscape; some previous archaeological work, no HER recorded sites.

**HERITAGE & DESIGN:** No comments.

**Landscape assessment**

**NSA**  
Not applicable

**SLA**  
Not applicable

**Landscape designation**  
Minor

**General amenity**  
Average

**Altitude >200m?**

**Height constraint**  
Minor

**Slope >12 degrees?**

**Slope constraint**  
Minor

**Constrained in Landscape Capacity Study**

**Landscape features**

Nearly all the external ground is communally maintained open space. There are a number of mature trees, potentially of TPO quality, within the grounds making a significant contribution to the amenity of the site and surroundings. Views into the site from adjoining housing areas need to be considered.

**Landscape summary**

**LANDSCAPE COMMENTS:** Residential area consisting of an older stone built house and 3 blocks of more modern apartments dating from around 1960s. There is potential for redevelopment of the site. However, there are trees of TPO quality that should be retained, subject to survey to confirm condition. The existing stone built house also looks worthy of retention and the modern blocks may have potential for conversion. Existing site roads may provide cost effective access or may need to be replaced. A feasibility study is required to establish the above parameters and suggest appropriate forms of development and it is suggested that site capacity should only be established following such a study.



**Site Ref AKELS025****Site name** Tweed Court**Proposed usage**

Affordable Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

0.3

**Indicative capacity**

15

**Housing SG Status**

Included

SNH: No comment.

## Planning and infrastructure assessment

**Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. A stopping up order for the public roads within the site may be required should an alteration to the current layout be proposed. Strong street frontages should be sought in respect of the existing streets.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Limited

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Good

**Land use allocations**

Not applicable

**If yes, what?****Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: This site is currently residential in nature and is located within a predominantly residential part of the town. It is accessed off Spylaw Park and is currently owned by SBHA. Development Management would have no objections in principle to the redevelopment of this site for residential development. A pre-app was lodged in June 2015 (15/00639/PREAPP) although no formal response was given. The draft proposals included the refurbishment of Abbey House (stone built) and the refurbishment of the existing buildings v's new build. Concern was expressed by the architect regarding the level of parking required but no formal response from RPS was sought. I would have no objections to the redevelopment of this for residential development. This corner plot could accommodate a slightly higher density than the nearby Spylaw Park.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

HOUSING STRATEGY: Supportive of the allocation of Tweed Court as a proposed RSL led development for affordable housing.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped until recent residential use. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: No comments.

**Site Ref AKELS025****Site name** Tweed Court**Proposed usage**

Affordable Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area  
(ha)**

0.3

**Indicative  
capacity**

15

**Housing  
SG Status****Included**

EDUCATION: No comments.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

The redevelopment of the site for housing is supported by the Roads Planning Team and Development Management. As the site is currently used for residential purposes the impact of redeveloping the site is minimal. There are no significant constraints and the site is easily accessible and fully serviced.

**Conclusions**

This site is located within the Kelso settlement boundary and is currently used for low-demand amenity housing. The site is owned by Scottish Borders Housing Association who intend to replace the existing accommodation with affordable housing. As the site is currently used for residential purposes the impact of redeveloping the site is minimal. There are no significant constraints and the site is easily accessible and fully serviced. The site is also relatively close to the town centre which has a range of services and shops and is serviced by the local bus service. Consideration must be given to site design, existing trees within the site and the residential amenity of neighbouring properties. The redevelopment of the site for housing is supported by the Roads Planning Team and Development Management. The site is considered as acceptable as part of the site assessment process and therefore the site has been taken forward into the Housing Supplementary Guidance. Following the consultation process the site boundary has been amended to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP). The site area is to be updated to reflect this change. As a result of the boundary change the indicative capacity for the site has been reduced from 20 to 15 units.

This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing.

**Site Ref AKELS026****Site name** Nethershot (Phase 2)**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

6.3

**Indicative capacity**

100

**Housing SG Status****Included****Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

**Initial assessment summary**

SEPA: The 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". We support this. Foul water must connect to the existing SW foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement to investigate and mitigate surface water runoff from the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site should consider surface water runoff mitigation.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On site

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths – the application is currently pending decision due to an outstanding legal agreement.

**Site Ref AKELS026**

Site name Nethershot (Phase 2)

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

6.3

**Indicative capacity**

100

**Housing SG Status**

Included

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?****Accessibility and sustainability summary**

BIODIVERSITY: Minor risk - Arable fields. Trees and hedgerows on boundary. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

GENERAL COMMENTS: The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

**Local impact and integration assessment****Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

Not applicable

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site forms part of a potential longer term housing site identified within the Local Development Plan and is located adjacent to the Kelso settlement boundary. There is existing residential development across Angraflat Road to the southeast and also at Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

**Impact on open space**

Low

**Impact on archaeology**

Low

**Impact on listed buildings**

Low

**Local impact and integration summary**

ARCHAEOLOGY: Final remains of planned fieldscape; some previous archaeological work; medieval archaeology in the wider area.

HERITAGE & DESIGN: Significant edge of settlement site. The site design will be critical including edge of site treatment. A master plan is needed.

## Site Ref AKELS026

Site name Nethershot (Phase 2)

Proposed usage  
Housing

SDA  
Central

HMA  
Central

Settlement  
Kelso

Site area  
(ha)  
6.3

Indicative  
capacity  
100

Housing  
SG Status  
Included

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

LANDSCAPE COMMENTS: Gently sloping SE facing land currently used as arable farmland. NW boundary is country lane to Kelso Racecourse. NE boundary is field hedge abutting new High School. SE boundary – is arbitrary line across existing fields. SW boundary is field hedge. The area is enclosed on 3 sides by existing hedges associated with the field boundaries. The NW boundary coincides with the 'viewshed' skyline for northern Kelso i.e. it is a ridge top that contains views of the town from the NW. This is an important landscape feature that needs to be retained and strengthened in any future development scenarios.

### Landscape summary

LANDSCAPE COMMENTS: The site has low habitat values within site itself but moderate values in perimeter hedgerows. The area can only be developed via access improvements off site – most likely via the adjoining field on the SE side AKELS021. The NW boundary needs to be strengthened by new planting (20m wide) to protect and strengthen the woodland structure that defines the site boundaries and, in particular, the skyline when viewed from Kelso. This will also contribute to the setting of Kelso. Boundary hedgerows should also be retained. Within these planting structures, the site has capacity for medium density development.

SNH: This site represents a northward continuation of allocations AKELS021 and RKE17B. Co-ordination between sites and the principles as set out in our comments on AKELS027 detailed below would also apply to this site.

SNH COMMENTS ON AKELS027 ALSO RELEVANT TO AKELS026: We understand that there are allocations for housing at the southern half of this site (AKELS021, RKE17B) and for education at its easternmost extent adjacent to the racecourse (DKELS001). In addition, there is a safeguard for the remainder of the site between the cultivation terraces and the unclassified road to the racecourse (SKELS004). Site requirements for AKELS021 state that a planning brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at Nethershot. If you are minded to support development of this site during the current plan period, we recommend that it is included in the site development brief / design framework alongside AKELS021 to ensure that a coordinated, strategic approach is achieved from the outset.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: We welcome the requirement that this site should be masterplanned alongside earlier development phases at Nethershot. While we are unsighted as to the content or merits of these earlier masterplans, as discussed in our comments on the site siff, it is important that a coordinated, strategic approach to development here is achieved from the outset. In particular we highlight the need to ensure appropriate design consistency and connections between the landscape frameworks of development areas and an appropriate continuity and connection of the proposed routes for walking and cycling. Delivering successful co-ordination may require greater detail on the site requirements for these issues.

While we welcome the site requirements to include pedestrian and cycle links from the site to the new adjoining High School site, there is no reference to the National Cycle Network (NCN) Route 1, which runs along the north boundary of the site. We advise that appropriately designed active travel connections to the NCN should also be sought.

As the site requirements identify the minor public road here as a potential access point, any transport assessment and design for a reconfigured road should include provision to maintain this as a safe route for cyclists and pedestrians.

## Planning and infrastructure assessment

**Site Ref AKELS026**

Site name Nethershot (Phase 2)

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

6.3

**Indicative capacity**

100

**Housing SG Status**

Included

**Physical access/road capacity**Near a trunk road? 

ROADS PLANNING TEAM: I am not opposed to these sites being developed for residential development, but not in isolation of the allocated housing sites to the south directly adjacent to Angraflat Road (A6089). The sites benefit from good access options, these being from Angraflat Road via the existing allocated sites as well as from the minor public road (D79/4) serving the racecourse. The minor public road would require to be upgraded and the junction of the minor road with the A6098 is poor and not suited to serving increased traffic without significant upgrading work affecting land on the north side of the junction. A Transport Assessment will help inform any other requirements.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Limited

**Sewerage**

Yes

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Limited

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Good

**Land use allocations**

On site

**If yes, what?**

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: Have no objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016. This site forms part of application 13/00427/PPP which was approved on 6 May 2014 subject to conditions and legal agreement. The legal agreement remains outstanding and consent has yet to be issued. The PPP application site also includes AKELS021 and DKELS001 as contained within the LDP.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

STRATEGIC TRANSPORT: The National Cycling Network runs past the northern boundary of this site. Access to the site would need to be carefully planned. There are opportunities to provide good ped/cycling linkages to the new high school.

NETWORK MANAGER: Need to resolve access issues but could lead to removal/improvement of existing junction with A6089. Would need to extend 30 mph limit

OUTDOOR ACCESS TEAM: No comments.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of

**Site Ref AKELS026****Site name** Nethershot (Phase 2)**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

6.3

**Indicative capacity**

100

**Housing SG Status****Included**

nearby existing noise sources.

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that this site is a logical expansion to the settlement.

**Conclusions**

The site has been assessed as acceptable as part of the site assessment process. The site is identified within the adopted Local Development Plan as part of a larger potential longer term housing site. It is considered that this site is a logical expansion to the settlement. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this proposed site must not be developed in insolation of the housing allocation to the south (AKELS021). This site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer.

This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing.

**Site Ref AKELS027****Site name** Nethershot (Phase 2 & 3)**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

12.7

**Indicative capacity**

260

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

**Initial assessment summary**

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". Foul water must connect to the existing SW foul network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. This site should consider surface water runoff mitigation.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On site

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

13/00427/PPP - Mixed use development including housing, site for school, community facilities and associated landscaping, roads and footpaths – the application is currently pending decision due to an outstanding legal agreement.

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?**



**Site Ref AKELS027**

**Site name** Nethershot (Phase 2 & 3)

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Kelso

**Site area (ha)**  
12.7

**Indicative capacity**  
260

**Housing SG Status**  
Excluded

**Accessibility and sustainability summary**

**BIODIVERSITY:** Minor risk - Arable fields. Trees and hedgerows on boundary. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

**GENERAL COMMENTS:** The site is within walking distance from the town centre with access to local services and schools. Kelso is also included in the Strategic Public Transport network.

**Local impact and integration assessment**

**Conservation area**  
Not applicable

**Scheduled Ancient Monument**  
Not applicable

**Garden and designed landscape**  
Adjacent to site

**Ancient woodland inventory**  
Not applicable

**Open space**  
Not applicable

**Archaeology**  
On site

**Listed buildings**  
Not applicable

**Visual relationship/integration with existing settlement**

The site is identified within the Local Development Plan as a potential longer term housing site and the site is located adjacent to the Kelso settlement boundary. There is existing residential development across Angraflat Road to the southeast and also at Queen's House to the south. Further agricultural land to the east and north. The site is gently sloping towards the southeast and the existing settlement. Limit residential development to two stories to limit visual impact of development on the site. The site is made up by fields adjacent to Queen's House and further east, that are gently sloping towards the town.

**Impact on open space**  
Low

**Impact on archaeology**  
Medium

**Impact on listed buildings**  
Low

**Local impact and integration summary**

**ARCHAEOLOGY:** Final remains of planned fieldscape; some previous archaeological work, no HER recorded sites within, but immediately alongside cultivation terraces recorded in woodland to south.

**HERITAGE & DESIGN:** Significant edge of settlement site. The site design will be critical including edge of site treatment. Site isolated by land to SW – future intention of this site to be investigated. A master plan is needed.

**GENERAL COMMENTS:** Consideration must be given to the Angraflat Plantation adjacent to Queen's House and southwest of the site. The adjacent 'garden and designed landscape' at Floors Castle should also be considered at design and layout stage. The woodland is required to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside. Existing woodland needs to be retained and improved. An archaeological valuation is needed for south western part of site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation should be implemented. A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out.

**Site Ref AKELS027**

Site name Nethershot (Phase 2 &amp; 3)

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

12.7

**Indicative capacity**

260

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Adjacent to site

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

LANDSCAPE COMMENTS: Gently sloping SE facing land currently used as arable farmland. SW boundary abuts A6089 Edinburgh Road. NW boundary is country lane to Kelso Racecourse. NE boundary is field hedge abutting new High School. SE boundary – E section is arbitrary line across existing fields. SE boundary – W section abuts Queens House grounds and Angryflat plantation. The area is partially enclosed by trees at Queens House, woodland at Angryflat and by mature hedgerows on SW, NW and NE boundaries but is open along the E section of the SE boundary. The SW boundary is a narrow strip of woodland on a steep bank and it provides significant screening from the A6089. The NW boundary coincides with the ‘viewshed’ skyline for northern Kelso i.e. it is a ridge top that contains views of the town from the NW.

**Landscape summary**

LANDSCAPE COMMENTS: The NW boundary coincides with the ‘viewshed’ skyline which is an important landscape feature that needs to be retained and strengthened in any future development scenarios. Low habitat values within site itself but moderate values in perimeter hedgerows and woodland. The area can only be developed via access improvements off site – most likely via the adjoining field on the SE side AKELS021. The NW and SW boundaries needs to be strengthened by new planting (20m wide) and the Angryflat Plantation needs a protective buffer zone (15m wide) to protect and strengthen the woodland structure that defines the site boundaries and, in particular, the skyline formed by the NW boundary when viewed from Kelso. This will also contribute to the setting of Kelso and Kelso Bank Plantation on the SW side and help to protect the setting of Floors Castle grounds. Within these planting structures, the site has capacity for medium density development.

SNH: We understand that there are allocations for housing at the southern half of this site (AKELS021, RKE17B) and for education at its easternmost extent adjacent to the racecourse (DKELS001). In addition, there is a safeguard for the remainder of the site between the cultivation terraces and the unclassified road to the racecourse (SKELS004). Site requirements for AKELS021 state that a planning brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at Nethershot. If you are minded to support development of this site during the current plan period, we recommend that it is included in the site development brief / design framework alongside AKELS021 to ensure that a coordinated, strategic approach is achieved from the outset.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: I am not opposed to these sites being developed for residential development, but not in isolation of the allocated housing sites to the south directly adjacent to Angraflat Road (A6089).

The sites benefit from good access options, these being from Angraflat Road via the existing allocated sites as well as from the minor public road (D79/4) serving the racecourse. The minor public road would require to be upgraded and the junction of the minor road with the A6098 is poor and not suited to serving increased traffic without significant upgrading work affecting land on the north side of the junction. A Transport Assessment will help inform any other requirements.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

No

**Sewerage**

No

## Site Ref AKELS027

Site name Nethershot (Phase 2 & 3)

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Kelso

Site area  
(ha)

12.7

Indicative  
capacity

260

Housing  
SG Status

Excluded

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a reservoir which was subsequently infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: The National Cycling Network runs past the northern boundary of this site. Access to the site would need to be carefully planned. There are opportunities to provide good ped/cycling linkages to the new high school.

NETWORK MANAGER: Need to resolve access issues but could lead to removal/improvement of existing junction with A6089. Would need to extend 30 mph limit

OUTDOOR ACCESS TEAM: Provide path links to new high school site and Angryflat Plantation.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Town entrance sign flower bed appears to be within the site. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that part of this site should be taken forward into the Housing SG.

### Conclusions

Overall the site has been assessed as acceptable as part of the site assessment process. The site is identified within the Local Development Plan as a potential longer term housing site. It is

**Site Ref AKELS027****Site name** Nethershot (Phase 2 & 3)**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

12.7

**Indicative capacity**

260

**Housing SG Status****Excluded**

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considered this is an area identified for future settlement expansion. There is a planning application on phase 1 of the development at the allocated site at Nethershot (AKELS021 & DKELS001) which is pending decision due to an outstanding legal agreement (13/00427/PPP). The roads planning team state this site must not be developed in insolation of the housing allocation to the south (AKELS021). The site creates opportunities to provide good pedestrian and cycling linkages to the new high school. The site was received as part of the call for sites process and the landowner is in discussions with a developer. It is considered at this stage there is only a need to bring forward part of the longer term site within the Housing SG. Therefore phase two (AKELS026) of Nethershot will be taken forward as part of the Supplementary Guidance with a site capacity of 100 units with the remainder of this site being identified as a potential longer term housing site.

**Site Ref AKELS028****Site name** Hendersyde (Phase 2)**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

9.5

**Indicative capacity**

190

**Housing SG Status****Excluded****Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and within the Central Housing Market Area.

**Initial assessment summary**

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 2013 Proposed Plan (adopted May 2016) states "Water Impact Assessment would be required". Foul water must connect to the existing SW foul network although the area zoned appears to be beyond the existing network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement stating that investigation and mitigation measures may be required in relation to surface water run-off within the site.

SBC FLOOD TEAM: This site is shown to be at risk of flooding at a 1 in 200 year flood event from surface water flooding in a few sections. I would have no objections if the development could show that they are mitigating the risk from surface water.

The site is included within the Local Development Plan as a longer term housing site. As part of the Housing SG process the site has been reassessed to establish its short-term housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

On site

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 16/01002/S37 - Rebuild 33Kv over head line (PENDING DECISION)

## Site Ref AKELS028

Site name Hendersyde (Phase 2)

Proposed usage  
Housing

SDA  
Central

HMA  
Central

Settlement  
Kelso

Site area  
(ha)  
9.5

Indicative  
capacity  
190

Housing  
SG Status  
Excluded

## Accessibility and sustainability assessment

Access to public transport  
Good

Access to employment  
Good

Access to services  
Good

Wider biodiversity impacts  
Minor

Site aspect  
South

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Arable fields. Mature trees on the southern site boundary- lowland mixed deciduous woodland. Woodland is within Hendersyde Park HGDL. Mitigation for breeding birds and other protected species e.g. badger. No significant biodiversity issues.

## Local impact and integration assessment

Conservation area  
Not applicable

Scheduled Ancient Monument  
Not applicable

Garden and designed landscape  
Adjacent to site

Ancient woodland inventory  
Not applicable

Open space  
Not applicable

Archaeology  
On site

Listed buildings  
Not applicable

Visual relationship/integration with  
existing settlement

Impact on open space  
Low

Impact on archaeology  
Medium

Impact on listed buildings  
Low

The site is a greenfield site to the north of the Kelso development boundary. The site is visible from the north but there is a stone wall along the B6461 and some existing residential buildings to the west that can help minimise impact. The race course is located to the west of the site, the cemetery to the north and to the south is an undeveloped allocated housing site (AKELS022). There is also further agricultural land to the north of the site.

### Local impact and integration summary

ARCHAEOLOGY: Site immediately alongside site of Medieval hospital which has seen previous archaeological work and alongside the designed landscape to the south; nothing recorded within the site itself (cf. Soutra; Brompton on Swale; Partmey; Tynemouth etc).

HERITAGE & DESIGN: Significant edge of settlement site. Design will be critical including edge of site treatment.

## Landscape assessment

NSA  
Not applicable

SLA  
Not applicable

Landscape designation  
Minor

General amenity  
Good

Altitude  
>200m?

Height  
constraint  
Minor

Slope >12  
degrees?

Slope  
constraint  
Minor

Constrained in Landscape Capacity Study

## Site Ref AKELS028

Site name Hendersyde (Phase 2)

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Kelso

Site area  
(ha)

9.5

Indicative  
capacity

190

Housing  
SG Status

Excluded

### Landscape features

LANDSCAPE COMMENTS: Arable field partially enclosed by high stone walls. Random rubble stone wall with half round coping in excess of 2m high on NW boundary and partially down NE and SW boundaries. S corner includes a utility depot. Arable land to SW and NE. Woodland associated with Hendersyde Park driveway to SE. Kelso cemetery to NW. Woodland adjoining to SE is part of Hendersyde Park Designed Landscape and stone boundary walls are a feature. OH power line crosses site just south of cemetery. Wooded driveway from Hendersyde North Lodge to Hendersyde House forms a significant visual feature and currently contains the settlement boundary of Kelso. Development of this site would breach this physical feature and spill out development into a much wider open area to the north.

### Landscape summary

LANDSCAPE COMMENTS: There are potential new pedestrian links might be negotiated via the Hendersyde Designed Landscape. Very limited habitat value on site but there may be bat roosts in existing boundary walls and there is habitat value in the woodland on the south boundary. There is a landscape argument that development should not extend north of Hendersyde Park which currently provides physical containment for Kelso. However, some land has already been allocated at AKELS022 and this area could be developed in conjunction with that site. A buffer zone (15m wide) is required to protect the existing woodland abutting SE boundary and new planting (15m wide) is proposed along NE and NW boundaries to provide new visual containment and shelter and screening of views from the north.

SNH: This site is adjacent to housing allocation AKELS022 and is included in the LDP as a longer-term safeguarded site (SKELS005). Site requirements for AKELS022 state that a site development brief in the form of supplementary guidance will be prepared for that site and that it is to be masterplanned together with future development phases at the safeguard site. If you are minded to support development of this site during the current plan period, we recommend that it is included in the planning brief alongside AKELS022 to ensure that a coordinated, strategic approach is achieved from the outset.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: We note that the site requirements include assessment of impact on the River Tweed SAC. Due to the distance from the SAC and the intervening landform and use, including intervening walls along the A698, we do not consider there to be a pathway between the SAC and this site. This requirement could therefore be removed.

This site and AKELS002 (SBC assume the contributor means AKELS022) are open and, due to this lack of containment, careful consideration of boundary treatments will be required. Establishment of new structure planting along the north-eastern and north-western boundaries would generally accord with the existing settlement edges, which are characterised by woodland belts. Nevertheless, careful consideration will be required to ensure that an appropriate gateway to the settlement is established. We consider that this could be achieved more effectively if this site was included in the planning brief for AKELS022 as well as a joint masterplan for these sites.

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## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objection to this site being allocated for residential development. The adjacent land to the south west is already allocated for housing and benefits from planning permission where allowance has been made for street connectivity with this site. A Transport Assessment will be required to inform infrastructure adjustments required.

### Contaminated land

Not applicable

### HSE consultation

On site

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

### Land use allocations

### If yes, what?

## Site Ref AKELS028

Site name Hendersyde (Phase 2)

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Kelso

Site area  
(ha)

9.5

Indicative  
capacity

190

Housing  
SG Status

Excluded

Good

On site

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: No objections to this site being considered for housing as part of the call for sites. This site has previously been assessed and considered to be acceptable. It is located outwith the settlement boundary but is allocated for longer term housing within the LDP 2016.

SCOTTISH WATER - WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed with the exception of a small pumping station. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: Opportunity to improve the local path network and provide enhanced connectivity to the existing Hendersyde development and also to the new high school.

NETWORK MANAGER: Unclear where access would come from.

OUTDOOR ACCESS TEAM: Consideration be given to incorporate a 'safe route to school' (Broomlands PS) in the SE.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Shared boundary wall with Ferneyhill Cemetery. Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is identified within the Local Development Plan as part of a large potential longer term housing site. It is considered that this site is a logical expansion to the settlement.

### Conclusions

This site is identified as a potential longer term housing site within the adopted Local Development Plan 2016. Overall the site has been assessed as acceptable and there are some site constraints that will need to be taken into consideration as part of the site design. There is currently a planning application pending decision (13/00259/PPP) for a residential development on phase 1 of the Hendersyde site (AKELS022) which is to the south of this proposed site. Therefore this site is a logical extension of the settlement to the north east however it is not known if there is a developer associated with this part of the site. The site has not been submitted as part of the Call for Sites process however the site has been reviewed by the Council due to its identification as a potential longer term housing site within the Local Development Plan.

This site was considered as 'alternative' option as part of the Draft Housing SG and further to public consultation, the site has not been included within the Finalised SG on Housing.



**Site Ref RKELS002****Site name** Former Kelso High School**Proposed usage**

Redevelopment

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

2.5

**Indicative capacity**

50

**Housing SG Status****Included****Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Central Strategic Development Area.**Initial assessment summary** There are no major issues at this initial assessment stage.

SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. No mention of this in 2013 Proposed Plan (adopted May 2016). Foul water must connect to the existing SW foul network.

SEPA ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor supports the requirement for investigation and mitigation measures in relation to surface water run-off within the site.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

The site is included within the Local Development Plan as a redevelopment opportunity. As part of the Housing SG process the site has been reassessed to establish its housing potential. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Other

**Common Good Land MOD safeguarded area Aerodrome/Technical Site Safeguarding**

Not applicable

Not applicable

Not applicable

**Planning history reference** No relevant previous planning history on the site.

## Site Ref RKELS002

Site name Former Kelso High School

Proposed usage

Redevelopment

SDA

Central

HMA

Central

Settlement

Kelso

Site area  
(ha)

2.5

Indicative  
capacity

50

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South-west

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Existing built structures (High School) have moderate potential to support protected species such as bats (EPS) and breeding birds. Some tree cover within site boundary

GENERAL COMMENTS: The site is located close to the town centre and the area offers a wide range of facilities and services.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

On site

Visual relationship/integration with existing settlement

This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

High

### Local impact and integration summary

ARCHAEOLOGY: Listed Building school buildings; portions within Medieval burgh and OS1 shown street frontage and extensive backland plot.

HERITAGE & DESIGN: An options appraisal has been undertaken for this site by SBC by Simpson and Brown, which identified a mixture of new build and conversions of the significant parts of this category B listed building.

GENERAL COMMENTS: This is a brownfield site within an predominantly residential area and the buildings on site offer many opportunities for redeveloping the site which could be done in an appropriate manner taking cognisance of the surrounding townscape. The main high school building is B listed and there are some archaeological issues to be addressed and mitigated.

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

**Site Ref RKELS002**

Site name Former Kelso High School

**Proposed usage**

Redevelopment

**SDA**

Central

**HMA**

Central

**Settlement**

Kelso

**Site area (ha)**

2.5

**Indicative capacity**

50

**Housing SG Status**  
Included**Constrained in Landscape Capacity Study** 

**Landscape features** There are diverse trees located across the site many meriting retention. There is residential property to the north, west and south with Poynder Park rugby ground adjoining on the south eastern boundary.

**Landscape summary** LANDSCAPE COMMENTS: Due to the significant constraints imposed by the listed buildings, restricted access and potential tree retentions, a feasibility study should be carried out to consider development options in more detail including a tree survey to BS5837:2012 to identify trees that might merit retention. Development capacity and form can only be determined following the study.

SNH: No comments.

SNH ADDITIONAL COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor recommends the site requirement referring to listed building on the site (bullet point 5) should be amended to read: Existing listed buildings on site must be retained including those buildings listed by curtilage. However removal of other non-listed perimeter buildings may be acceptable.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: I am happy to support the redevelopment of this site. Vehicular access is available from Bowmont Street and from Croft Road. A further minor access is available from Orchard Park with a further pedestrian link available to Croft Road at the north west of the site. A Transport Statement will be required.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

ED5: Regeneration

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: No objections in principle to the redevelopment of this site. It has previously been assessed and considered acceptable as a redevelopment opportunity and is allocated in the LDP. Consideration must be given to the retention of the B listed school. This site may be suitable for housing and/or mixed use development however the surrounding area is predominantly residential therefore the amenity of the area must be protected. It would be important to ensure connectivity with the site and the surrounding area.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: Large scale development in Kelso may require some significant upgrades on the Network (and possibly Service Reservoirs & Trunk Mains). This would need an assessment undertaken by the Developer(s) who would need to fund any upgrades.

## Site Ref RKELS002

Site name Former Kelso High School

### Proposed usage

Redevelopment

### SDA

Central

### HMA

Central

### Settlement

Kelso

Site area  
(ha)

2.5

Indicative  
capacity

50

Housing  
SG Status  
Included

CONTAMINATED LAND OFFICER: The site appears to have been developed as a horticultural nursery and more recently as a school. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

ECONOMIC DEVELOPMENT: We support the redevelopment of this site and protection of the main section of the B listed building. We are aware of the Simpson Brown Options Appraisal report from August 2013. We therefore support any employment generating opportunities by creating tourist based accommodation and / or commercial activity, as noted in options 5 & 6 in the report, as well as some ancillary housing.

STRATEGIC TRANSPORT: Potential opportunity to provide connectivity through the site to Croft Road and beyond to the new high school.

NETWORK MANAGER: May need to consider parking restrictions in adjacent Bowmont Street which narrows to one lane because of parked cars to north/west of school entrance.

OUTDOOR ACCESS TEAM: No comments.

EDUCATION: If this site is completed, an extension may be required.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play at Croft Park.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

SPORTSCOTLAND COMMENTS FOLLOWING HOUSING SG CONSULTATION: The contributor notes that this is a school site which is to be replaced with a new school including sports facilities developed in consultation with sportscotland. Nevertheless, as the last use of part of the site appears to be an outdoor sports facility, we would be a statutory consultee under the Development Management Procedure (Scotland) Regulations 2013 and would determine our position on any proposal against the above mentioned SPP criteria.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

Redevelopment of this brownfield site offers a range of opportunities including housing.

### Conclusions

This is a brownfield site within a predominantly residential area. The buildings on site offer various opportunities for redeveloping the site which should be undertaken in an appropriate manner taking cognisance of the surrounding townscape. The use of the site as a High School has generated considerable vehicle movements and it is not anticipated redevelopment of the site will cause any insurmountable vehicular issues although this would be addressed at a further stage in the process once a planning brief is prepared and more firm proposals are considered. Cognisance should be taken of the B listed main building, protection of boundary trees and archaeological matters to be addressed. There is also the potential opportunity to provide connectivity through the site to Croft Road and beyond to the new high school.

The site was included within the adopted Local Development Plan as a redevelopment opportunity although no indicative capacity was stated. This site was considered as 'preferred' option as part of the Draft Housing SG and further to public consultation, the site has been included within the Finalised SG on Housing with an indicative capacity of 50 units.

**Site Ref ANEWS005****Site name** The Orchard**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Newstead

**Site area (ha)**

0.3

**Indicative capacity**

6

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

1:100

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** Site located within the Central Strategic Development Area.**Initial assessment summary**

SEPA COMMENTS: We require an FRA which assesses the risk from the small watercourse which is partially culverted through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments: we support the requirement for a FRA. As explained in our previous response, consideration will need to be given to bridge and culvert structures within and adjacent to the site. Developable area/ development type may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This is a matter for the Council to consider. We also support the requirement to explore the potential for culvert removal and channel restoration.

SBC FLOOD TEAM: A drain / spring run directly through this site. It would need to be shown that this does not generate a flood risk at the site. This will probably end up in a Flood Risk Assessment.

ASSESSMENT SUMMARY: A Flood Risk Assessment is required to assess the risk associated with a small watercourse which is partially culverted through the site. A Flood Risk Assessment is required to assess the risk associated with this watercourse. Flood risk may constrain development potential.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 03/00182/OUT - Erection of six dwellinghouses; 06/02207/FUL - Erection of six dwelling houses with attached garages.

## Site Ref **ANEWS005**

Site name The Orchard

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Newstead

Site area  
(ha)

0.3

Indicative  
capacity

6

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line  
contribution  
required?



### Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate. Trees and thorn scrub and rank semi-natural neutral grassland within site. Site with Eildon & Leaderfoot NSA. Mitigation for breeding birds and other protected species e.g. badger, reptiles and amphibia.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

## Local impact and integration assessment

Conservation area

On site

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

On site

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site sits within the settlement boundary of Newstead, and within Newstead Conservation Area. The neighbouring land uses are primarily residential. The site benefits from partial screening from an existing wall to the north of the site, which is understood to be of heritage significance. The site is considered to be well related to Newstead. A sensitively designed development could be acceptable in this location.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE OFFICER: Within CA. Appears to have not previously been developed since 1850s. The surrounding wall is significant.

ARCHAEOLOGY OFFICER: Plot shown open by OS1; nothing recorded in HER for location, but number of finds and old buildings in surroundings; Located in backlands of medieval village; High potential for Roman archaeology assoc with Newstead.

DEVELOPMENT MANAGEMENT: This site has previously been approved for six houses, though since lapsed. I don't see any difficulty with the principle, albeit different design expectations will apply though Placemaking and Design

In summary, the site is located within Newstead Conservation Area, but this does not preclude development. The boundary wall to the north and west is historic, and provides a screening function and should be retained. A sensitive design will be required. There is a high potential for Roman archaeology.

**Site Ref ANEWS005**

Site name The Orchard

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Newstead

**Site area (ha)**

0.3

**Indicative capacity**

6

**Housing SG Status**

Included

**Landscape assessment****NSA**

On site

**SLA**

Not applicable

**Landscape designation**

Major

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

This is an edge of historic village site where density within the village is high and pattern of development is complex.

**Landscape summary**

LANDSCAPE SECTION: This is an edge of historic village site where density within the village is high and pattern of development is complex. It would enhance the development if the historic wall is retained and incorporated into the site and at least a portion of the trees along the western boundary and the specimen apple tree are retained as part of any future development. Suggested capacity of 6 probably about right if trees were not a consideration but the retention of trees in the western part might reduce this capacity to 3 or 4.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS DM: I was able to support the planning application (06/02207/FUL) for 6 houses on this site on the basis of the junction of Back Road with Main Street being upgraded including improved provision for pedestrians. The initial length of Back Road would then be upgraded to adoptable standards to serve the site road which would also have to be to adoptable standards.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

On/adjacent to site

**TPOs**

Not applicable

**Marketability**

Good

**Land use allocations**

Adjacent to site

**If yes, what?**

EP6: Countryside Around Towns

**Planning and Infrastructure summary**

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORTATION: Opportunity to provide enhanced connectivity within the settlement and also to provide improvements to the existing path network.

SEPA COMMENTS: Foul water must connect to the SW network in Newstead. There appears to be a culverted watercourse running through the site. The development should seek to de-culvert to make a feature of this and no further culverting for land gain should be allowed.

**Site Ref ANEWS005****Site name** The Orchard**Proposed usage**  
Housing**SDA**  
Central**HMA**  
Central**Settlement**  
Newstead**Site area (ha)**  
0.3**Indicative capacity**  
6**Housing SG Status**  
**Included**

## Overall assessment

**Overall assessment****Acceptable****Summarised conclusion**

Previous approval for six units on the site, now lapsed. The site remains acceptable for housing use, subject to a number of site requirements.

**Conclusions**

The site was been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. The site has previously been approved for six dwelling houses but this consent lapsed.

The site sits within the settlement boundary of Newstead, and within Newstead Conservation Area. The neighbouring land uses are primarily residential. The site benefits from partial screening from an existing wall on the north and west of the site, which is understood to be of heritage significance and would need to be retained. Trees on the site also require retention and integration within the site design.

There are no major accessibility and sustainability issues. There is an opportunity to provide enhanced connectivity within the settlement and also to provide improvements to the existing path network. There appears to be a culverted watercourse running through the site. The development should seek to de-culvert to make a feature of this.

A Flood Risk Assessment is required to assess the risk associated with the partially culverted watercourse which runs through the site. Flood risk may constrain development potential.

Overall, the site is considered to be well related to Newstead and a sensitively designed development which acknowledges and respects the character of the Conservation Area could be acceptable in this location. This inclusion reflects the principle that development can take place on the site which has been tested and approved via the Development Management planning application process.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative capacity of 6 units.



Site Ref **ANEWS006**

Site name Newstead North

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Newstead

**Site area (ha)**

1.1

**Indicative capacity**

23

**Housing SG Status**

Excluded

## Initial assessment

**Floodrisk**

Not applicable

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Moderate

**Structure Plan policy** Site located within the Central Strategic Development Area.

**Initial assessment summary**

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

SEPA: Contours indicate a sufficient height difference between site and River Tweed.

SUMMARY: No flooding issues identified. The site is adjacent to the River Tweed SAC and SSSI.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/a

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

Not applicable

**Waverley line contribution required?**

**Accessibility and sustainability summary**

ECOLOGY OFFICER: Biodiversity Risk: Minor. Improved pasture with some mature tree cover within site. Woodland strip on N boundary. Garden ground with mature tree cover on boundary. No significant biodiversity issues.

ACCESSIBILITY: The site has good access to local services and facilities in Melrose, one mile or less than 15 minutes drive away. It has good access to

**Site Ref** ANEWS006

**Site name** Newstead North

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Newstead

**Site area (ha)**

1.1

**Indicative capacity**

23

**Housing SG Status**

Excluded

employment particularly in Galashiels, 6 miles or less than 15 minutes drive away. The settlement is on the A6091(T) which is also part of the strategic public transport network.

**Local impact and integration assessment**

**Conservation area**

On/adjacent to site

**Scheduled Ancient Monument**

Adjacent to site

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

On site

**Archaeology**

Not applicable

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site is located adjacent to the settlement boundary of Newstead, and within the CAT policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is limited. The site sits partly within, and partly adjacent to Newstead Conservation Area. Potential impacts on the Conservation Area are a key issue. The neighbouring land uses are residential to the south, whilst the boundary to the north is defined by mature trees.

**Impact on open space**

Medium

**Impact on archaeology**

Low

**Impact on listed buildings**

Low

**Local impact and integration summary**

HERITAGE OFFICER: Mostly outwith CA. Prominent location. Edge treatment and “sense of place” will be important given the narrowness of the proposed site. Likely to be restricted in heights of buildings.

ARCHAEOLOGY OFFICER: Nothing recorded in the area save for possible Roman road lines from Newstead and Dere Street descending to the Tweed.

PARKS OFFICER: Potential off-site contribution for play

DEVELOPMENT MANAGEMENT: On the one hand, I can see its appeal, with its landscape containment and some scope for discrete development. On the other hand, it clearly has access issues, not just into it, but through it. It also contains/sits alongside mature trees. In particular, though, it is a varied, somewhat disjointed collection of spaces that (while it could be argued this would allow housing that would complement the varied townscape already in the village), does make it difficult to foresee how residential development could work in a manner which complements the Conservation Area. I am not convinced this should be a housing allocation based purely on a simple location plan. It requires a good deal more analysis and design to show how a development would work.

**Landscape assessment**

**NSA**

On site

**SLA**

Not applicable

**Landscape designation**

Major

**General amenity**

Good

**Altitude >200m?**

**Height constraint**  
Minor

**Slope >12 degrees?**

**Slope constraint**  
Moderate

**Constrained in Landscape Capacity Study**

## Site Ref **ANEWS006**

Site name Newstead North

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Newstead

### Site area (ha)

1.1

### Indicative capacity

23

### Housing SG Status

Excluded

### Landscape features

Site elevated above haugh land to the north. Western half of site sloping down to north west. Mature trees (mainly ash) along some of the historic field boundaries in the western half of site. Mature woodland to the north an important feature of the site. A detailed tree survey will be required to establish quality and health of existing tree resource that contributes so much to the amenity of the immediate area.

### Landscape summary

SNH COMMENTS: While this site was not considered by the Reporter, their comments on Newstead in relation to Issue 250 are relevant. Newstead's position within the Eildon & Leaderfoot National Scenic Area (NSA) and a Countryside Around Towns (CAT) area demonstrates the sensitivity of the landscape and the quality of place of the existing settlement. If you are minded to allocate this site, the special qualities of the NSA and policy of the current Countryside Around Towns Supplementary Planning Guidance should be used to establish site requirements and secure delivery of a high quality place that respects this setting.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments: we welcome the requirement that "Pedestrian paths through the site to be established, linking with the local path network, including paths at the River Tweed" and agree that there are positive opportunities to enhance the local path network which should be sought through development of this site. The site requirements also state that existing trees on site should be protected. We suggest that there are also opportunities to review management of the adjacent woodland to enhance its role in setting of the site and in its role in delivering further path connectivity through the site and to the River Tweed.

LANDSCAPE SECTION: Indicative site capacity of 23 units unlikely to be achieved given mature trees on the western half of site and severe constraints to access. If access constraints from the east can be overcome it should be possible to develop the eastern half of the site. Any further development to the western half is severely constrained by the location of mature and high value amenity trees along historic field boundaries. Given above comments capacity is likely to be about half of suggested capacity. The paddocks are an attractive and valuable local open space which contrasts with the complex pattern of development in the historic core of the village and the newer residential developments to the south east of the site. If access could be overcome a more limited development of the eastern portion of the site would be possible if adequate buffer zones were identified to woodland and mature trees.

PD: The site sits with Eildon and Leaderfoot National Scenic Area, but is well screened to the north, and to some degree to the west. The Landscape Capacity Study (2007) found the southern-most portion of the site to be suitable for a small cluster of houses, but the remainder of the site to be within a wider area of constrained land to the north of Newstead. With respect to the

## Planning and infrastructure assessment

### Physical access/road capacity

### Near a trunk road?

ROADS DM: I am able to support this site for development, but only on the basis that significant upgrading work is undertaken in the public road known as Rushbank leading to the site. Similarly the private road known as Eddy Road leading to the site needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For Rushbank part of the road needs to be widened and provision for on-street parking needs to be improved. For Eddy Road the junction with Main Street needs to be improved to the west in terms of junction visibility by lowering the roadside wall and shifting street furniture and dealing with vegetation. The road itself needs to be upgraded to an adoptable standard in terms of construction, drainage, lighting etc. and it needs to be widened and on-street parking provision formalised. The two buildings on the west side of the road combined with the high roadside wall on the east side create pinch-points which appear too narrow and a minimum width of 3.4m (wall to wall) is required.

In conclusion, if this off-site work can be achieved along with the creation of an internally connected street network, including pedestrian links to St. John's Wynd and Townhead Way, then I will be able to support an indicative number of 23 houses on the site.

ROADS DM (Further Comments): The Officer was consulted as part of the Draft Housing SG, and requested that a site requirement is added, stating, 'A Transport Statement will be required'.

## Site Ref **ANEWS006**

Site name Newstead North

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Newstead

Site area  
(ha)

1.1

Indicative  
capacity

23

Housing  
SG Status  
Excluded

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

Yes

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

On/adjacent to site

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

On/Adjacent to site

### If yes, what?

EP6: Countryside Around Towns

### Planning and Infrastructure summary

ACCESS OFFICER: it is essential to retain the path heading north out of St John's Wynd; the path then connects to the River Tweed and its associated path network.

NETWORK MANAGER: Access issues likely

ENVIRONMENTAL HEALTH (CONTAMINATION): The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided no further comments on this site.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

Roads access may prove insurmountable, but the site can go forward as an alternative site to allow further consideration. Landscaping/ loss of trees also a key issue.

### Conclusions

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process.

The site sits on the northern periphery of Newstead, partly within the settlement boundary. Similarly the site is partly within both Newstead Conservation Area, and partly within the Countryside Around Towns (CAT) policy area. The CAT policy does not preclude development, and this particular part of the CAT is less sensitive than other areas, as the risk of coalescence in this location is minimal.

The settlement's relationship with Newstead Conservation Area is a key consideration. The site is large relative to the size of the settlement and sensitive integration into the settlement would be essential. The site sits on the edge of Eildon & Leaderfoot National Scenic Area (NSA) and adjacent to the River Tweed SSSI and SAC. The applicant has submitted an indicative site layout proposing 23 units. Due to the need to protect healthy trees on the site it is likely if the site was to be allocated this figure would be reduced considerably.

A portion of the proposed site was considered and rejected on access grounds at the time of the Local Plan Amendment. Roads access has been reassessed and is not opposed in principle by the Council's Road section, as in this instance further investigation is being sought with regards to the possibility of forming a road link between Rushbank and Eddy Road. However, key issues remain to be resolved: significant upgrading work is required in the public road known as Rushbank; and the private road known as Eddy Road needs to be upgraded to an adoptable standard. In both cases third party land owners are directly affected. For the whole site to be developed, access would be required from both. It remains to be seen whether the developer is in a position to address these

**Site Ref** ANEWS006

**Site name** Newstead North

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Newstead

**Site area (ha)**  
1.1

**Indicative capacity**  
23

**Housing SG Status**  
Excluded

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points and that the Council can consequently be satisfied the requirements can be resolved. A Transport Statement would also be required for any development.

To conclude, there are more preferable sites available in the Central Housing Market Area but it is considered the site can go forward to public consultation as an alternative site to enable further consideration of these points.

Overall, the site was considered as a alternative site within the Draft Housing SG but following public consultation the site will not be included within the Finalised Housing SG.

## Site Ref AROXB003

Site name Land north east of Roxburgh

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Roxburgh

Site area  
(ha)

0.6

Indicative  
capacity

20

Housing  
SG Status

Excluded

## Initial assessment

### Floodrisk

1:200

### SAC

Not applicable

### SPA

Not applicable

### SSSI

Not applicable

### Ramsar

Not applicable

### Adjacent to River Tweed?

### International/national designation constraints

Minor

### Structure Plan policy

The site is located within the Central Strategic Development Area and within the Central HMA.

### Initial assessment summary

The north-eastern part of the site falls within the 1:200 year flood risk area.

SEPA: Request a Flood Risk Assessment is undertaken for the site to assess the risk from the River Teviot and the unnamed small watercourse adjacent to the site. They also state consideration will need to be given to the bridge and culvert structures within and adjacent to the site. Foul water should be connected to the SW foul network. It is noted that this may require an extension of the network and if so, opportunity should be taken to picking up other existing properties which appear also to be off the network.

SBC FLOOD TEAM: This site is shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Map and also has a small watercourse running adjacent to the site. I would likely ask for a flood risk assessment for this site.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### Minerals and coal

Not applicable

### NNR

Not applicable

### Prime Quality Agricultural Land

Not applicable

### Current use/s

Greenfield

### Common Good Land

Not applicable

### MOD safeguarded area

Not applicable

### Aerodrome/Technical Site Safeguarding

Not applicable

### Planning history reference

There is no planning history on this site.

## Site Ref AROXB003

Site name Land north east of Roxburgh

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Roxburgh

Site area (ha)

0.6

Indicative capacity

20

Housing SG Status

Excluded

## Accessibility and sustainability assessment

### Access to public transport

Poor

### Access to employment

Poor

### Access to services

Poor

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

Waverley line contribution required?

### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - Arable field with garden ground on small boundary of site, small burn to North. Potential connectivity with River Tweed SAC/SSSI through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is located alongside the settlement boundary for Roxburgh. The site could potentially be developed in linear form similar to that on the opposite side of the road and throughout the village.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: There is a possibility of street frontage plots.

HERITAGE & DESIGN: Potential linear development echoing farm rows.

## Landscape assessment

### NSA

Not applicable

### SLA

On/adjacent to site

### Landscape designation

Moderate

### General amenity

Average

### Altitude >200m?

### Height constraint

Moderate

### Slope >12 degrees?

### Slope constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

A narrow (15m) strip of land on side of single track country lane opposite existing cottages. The ground slopes down towards the road and is elevated above the road by a stone retaining wall. The site is within the Tweed Lowlands Special Landscape Area.

## Site Ref AROXB003

Site name Land north east of Roxburgh

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Roxburgh

Site area  
(ha)

0.6

Indicative  
capacity

20

Housing  
SG Status

Excluded

### Landscape summary

LANDSCAPE COMMENTS: The site is a narrow (15m) strip of land on side of single track country lane opposite existing cottages. The ground slopes down towards the road and is elevated above the road by a stone retaining wall. The long north western boundary is entirely arbitrary and does not relate to any landscape feature. Opposite the site there is intermittent rural housing on opposite side of the existing lane. The site shape is arbitrary and is presumably based on direct access off the existing lane. Development would require considerable excavation of material to achieve level access. This would also require major retention of excavated banking along the long (rear) NW boundary. There is a telecom and/or pole mounted electricity line running along the road side to the south of the site. The residential amenity of the existing properties would be affected by development at this location. Overall the site does not represent a viable or acceptable development scenario and it is therefore concluded that the site as proposed is not viable.

SNH: No comment.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: The roads currently serving the site are restrictive but the site is accessible from the north and south to assist with spread of traffic. A linear development respecting the existing village layout and road capacity is acceptable. Some improvements to the existing road adjacent to the site will be required e.g. passing provision and street lighting requirements to consider. It should be noted that there is a level difference between the public road and the site which will require careful consideration to overcome.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Yes

### Sewerage

No

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The topography of the ground leads Development Management to conclude that any such development on this elevated site would struggle to make acknowledgement of the historical context and would erode the sense of place. Although Roxburgh has a settlement boundary, extensions of ribbon development along public roads will not normally be permitted (for building groups) and this is equally applicable in this situation. Amenity of immediate neighbours would also be a material concern. To finalise, there is no natural context to contain or determine the extent of a development either; in the topography of the ground or; defined by natural land cover. This would lead to an uncomfortable relationship with the existing settlement. Any development would be visually prominent without significant changes to levels and boundary treatments, which could recourse to character of surrounding area, and be contrary to policy PMD2.

SCOTTISH WATER - WWTW: No capacity, small septic tank only a new works will need to be built, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.



## Site Ref AROXB003

Site name Land north east of Roxburgh

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Roxburgh

Site area  
(ha)

0.6

Indicative  
capacity

20

Housing  
SG Status

Excluded

STRATEGIC TRANSPORT: There is an opportunity to provide enhanced pedestrian access in this area of the village.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: As this housing proposal is on a minor road shared with Core path 01 (Borders Abbeys Way) with no current footway. A road pavement path should be made up within the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

EDUCATION: No issues.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

The site has been assessed as doubtful. The site has various constraints including wastewater infrastructure and site topography. The site is within the Tweed Lowlands SLA. The residential amenity of adjacent properties would need to be taken into consideration if the site was to be developed.

### Conclusions

It is not considered appropriate to allocate this site for housing within the Housing Supplementary Guidance. The site is significantly elevated above the road and development of the site would require considerable excavation of material to achieve level access. This would also require major retention of excavated banking along the long (rear) NW boundary. The residential amenity of the existing properties would be affected by development at this location. There are also infrastructure constraints in relation to the wastewater treatment capacity within the settlement. Roxburgh is currently served by a small septic tank and therefore the foul system will need to be upgraded to support any development at this location. The site is also within the Tweed Lowlands Special Landscape Area and careful consideration must be given to boundary treatments, the landscape and visual impact mitigation as well as the site design. There are no key facilities or public services within the village and there is also limited access to public transport links. Overall it is considered there are more appropriate sites to meet the housing land shortfall as part of the Housing Supplementary Guidance.

**Site Ref ASELK031****Site name** Land north of Bannerfield**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

11.9

**Indicative capacity**

10

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within Central Strategic Development Area and Central Housing Market Area.

**Initial assessment summary**

There is a small area within the site that may be at risk of surface water flooding.

SEPA: Site is adjacent to fluvial Flood Map however OS Map contours indicate a sufficient height difference between the site and the Etrick and Linglie Burn. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Also surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water must be taken to the SW foul network. There appears to be a reservoir shown on the map just to the north of the site. It is not known what this is or if it is still active.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. This will be even further enforced in that the Selkirk Flood Protection Scheme will be completed in Late 2016/Early 2017.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

There is no relevant planning history on the site.

**Site Ref ASELK031**

Site name Land north of Bannerfield

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

11.9

**Indicative capacity**

10

**Housing SG Status**

Excluded

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?****Accessibility and sustainability summary**

BIODIVERSITY: Minor risk - improved pasture with some mature tree and scrub cover and garden ground on boundary of site. No obvious connectivity to Ettrick water (River Tweed SAC/SSSI) (Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues. Whilst this area of Selkirk is some distance from the town, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

**Local impact and integration assessment****Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

On site

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

On site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principal of residential development at this location may be acceptable.

**Impact on open space**

Low

**Impact on archaeology**

Medium

**Impact on listed buildings**

Low

**Local impact and integration summary**

ARCHAEOLOGY: Area partly within Registered Battlefield (Philiphaugh); no other archaeological comments; Archaeological potential; Setting should be accounted for.  
HERITAGE & DESIGN: No natural boundary to rear, a softer boundary is needed. Possible series of larger individual houses on elevated sites.

**Site Ref ASELK031**

Site name Land north of Bannerfield

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

11.9

**Indicative capacity**

10

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

On site

**Landscape designation**

Moderate

**General amenity**

Good

**Altitude >200m?****Height constraint**

Major

**Slope >12 degrees?****Slope constraint**

Major

**Constrained in Landscape Capacity Study** **Landscape features**

LANDSCAPE COMMENTS: Substantial mature shelterbelt planting along part of southern boundary, on steeply sloping bank above road with evidence of previous felling done to lower slopes. Difficulty of access must be a major constraint on development. The expansion of development onto sloping and highly visible slopes outwith the settlement boundary is another constraint on (the type of) development. Attractive and well maintained drystone walls to field boundaries. Possible access through field gate at top of drive to Levenlea or otherwise from NE corner of site – but in the latter the visibility and speed of traffic at this location may preclude this. Poor access to town centre but good pedestrian access to countryside and hills to north. Woodland on slopes along the southern boundary is good habitat for birds, bats and invertebrates. Structure planting in the form of a robust shelterbelt along the northern boundary would provide additional habitat as well as a backdrop to any development.

**Landscape summary**

LANDSCAPE COMMENTS: The suggested capacity of 10 units reflects the type of detached villa development to date along this side of the A707 road and further development of this style and density would be the most appropriate to the location.

SNH: This site lies outwith the current settlement boundary as shown in the LDP. It is within a Special Landscape Area. The site is elevated relative to the A707 which runs along its southern boundary. Development in the eastern third of the site is likely to be visible from the A707 east of Linglie, bringing the perceived entry to Selkirk some 0.5km east of its current point.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: I am opposed to this site being allocated for development owing to it being on the opposite side of the A708 Principal Road from the rest of the town and the lack of opportunity for access to it. Due to the topography of the site and the elongated nature of the proposed site, there is no obvious means of access which would adequately serve the development.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?**

## Site Ref **ASELK031**

Site name Land north of Bannerfield

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Selkirk

### Site area (ha)

11.9

### Indicative capacity

10

### Housing SG Status

Excluded

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: I have very significant concerns given the landscape designation (the site is within the SLA). Development of this site would do major harm to the landscape setting of the town. The site is remote from town centre, and would not be my first or even second choice site to develop on this scale in Selkirk. The other Selkirk sites rank ahead of this in terms of suitability for development.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: There is no existing provision on or adjacent to this site to allow responsible access into the countryside, the creation of this should be a major consideration. Connection to the existing path network on the south side of the road should also be created.

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: No comments.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

### Summarised conclusion

#### Unacceptable

It is not possible to achieve an appropriate access into the site due to topography and the elongated nature of the site.

### Conclusions

The site area and capacity was reduced for the purposes of the consultation process as it was considered that a reduced area/capacity was worth exploring. There is a small area within the site that may be at risk of surface water flooding which would require investigation as well as surface water run off from the nearby hills. There are no significant biodiversity issues relating to the site. Whilst this area of Selkirk is some distance from the town, there are facilities within the vicinity, including Philiphaugh Primary School. The site is located adjacent to the settlement boundary of Selkirk, to the north of Bannerfield. Part of the site has been considered previously in 2006, and was discounted for the reason that "the site is detached from the settlement by a steep, tree covered bank". However, the Scottish Borders Development and Landscape Capacity Study (February 2007) states that "there is potentially scope for several houses to be located to extend the existing pattern of individual house development north east of Levenlea, sited behind the belt of woodland which extends along the roadside. These proposals were not, however, interpreted as offering a serious expansion opportunity for Selkirk, as this area, while technically part of Selkirk, feels very detached from the main settlement". It is therefore considered that the principal of residential development at this location may be acceptable. However, the extend of the site from that submitted during the 'Call for Sites' was significantly reduced for the consultation process. Consideration would need to be given to the location of the site within a Special Landscape Area. Detached villa development would be most appropriate to the location. However, it is not possible to achieve an appropriate access

**Site Ref** ASELK031

**Site name** Land north of Bannerfield

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Selkirk

**Site area (ha)**  
11.9

**Indicative capacity**  
10

**Housing SG Status**  
Excluded

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into the site due to topography and the elongated nature of the site.

**Site Ref ASELK033****Site name** Angles Field**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

2.0

**Indicative capacity**

30

**Housing SG Status****Included****Initial assessment****Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary**

The eastern part of the site is within the 1:200 year flood risk area.

SEPA: We require an FRA which assesses the risk to this site from the Long Philip Burn and small drain as well as the Ettrick Water and interaction between. The FRA will need to take into consideration the recent changes to the channel and the FPS as well as blockages to structures. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be heavily constrained due to flood risk and the council may wish to consider removing this from the LDP. A drain is shown running through the east edge of the site. Foul water must be connected to the SW foul sewer.

SBC FLOOD TEAM: Part of this site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. If all of the area is raised to this level of protection I would have no objection. The levels etc. will be with the Selkirk FPS and they would be best in terms of consultation on this.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

No relevant planning history on the site.

## Site Ref **ASELK033**

Site name Angles Field

Proposed usage

Housing

SDA

Central

HMA

Central

Settlement

Selkirk

Site area  
(ha)

2.0

Indicative  
capacity

30

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

Not applicable

Waverley line  
contribution  
required?



### Accessibility and sustainability summary

BIODIVERSITY: Minor risk - Site being developed and cleared for development. Selkirk Flood Protection scheme removes site from SEPA 1 in 200 year flood risk, so will no longer be within functional floodplain of Ettrick water (River Tweed SAC). Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is situated within a triangular area surrounded by the A707 and A708 roads. There are well established residential areas to the north and east. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: Within Registered Battlefield (Philiphaugh) and area of previous archaeological work; no sites within immediate area. Nothing shown by previous OS; Setting of battlefield to be considered. Site has been assessed for archaeology.

HERITAGE & DESIGN: Works have been carried out as part of Selkirk Flood Protection Scheme. The site is very exposed site with three outer faces.

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.



## Site Ref **ASELK033**

Site name **Angles Field**

**Proposed usage**  
Housing

**SDA**  
Central

**HMA**  
Central

**Settlement**  
Selkirk

**Site area (ha)**  
2.0

**Indicative capacity**  
30

**Housing SG Status**  
Included

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

### Constrained in Landscape Capacity Study

### Landscape features

LANDSCAPE OFFICER: The southern part of the field immediately to the south has been adapted to incorporate embankments to the re-aligned Long Philip Burn (LPB). The eastern boundary adjoins the busy A707 road. The NW boundary is adjacent to the recently stopped up A708 so it is likely site access would be off this road. Important line of mature trees along the eastern boundary with small drain running along this boundary into the LPB. Good opportunity to access the LPB walkway from the SW and SE of site which links to both Corby Linn and to Bannerfield and across the new pedestrian bridge to Riverside. The mature trees provide a valuable habitat for birds, bats and invertebrates. Additional structure planting to the corners and wall/hedge planting along NW boundary would provide additional habitat.

### Landscape summary

LANDSCAPE OFFICER: A site capacity of 20-30 given the actual size of the site after installation of FPS would seem an appropriate density. Further structure and hedge planting will be important in establishing a 'sense of place' for this development.

SNH: This site is within the existing settlement boundary, as shown in the LDP. At present it relates more strongly to the surrounding countryside than to the urban area. If taken forward as an allocation, the principles for development set out in site requirements for the adjacent ASELK006 would be relevant to this site. In particular: pedestrian/cycle links between the site and Selkirk; retain existing trees along the southern and eastern boundaries; mitigation measures to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site; the southern boundary of the site appears to have been chosen to avoid flood risk. It appears likely that there will be some similar restrictions on the eastern side of the site. We recommend that these areas are safeguarded as open space and that no built development takes place. SEPA's advice should be sought on flood risk.

## Planning and infrastructure assessment

### Physical access/road capacity

### Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this site being zoned for housing.

In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally.

Recent alterations to the road network means that the road along the western boundary is no longer an 'A' class road. The street lighting, footway etc. on this road can be extended to serve the development of the site.

Vehicular access will be via the two roads directly adjacent to the site and the creation of strong street frontages onto these existing roads is strongly recommended in the interests of good street design as well to help fashion an environment which encourages slower traffic speeds.

In its favour this site is close to public transport links.

A Transport Statement will be required.

## Site Ref **ASELK033**

Site name Angles Field

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

2.0

**Indicative capacity**

30

**Housing SG Status**  
Included

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?**

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: No concerns about housing development here – I support fully this land being allocated for housing. The site could tie in very well with the enhancement and greenspace works on the Long Philip Burn through the Selkirk FPS, which could make for a high quality environment for housing. It is considered this is the best of the Selkirk sites brought forward by a considerable margin. Selkirk Flood Protection Scheme contributions should also be highlighted.

EDUCATION: No issues

STRATEGIC TRANSPORT: Creates an opportunity to provide enhanced pedestrian/cycling facilities and also to provide links to the local path network. The key issue is access to the site and how to get people safely across the A class roads.

OUTDOOR ACCESS TEAM: Path links should be made to the path adjacent to the Long Philip Burn.

NETWORK MANAGER: Careful consideration needs to be given to access arrangements.

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

**Overall assessment**

**Summarised conclusion**

**Site Ref ASELK033****Site name** Angles Field**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

2.0

**Indicative capacity**

30

**Housing SG Status****Included****Acceptable**

The principle of development at this location is considered to be acceptable. Consideration required to flood risk issues, a FRA required.

**Conclusions**

The eastern part of the site is within the 1:200 year flood risk area, SEPA require a FRA. The Council's Flood Team has, however, advised that part of the site is now protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme and if all the area is raised to this level of protection this would be acceptable. The required levels would be informed by the Selkirk FPS. There is minor biodiversity risk and accessibility to local services is good. It is considered that the site relates well to the existing settlement at this location. The setting of the historic battlefield (Battle of Philiphaugh) would require to be considered. Further structure and hedge planting will be important in establishing a 'sense of place' for this development. Mitigation measures would be required to prevent impact on the River Tweed SAC via the Long Philip Burn on the south boundary of the site. In terms of access there are several options available for both vehicular access and pedestrian/cycle linkage therefore the site can connect and integrate well with its surroundings as well as internally. Contamination will require to be investigated. Potential local Water Treatment Works issues. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

**Site Ref ASELK038**

Site name Heather Mill

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.3

**Indicative capacity**

75

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Moderate**Structure Plan policy** The site is located within the Central Strategic Development Area.**Initial assessment summary**

SEPA COMMENTS: This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Etrick Water. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use.

SBC FLOOD TEAM: I would have no objections on the grounds of flood risk to any site that is protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1 in 500 year plus climate change level of protection so I would have no objections on the grounds of flood risk.

SFPS: SEPA are correct that the site's development would place new property behind a FPS defence and that that creates a new risk that the FPS must be maintained – this is however the Council's intention. The Scheme has been designed to take into account ponding behind the defences through a drainage network etc.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the design of the Scheme takes account of this risk.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Buildings

**Common Good Land MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 96/01386/FUL - Replacement of roof coverings

**Site Ref ASELK038**

Site name Heather Mill

**Proposed usage**  
Housing**SDA**  
Central**HMA**  
Central**Settlement**  
Selkirk**Site area (ha)**  
1.3**Indicative capacity**  
75**Housing SG Status**  
Excluded**Accessibility and sustainability assessment****Access to public transport**  
Good**Access to employment**  
Good**Access to services**  
Good**Wider biodiversity impacts**  
Moderate**Site aspect**  
Not applicable**Waverley line contribution required?****Accessibility and sustainability summary**

ECOLOGY OFFICER: Existing built structures (textile mill and domestic properties) have potential to support protected species such as bats (EPS) and breeding birds. Part of site contains and area of developing woodland and scrub including semi-mature trees (protected species interest may include bats and breeding birds). Possible drainage connectivity with River Tweed SAC. Site within Selkirk FPS area.

**Local impact and integration assessment****Conservation area**  
Not applicable**Scheduled Ancient Monument**  
Not applicable**Garden and designed landscape**  
Not applicable**Ancient woodland inventory**  
Not applicable**Open space**  
Not applicable**Archaeology**  
On site**Listed buildings**  
Not applicable**Visual relationship/integration with existing settlement****Impact on open space**  
Low**Impact on archaeology**  
Medium**Impact on listed buildings**  
Low

This site sits within Selkirk's settlement boundary, in the Riverside area. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site. The site is visually prominent from the crossing the riverside footpath along the Ettrick and at Bannerfield, and particularly from Bridge Street footbridge.

The existing neighbouring land uses include class 4 office, class 6 storage, and also within the vicinity are class 9 residential properties, class 11 assembly and leisure uses and a small number of retail units.

**Local impact and integration summary**

BUILT HERITAGE OFFICER: Redevelopment opportunity but will need a design vision and integrity to echo the more substantial mill buildings in this area.

ARCHAEOLOGY OFFICER: Mill site since OS3; some mill buildings demolished, others remain (OS6 date); small part of the area clips Registered Battlefield (Philiphaugh).

**Site Ref ASELK038**

Site name Heather Mill

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.3

**Indicative capacity**

75

**Housing SG Status**

Excluded

**Landscape assessment****NSA**

Not applicable

**SLA**

Adjacent to site

**Landscape designation**

Moderate

**General amenity**

Poor

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

Mill buildings at SW end of site originally built from whinstone and latterly brick built additions but in poor state of repair. NE half of site cleared of mill buildings and covered by natural regeneration woodland. Parts of original mill boundary walls and gates still extant along Whinfield Road.

**Landscape summary**

LANDSCAPE OFFICER: Now that the flood protection scheme is installed (almost complete) this becomes a prime location overlooking the new bridge and plaza and on an important route to main pedestrian river crossing. (It could act as a catalyst to further prestige development and set the standard in design.). The pattern of past industrial development suggests a high density development with a mixture of residential units including flatted apartments and contemporary interpretations of the local artisan dwellings.

SNH: This site lies within business allocation BSELK003 and as such, the principle of redevelopment has been established. The site requirements for BSELK003 in the LDP highlight the site's relationship to the Ettrick Water. As this is part of the River Tweed SAC we recommend that the required planning brief highlights the need for assessment and mitigation of potential impacts.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS DM: I have no objections to this site being redeveloped. There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site. Any development will have to take into account the alterations to the road network as part of the Selkirk Flood Prevention Scheme. A Transport Assessment will be required.

**Contaminated land**

On site

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

On site

**If yes, what?**

PMD3: Land Use Allocations

## Site Ref **ASELK038**

Site name Heather Mill

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area  
(ha)**

1.3

**Indicative  
capacity**

75

**Housing  
SG Status**

**Excluded**

### **Planning and Infrastructure summary**

**ENVIRONMENTAL HEALTH (CONTAMINATED LAND):** The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

The Council's Access team commented that the erection of an unsuitable building, not in keeping with the stone mills, would detract from the aesthetics of the path network in this area.

**STRATEGIC TRANSPORT:** Good opportunity to provide enhanced links to the existing riverside shared access route.

**PARKS OFFICER:** Potential off-site contribution for play at Victoria Park

**SEPA:** Foul water should be connected to the SW foul sewer network. Site is located near to an exempt scrap site, but this is not anticipated to be an issue.

**DM Officer** raised various concerns including: contamination; mix/ conflicts of uses; Selkirk FPS contributions; and long term intentions for the Riverside area, in terms of allocations.

**ECONOMIC DEVELOPMENT:** Do not support loss of employment land for housing. Selkirk FPS & proximity to Tweedbank Station could encourage development for business use.

**SUMMARY:** The site is located within Riverside 8, which is allocated for business and industrial use as a designated 'local' site. LDP policy ED1 aims to maintain the supply of employment land, but gives a low level of protection to Local Sites. Development other than Classes 4, 5 and 6 is likely to be supported on local sites, subject to respecting the character and amenity of the surrounding area and being compatible with neighbouring business and industrial uses. The site is considered to meet the requirements of this policy. Comments from Economic Development regarding loss of employment land are noted, but change of use of 'local' employment land to housing is already established as appropriate by the Local Development Plan.

## **Overall assessment**

### **Overall assessment**

Acceptable

### **Summarised conclusion**

### **Conclusions**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. This site has been assessed for housing use, and mixed use. This assessment is for housing use.

The site sits within Selkirk's settlement boundary, in the Riverside area. The site is currently allocated for 'local' employment use by the Local Development Plan. This is a more flexible employment land designation which allows the change of use of employment land to other uses, including housing, under certain conditions. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the flood protection scheme is designed to account for this. SEPA have not objected to the site. Overall, the Council considers the FPS to have provided the opportunity for high quality, high density housing development at this location.

**Site Ref ASELK038****Site name** Heather Mill**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.3

**Indicative capacity**

75

**Housing SG Status****Excluded**

The site is subject to a moderate level of biodiversity risk due to the potential on the site for protected species. There are also potential archaeological interests at the site. Detrimental impacts on the SAC and SSSI must be mitigated. The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

In terms of access to the site, there are multiple acceptable permutations. The best use of the existing road infrastructure should be employed.

In conclusion, the site is acceptable for housing use. However, the site has also been assessed for mixed use, which is the preference of the developer. The site is considered equally suited to mixed use development, which provides greater flexibility and is the preference of the developer. The site will be excluded for housing use only, and put forward as a preferred site for mixed use.



## Site Ref **ASELK040**

Site name Philiphaugh Mill

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Selkirk

Site area  
(ha)

1.6

Indicative  
capacity

19

Housing  
SG Status

Excluded

## Initial assessment

### Floodrisk

1:200

### SAC

Not applicable

### SPA

Not applicable

### SSSI

Not applicable

### Ramsar

Not applicable

### Adjacent to River Tweed?

### International/national designation constraints

Minor

### Structure Plan policy

The site is located within Central Strategic Development Area and Central Housing Market Area.

### Initial assessment summary

SEPA: Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is not included within the SG. However, we would be supportive of redevelopment of the site for a similar commercial use.

The SEPA Flood Risk Hydrology acknowledges that the Selkirk Flood Prevention Scheme (FPS) will reduce the risk of flooding to Selkirk, including to site ASELK040 (previously zRO200) Philiphaugh Mill. However, the existing properties behind the proposed defences will remain in a flood risk area. Likewise site ASELK040 will remain in a flood risk area and any development located on that site will increase the overall numbers of properties and people at risk of flooding. Flood defences do not entirely remove the risk of flooding to a site. Defences can be breached or overtopped leading to a scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development.

The mill lade which went through old fish farm runs through the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. SEPA is aware that there is made ground on the site (filling in of old fish tanks) which could contain unsuitable materials (ie be considered contaminated land). It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

Mill lade which went through old fish farm runs adjacent the site. This would need to be protected to maintain flow and protect water quality. Foul water should be connected to the SW foul sewer network. It should be noted that SEPA have also submitted a Flood Risk Technical Report alongside as part of their response.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

## Site Ref **ASELK040**

**Site name** Philiphaugh Mill

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.6

**Indicative capacity**

19

**Housing SG Status**

Excluded

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Buildings

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** There is no relevant planning history on the site.

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?**



**Accessibility and sustainability summary**

BIODIVERSITY: Moderate risk - existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Site contains trees and scrub and derelict buildings adjacent to mill lade, potential connectivity to Ettrick water (River Tweed SAC/SSSI) (protected species interest may include bats, badger and breeding birds). Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Although the site is some distance from the town centre, there is a nearby general store, a primary school and good public transport links available within the vicinity. The capacity of Philiphaugh Community School to accommodate development would need to be checked with Education.

## Local impact and integration assessment

**Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

On site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

**Impact on open space**

Low

**Impact on archaeology**

Medium

**Impact on listed buildings**

Low

**Local impact and integration summary**

ARCHAEOLOGY: Mill site since OS1; site includes ancillary features of mill race and much survival of these (shown by APs); area lies completely within Registered Battlefield (Philiphaugh); Setting should also be accounted for.

HERITAGE & DESIGN: Building not listed but desirable to incorporate at least part of the existing buildings into any redevelopment.

**Site Ref ASELK040****Site name** Philiphaugh Mill**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.6

**Indicative capacity**

19

**Housing SG Status****Excluded**

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

LANDSCAPE COMMENTS: Disused stone built mill buildings dating from 1850. Small scale of buildings associated woollen mill business. Mill lade in good condition and an attractive (and an historic) feature of the site as are some of the buildings that could make an attractive conversion. Philiphaugh Mill is at the end of the Ettrickhaugh Road which serves Philiphaugh Mill and Ettrickhaugh House and artisan cottages built along the road to house mill workers. Mill lade is main feature of site and worthy of retention as an attractive feature of the site. Trees along mill lades, especially along north and east boundaries should be protected from development as they have a screening and amenity value. Building survey should be undertaken to assess cultural and historic value of remaining buildings. Need to explore potential to make direct pedestrian link onto footpath that runs along south and west boundary site. Perimeter trees and scrub have ecological value and should be retained and supplemented.

**Landscape summary**

LANDSCAPE COMMENTS: Capacity is dependent on ability to convert some of the better quality mill buildings and infill development. A capacity of approximately 15-20 does not seem inappropriate for an ex-industrial site where density could be higher than surrounding area. The site has potential to be an interesting combination of building conversion, retaining the more attractive buildings, supplemented by infill development in keeping with the character of the site.

SNH: No comments.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements. Access to the site will require a new bridge over the Ettrickhaugh Burn. Given that the site only has one realistic point of access, any proposal will need to provide a well-connected layout internally with a potential link to the adjacent site to the north east if that site is also to be allocated for housing. Pedestrian/cycle links will also be required to take advantage of the new riverside path which has been constructed as part of the Selkirk Flood Prevention Scheme.

**Contaminated land**

On site

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

## Site Ref **ASELK040**

Site name Philiphaugh Mill

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Selkirk

Site area  
(ha)

1.6

Indicative  
capacity

19

Housing  
SG Status  
Excluded

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: Building not listed but desirable to incorporate at least part of the existing buildings into any redevelopment.

STRATEGIC TRANSPORT: Good opportunity to provide enhanced links to the existing path network. Ped/access on Ettrickhaugh Road will need to be given further consideration.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: The erection of an unsuitable building, not in keeping with the stone mills, at this site will further detract from the aesthetics of the path network in this area. The site would also need to be linked to the existing path network.

CONTAMINATED LAND OFFICER: The site appears to have been developed with a Woollen Mill. The site is brownfield land and its use may present development constraints

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

It is considered that the principle of residential development at this location is acceptable in principle.

### Conclusions

SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site remains at risk as a FPS does not entirely remove the risk of flooding to a site. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA

**Site Ref ASELK040****Site name** Philiphaugh Mill**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.6

**Indicative capacity**

19

**Housing SG Status****Excluded**

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will take place to see if an agreement can be reached. Moderate risk to biodiversity. Mitigation required relating to River Tweed SAC. It is considered that the site relates well to the existing settlement at this location. Setting of historic battlefield to be considered. Accessibility to local services is acceptable. The site has the potential to be an interesting combination of building conversion with infill development in keeping with the character of the site. An acceptable access arrangement is achievable. Pedestrian/cycle links required. Potential contamination issues. WTW local network issues possible. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

**Site Ref ASELK041**

Site name Philiphaugh 2

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

0.6

**Indicative capacity**

8

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy****Initial assessment summary**

SEPA: We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is removed from the Housing SG. We have reviewed the information provided in this consultation and it is noted that the entire application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. The Selkirk FPS is currently being constructed and will offer protection to existing development along Ettrickhaugh Road. With the scheme in place, Ettrickhaugh Road and adjacent properties will be protected to a 1:200 year event with an allowance for climate change incorporated into the scheme design.

As the housing allocation is located on Greenfield land, and has been flooded in the past, we strongly recommend that this site is removed from the Housing SG. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. As such we do not support housing in this area.

SBC FLOOD TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 04/02026/OUT - Erection of eight dwellinghouses (REFUSED)

## Site Ref ASELK041

Site name Philiphaugh 2

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

Selkirk

### Site area (ha)

0.6

### Indicative capacity

8

### Housing SG Status

Excluded

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Good

### Access to services

Good

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

### Waverley line contribution required?



### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - improved pasture with some mature tree and scrub cover and garden ground on boundary of site. Potential drainage connectivity to Ettrick water (River Tweed SAC/SSSI) via mill lade. (Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

Whilst the site is located on the edge of the settlement, it is adjacent to existing residential properties. It is considered a suitably designed development at this location would have a negligible impact upon the built environment.

### Impact on open space

Low

### Impact on archaeology

Medium

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: Area lies completely within Registered Battlefield (Philiphaugh) and to immediate northeast of previous area. Nothing recorded for area, but previously developed; Setting should also be accounted for.

HERITAGE & DESIGN: No comments.

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Good

### Altitude >200m?



### Height constraint

Minor

### Slope >12 degrees?



### Slope constraint

Minor

**Site Ref ASELK041**

Site name Philiphaugh 2

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

0.6

**Indicative capacity**

8

**Housing SG Status**

Excluded

**Constrained in Landscape Capacity Study** 

**Landscape features** LANDSCAPE COMMENTS: Trees in association with the mill lade to SE boundary are a valuable bird and bat habitat and must be retained and an adequate buffer must be enforced to ensure their successful retention. Capacity of 8 units not inappropriate for the area and would reflect the density of existing residential units. Care will be required to retain the special qualities of the Ettrickhaugh Rd. Caution should be used in any development to maintain scale of surrounding houses i.e. Single or one and a half storey houses would be most appropriate.

**Landscape summary** LANDSCAPE COMMENTS: Trees in association with the mill lade to SE boundary are a valuable bird and bat habitat and must be retained and an adequate buffer must be enforced to ensure their successful retention. Capacity of 8 units not inappropriate for the area and would reflect the density of existing residential units. Care will be required to retain the special qualities of the Ettrickhaugh Rd. Caution should be used in any development to maintain scale of surrounding houses i.e. Single or one and a half storey houses would be most appropriate.

SNH: Refer to HRA of zRO200 for measures to avoid likely significant effect on River Tweed SAC.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements. A strong street frontage should be incorporated into the design to mirror the housing opposite.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Yes

**Sewerage**

Yes

**Education provision**

Good

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?****Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: No comments.

STRATEGIC TRANSPORT: No comments.

NETWORK MANAGER: No comments.

OUTDOOR ACCESS TEAM: The erection of an unsuitable building, not in keeping with the stone mills, at this site will further detract from the aesthetics of the path network in this area. The site would also need to be linked to the existing path network.



**Site Ref ASELK041****Site name** Philiphaugh 2**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

0.6

**Indicative capacity**

8

**Housing SG Status****Excluded**

CONTAMINATED LAND OFFICER: The site appears to have remained undeveloped until aerial images identify a portion of the site as a storage facility/ yard (precise us unknown). The site is brownfield land and its use may present development constraints

EDUCATION: No issues.

SCOTTISH WATER - WWTW: OK.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection.

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

**Overall assessment****Overall assessment****Acceptable****Summarised conclusion**

Despite an objection from SEPA on flooding grounds, it is considered that the allocation of this site for housing is acceptable in principle.

**Conclusions**

The site is a greenfield site, and has flooded in the past. SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site is at risk of flooding. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. Further discussions between the Council and SEPA will take place to see if an agreement can be reached. There is moderate risk to biodiversity and River Tweed SAC mitigation would be required. Accessibility to local services is acceptable. Archaeological investigation and mitigation required. Setting of registered battlefield requires consideration. In principle it is considered that the site offers a suitable location for housing. Trees in associated with mill lade would require to be retained and an adequate buffer must be enforced to ensure their successful retention. Site acceptable from a physical access/road capacity point of view and should be linked to existing path network. Possible contamination would require to be investigated and mitigated. Overall, the site was considered as an alternative option within the Draft Housing SG and it is recommended that the site is not taken forward for inclusion within the Finalised Housing SG.

## Site Ref MSELK002

Site name Heather Mill

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

Selkirk

Site area  
(ha)

1.4

Indicative  
capacity

75

Housing  
SG Status  
Included

## Initial assessment

### Floodrisk

1:200

### SAC

Adjacent to site

### SPA

Not applicable

### SSSI

Adjacent to site

### Ramsar

Not applicable

### Adjacent to River Tweed?

### International/national designation constraints

Moderate

### Structure Plan policy

The site is located within the Central Strategic Development Area.

### Initial assessment summary

SEPA COMMENTS: This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. We require a modification to the development requirement to mention the Flood Protection Scheme. We note that the use of the site has been changed to mixed use. This proposed change to the land use is an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. There is a residual risk from surface water ponding behind defences, structural failure and overtopping. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. We would stress that FPSs have a finite design life. We would be more supportive of a land use type that is similar to the current land use. The Council should satisfy itself in respect of water resilient/resistant design and evacuation in the event of inundation. This also applies to other sites in the built up area.

SBC FLOOD TEAM: I would have no objections on the grounds of flood risk to any site that is protected to a 1 in 200 year flood event by the Selkirk Flood Protection Scheme. This site will be protected to a 1 in 500 year plus climate change level of protection so I would have no objections on the grounds of flood risk.

SFPS: SEPA are correct that the site's development would place new property behind a FPS defence and that that creates a new risk that the FPS must be maintained – this is however the Council's intention. The Scheme has been designed to take into account ponding behind the defences through a drainage network etc.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the design of the Scheme takes account of this risk.

## Information relating to planning applications

### Minerals and coal

Not applicable

### NNR

Not applicable

### Prime Quality Agricultural Land

Not applicable

### Current use/s

Buildings

### Common Good Land

Not applicable

### MOD safeguarded area

On site

### Aerodrome/Technical Site Safeguarding

Not applicable

## Site Ref MSELK002

Site name Heather Mill

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

Site area  
(ha)

1.4

Indicative  
capacity

75

Housing  
SG Status  
Included

Planning history reference 96/01386/FUL - Replacement of roof coverings

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The following consultation responses were received in relation to the potential housing use of the site.

ECOLOGY OFFICER: Existing built structures (textile mill and domestic properties) have potential to support protected species such as bats (EPS) and breeding birds. Part of site contains and area of developing woodland and scrub including semi-mature trees (protected species interest may include bats and breeding birds). Possible drainage connectivity with River Tweed SAC. Site within Selkirk FPS area.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with  
existing settlement

This site sits within Selkirk's settlement boundary, in the Riverside area. The Riverside area is situated adjacent to the Ettrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site. The site is visually prominent from the crossing the riverside footpath along the Ettrick and at Bannerfield, and particularly from Bridge Street footbridge.

Impact on open space

Low

Impact on archaeology

Medium

Impact on listed buildings

Low

The existing neighbouring land uses include class 4 office, class 6 storage, and also within the vicinity are class 9 residential properties, class 11 assembly and leisure uses and a small number of retail units.

### Local impact and integration summary

The following consultation responses were received in relation to the potential housing use of the site.

BUILT HERITAGE OFFICER: Redevelopment opportunity but will need a design vision and integrity to echo the more substantial mill buildings in this area.

ARCHAEOLOGY OFFICER: Mill site since OS3; some mill buildings demolished, others remain (OS6 date); small part of the area clips Registered Battlefield (Philliphaugh).

## Site Ref MSELK002

Site name Heather Mill

Proposed usage

Mixed Use

SDA

Central

HMA

Central

Settlement

Selkirk

Site area  
(ha)

1.4

Indicative  
capacity

75

Housing  
SG Status  
Included

HISTORIC ENVIRONMENT SCOTLAND (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments which referred to a number of sites within Selkirk: these sites are fully or partially within the Inventory Battlefield - Battle of Philiphaugh. However, the site requirements for these sites refer only to the need to consider the setting of the battlefield, rather than the necessity to ensure that development is sensitive and appropriate to their location within the battlefield. The site requirements should be amended to require that developments must not have a negative impact on key landscape characteristics and special qualities of the battlefield.

## Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Moderate

General amenity

Poor

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

Constrained in Landscape Capacity Study

**Landscape features** Mill buildings at SW end of site originally built from whinstone and latterly brick built additions but in poor state of repair. NE half of site cleared of mill buildings and covered by natural regeneration woodland. Parts of original mill boundary walls and gates still extant along Whinfield Road.

**Landscape summary** The following consultation responses were received in relation to the potential housing use of the site.

LANDSCAPE OFFICER: Now that the flood protection scheme is installed (almost complete) this becomes a prime location overlooking the new bridge and plaza and on an important route to main pedestrian river crossing. (It could act as a catalyst to further prestige development and set the standard in design.). The pattern of past industrial development suggests a high density development with a mixture of residential units including flatted apartments and contemporary interpretations of the local artisan dwellings.

SNH: This site lies within business allocation BSELK003 and as such, the principle of redevelopment has been established. The site requirements for BSELK003 in the LDP highlight the site's relationship to the Ettrick Water. As this is part of the River Tweed SAC we recommend that the required planning brief highlights the need for assessment and mitigation of potential impacts.

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

The following consultation responses were received in relation to the potential housing use of the site.

ROADS DM: I have no objections to this site being redeveloped. There are multiple acceptable permutations in terms of accessing the site, however best use of the existing road infrastructure should be employed. An opportunity will exist for street connectivity between Whinfield Road and Riverside Road at the east end of the site. Any development will have to take into account the alterations to the road network as part of the Selkirk Flood Prevention Scheme. A Transport Assessment will be required.

Contaminated land

HSE consultation

Water supply

Sewerage

## Site Ref MSELK002

Site name Heather Mill

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

Selkirk

Site area  
(ha)

1.4

Indicative  
capacity

75

Housing  
SG Status  
Included

On site

Not applicable

Yes

Yes

### Education provision

Good

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Adjacent to site

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

On site

### If yes, what?

PMD3: Land Use Allocations

### Planning and Infrastructure summary

The following consultation responses were received in relation to the potential housing use of the site.

ENVIRONMENTAL HEALTH (CONTAMINATED LAND): The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints.

The Council's Access team commented that the erection of an unsuitable building, not in keeping with the stone mills, would detract from the aesthetics of the path network in this area.

STRATEGIC TRANSPORT: Good opportunity to provide enhanced links to the existing riverside shared access route.

PARKS OFFICER: Potential off-site contribution for play at Victoria Park

SEPA: Foul water should be connected to the SW foul sewer network. Site is located near to an exempt scrap site, but this is not anticipated to be an issue.

DM Officer raised various concerns including: contamination; mix/ conflicts of uses; Selkirk FPS contributions; and long term intentions for the Riverside area, in terms of allocations.

ECONOMIC DEVELOPMENT: Do not support loss of employment land for housing. Selkirk FPS & proximity to Tweedbank Station could encourage development for business use.

SUMMARY: The site is located within Riverside 8, which is allocated for business and industrial use as a designated 'local' site. LDP policy ED1 aims to maintain the supply of employment land, but gives a low level of protection to Local Sites. Development other than Classes 4, 5 and 6 is likely to be supported on local sites, subject to respecting the character and amenity of the surrounding area and being compatible with neighbouring business and industrial uses. The site is considered to meet the requirements of this policy. Comments from Economic Development regarding loss of employment land are noted, but change of use of 'local' employment land to housing is already established as appropriate by the Local Development Plan.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

### Conclusions

**Site Ref MSELK002****Site name** Heather Mill**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Selkirk

**Site area (ha)**

1.4

**Indicative capacity**

75

**Housing SG Status****Included**

The site has been considered as part of the Housing SG. An initial stage 1 assessment was undertaken, followed by a full site assessment and consultation process. This site has been assessed for housing use, and mixed use. This assessment is for mixed use.

This site sits within Selkirk's settlement boundary, in the Riverside area. The site is currently allocated for 'local' employment use by the Local Development Plan. This is a more flexible employment land designation which allows the change of use of employment land to other uses, including housing, under certain conditions. The Riverside area is situated adjacent to the Etrick Water, and is historically the site of several mills, including Heather Mill which operated on the proposed site.

SEPA's flood maps identify the site as being at risk from 1 in 200 year flood events. However, the Selkirk Flood Protection Scheme will provide flood protection to this site and the Council is of the view that the flood scheme will enable development at this location, including housing. SEPA have been consulted and would be more supportive of a land use type similar to the existing use. SEPA also note a residual risk from surface water ponding behind defences, but the flood protection scheme accounts for this. SEPA have not objected to the site. Overall, the Council considers the FPS to have provided the opportunity for high quality, high density mixed use development at this location.

The site is subject to a moderate level of biodiversity risk due to the potential on the site for protected species. There are also potential archaeological interests at the site. Detrimental impacts on the SAC and SSSI must be mitigated. The site appears to have been developed with a Woollen Mill, a Yarn Mill, and a weaving and spinning mill. The site is brownfield land and its use may present development constraints. Furthermore, HES identifies the site as being fully or partially within the Inventory Battlefield, Battle of Philiphaugh.

In terms of access to the site, there are multiple acceptable permutations. The best use of the existing road infrastructure should be employed.

In conclusion, the site is acceptable for mixed use. The site has also been assessed for housing use, and found to be acceptable for such use. However, the site is considered equally suited to mixed use development, which provides greater flexibility and is the preference of the developer. The site will be excluded for housing use only, and put forward as a preferred site for mixed use.

In summary, the site was considered to be a preferred site within the Draft Housing SG and following public consultation the site will be included within the Finalised Housing SG, with an indicative site capacity of 75 units.

**Site Ref** ACHAR003**Site name** Charlesfield West**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

St Boswells

**Site area (ha)**

3.9

**Indicative capacity**

50

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Central Strategic Development Area and Central Housing Market Area.

**Initial assessment summary**

There are no initial constraints on the site which would preclude it from being developed.

SEPA: A review of the surface water 1 in 200 year flood map indicates that there may be flooding issues encroaching within this site. This should be investigated further and it is recommended that contact is made with the Flood Prevention Officer.

SBC FLOOD TEAM: The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is not at risk from a fluvial flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The site appears to have very small areas where surface water run-off may be an issue at a 1 in 200 year flood event. However, I would have no objections to this development on the grounds of flood risk. If it were new housing we'd likely ask for them to consider the surface water run-off risk during their planning stage.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

No relevant planning history on the site.

## Site Ref ACHAR003

Site name Charlesfield West

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

St Boswells

Site area  
(ha)

3.9

Indicative  
capacity

50

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

### Access to public transport

Limited

### Access to employment

Limited

### Access to services

Limited

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

Waverley line  
contribution  
required?



### Accessibility and sustainability summary

BIODIVERSITY: Minor-moderate risk. Arable fields with fragmented hedgerows and trees on boundary of site. Mill pond south of Charlesfield features on OS 1st edition map and lies within known core range of great crested newt. Site is approximately 350m north of pond. Some connecting habitat but intensive agricultural land use surrounding pond. Habitat suitability of pond should be assessed. Protected species may include e.g. badger and breeding birds. Safeguard trees and hedgerows on boundary and ponds

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is not connected to an existing settlement and is located to the south-west of St Boswells. The business and industrial sites at Charlesfield are located adjacent from the proposed site.

### Impact on open space

Low

### Impact on archaeology

Medium

### Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: No heritage assets would be affected by this potential development site; there are no listed buildings in the vicinity and the nearest conservation area is over at St Boswells. The former munitions factory site has been redeveloped over the years and there is an established "ribbon" development of private housing along the road to the east of the site. Key design issues would include boundary treatments, how the steep slope of the site to the south would be accommodated and possible distant views of the development from example the Eildon Hills and what the "sense of place" would be. There is little local context in terms of significant architecture to consider and potentially there is an opportunity for a more contemporary design approach.

HISTORIC ENVIRONMENT SCOTLAND: We have reviewed this site in relation to our main area of interest for the historic environment, and confirm that allocation of the site would not raise concerns for our statutory interests.

ARCHAEOLOGY: No comments.



**Site Ref ACHAR003**

Site name Charlesfield West

**Proposed usage**  
Housing**SDA**  
Central**HMA**  
Central**Settlement**  
St Boswells**Site area (ha)**  
3.9**Indicative capacity**  
50**Housing SG Status**  
Excluded**Landscape assessment****NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Moderate

**General amenity**

Average

**Altitude >200m?****Height constraint**

Minor

**Slope >12 degrees?****Slope constraint**

Minor

**Constrained in Landscape Capacity Study** **Landscape features**

LANDSCAPE COMMENTS: There is no built form to the site, the site is relatively level with gentle undulating landform falling away to south. Charlesfield Industrial Estate to east with single line of residential properties along main road to north. Site is located in countryside next to a large scale industrial estate so in landscape terms there is an incompatibility in locating a sizeable residential development next to an industrial area and at some distance from the nearest settlement. There is mixed native hedge along north boundary - gaps in places. Mixed and cypress hedge along eastern boundary with residential property and industrial estate. No formal boundary along southern or western boundary as only part of a larger field.

The site is good quality farmland and there is an overhead powerline running 10m inside eastern boundary in a north/south direction. There are glimpsed views of tops of Eildon Hills over ridge to north with habitat value in the mixed hedges along the north and east boundaries and in the mature field boundary trees to the south of the site boundary.

**Landscape summary**

LANDSCAPE COMMENTS: This site is not considered an appropriate site for housing - it is detached from the nearest settlement by more than a 1km and has none of the facilities that should support a sustainable residential area. Sustainable travel and access to and from the nearest settlement is poor. In landscape terms a residential development at this location would be out of keeping with the adjacent land uses - industrial and agricultural.

SNH: This site lies outwith the settlement boundary and appears likely to create a new village. If allocated, a planning brief would be required and due recognition of the open landscape context and the potential impacts from the National Scenic Area, integrated into the development approach.

**Planning and infrastructure assessment****Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING TEAM: In our observations on the larger mixed use site (MCHAR002) which was recently assessed, we confirmed the extensive road improvements that would be required to better connect this area with St Boswells and the public transport network. While it was justified to ask for this in terms of the scale of development in question it would be unreasonable to expect such improvements for a housing site of this magnitude (50 houses). Without these improvements this site would then be somewhat isolated resulting in residents being over reliant on the use of a private car. In the best interests of sustainable transport we would not be in favour of a site of this scale for housing in this location.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

No

**Sewerage**

No

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Yes

**Right of way**

Not applicable

**TPOs**

Not applicable

**Site Ref ACHAR003**

**Site name** Charlesfield West

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

St Boswells

**Site area (ha)**

3.9

**Indicative capacity**

50

**Housing SG Status**

Excluded

**Marketability**

Average

**Land use allocations**

Not applicable

**If yes, what?**

**Planning and Infrastructure summary**

DEVELOPMENT MANAGEMENT: I remain of the view that employment development would be better than any further housing at Charlesfield. This site is too remote from St Boswells and access to any significant services / facilities. Charlesfield should not be considered as a settlement, and should not in my view be allowing this housing allocation. There is no development boundary around Charlesfield in the current LDP. This is not an extension of a settlement being proposed. Its seeking a housing allocation added onto the existing linear building group that adjoins the industrial estate. This site is on the far side of the top road into the estate, which forms in my view, a significant boundary to the built environment at Charlesfield.

The site is within the Countryside Around Towns policy area. Policy EP6 of the existing LDP sets out that where a proposal is assessed under the CAT policy and the HIC policy , it is the CAT policy that will carry greater weight. Very quickly assessing in terms of EP6 - I don't see an essential requirement for the rural location for this housing (Criteria a); the policy requires that "in the case of new build housing it must be located within the confines of an existing building group as opposed to extending outwith it"(criteria c) that's not the case here – this is beyond the group; I'm not seeing any enhancement in terms of criteria d and there is no national or strategic need for this location, and there are alternatives to location within the CAT area. (Criteria e).

The front part of this site is at least reasonably related to the existing linear housing, relative to the remainder of the site, however, this does not make the site acceptable in placemaking terms, nor appropriate as a reduced housing site (in comparison to previous mixed use proposals). In the considerably longer term, this site could have a role to play, as a buffer between the minor Charlesfield road and the land to the south, perhaps in a future planned expansion of Charlesfield IE, contained by and integrated with the railway line.

HOUSING STRATEGY: No substantive comments to make at this point in time, other than this site appears to be a bit out on a limb. I am not convinced that 25% affordable units would be an attractive proposition at this location meantime.

ROADS NETWORK MANAGER: Depending upon the level of direct frontage onto the main access road, there may need to be consideration given to a reduced speed limit on that road. This would happen by default if there was a system of street lights less than 200 metres apart installed on the road as part of the development.

SCOTTISH WATER (WWTW): St Boswell's Waste Water Treatment works has sufficient capacity. A Drainage Impact assessment is required as there are issues within the network, and an upgrade of the pumping station and sewers are likely to be required. The main issue with the site is that the effluent will have to use the Charlesfield network which is very poor also the SPS that serves the site is at capacity. The developer would have to upgrade the sewer to the SPS and upsize the pumps.

SCOTTISH WATER (WTW): Robertson Water Treatment works has sufficient capacity for this development however dependant on the number of housing units proposed, a Water Impact assessment may be required to determine the impact on the network (if any).

STRATEGIC TRANSPORT: Railway corridor for a potential extension of Borders Rail is located to the west of the site. There is an opportunity to upgrade the existing path network.

OUTDOOR ACCESS TEAM: To provide connectivity with other local paths along the north edge of the site alongside the public road or parallel to it, a road pavement path should be made up within the site. This new path on the north perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

CONTAMINATED LAND OFFICER: The site is immediately adjacent to a former munition factory however the site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

## Site Ref **ACHAR003**

Site name Charlesfield West

### Proposed usage

Housing

### SDA

Central

### HMA

Central

### Settlement

St Boswells

Site area  
(ha)

3.9

Indicative  
capacity

50

Housing  
SG Status

Excluded

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

TRANSPORT SCOTLAND: Transport Scotland does not have any significant concerns regarding the site which is accessed from the local road network.

ENVIRONMENTAL HEALTH: On further review of the proposed site, there are concerns regarding current activity in the industrial estate which have not identified by Environmental Health in previous consultations. These activities have potential detrimental impacts on the amenity of the surrounding area in relation to odour, fumes, noise and dust etc. Environmental Health have powers to protect the public from such impacts where they are deemed to be intolerable or prejudicial to health. These powers may not protect the amenity of a site where the levels of odour, noise etc are not considered to be a statutory nuisance i.e. intermittent odour, low frequency noise etc. Therefore, any application would need to be carefully considered on the basis of residents being protected from adverse environmental impacts and the assessment of any mitigation measures.

PROJECTS TEAM: No comments.

ECONOMIC DEVELOPMENT: Much of the zoned land with allocation zEL3 is in use, with only small, poorly serviced, plots remaining. By contrast, allocation zEL9 has begun to be serviced and there is still a substantial area remaining, but it suffers from fragmented ownership and an unwilling seller in part, and having some unusable areas due to the landform.

Charlesfield benefits from having a good road link to the strategic road network, the A68, and in a location having a concentration of varied businesses, mainly in the rural support sector. In the past, a proposal was forwarded for a large allocation to the SW of the main existing estate for a new rural agriculture / manufacturing base and would have included the proposed housing allocation site ACHAR003. Therefore, looking to the longer term, this land to the SW of the existing estate would be a sensible future allocation for business use and perhaps could be looked at for a future zoning. It has the benefit of a single owner, can be linked to the existing internal road network, is generally flat, and could be easily integrated into the existing infrastructure.

In regard to this as a housing allocation, it is remote from other small settlements, but is accepted that it is adjacent to an existing grouping of housing, even if it is a ribbon development grouping. Should this proposal ACHAR003 be accepted, an early decision would have to be made on the extent of this and any future housing allocation at this location so that a suitable landscape/screen buffer can be created to separate this from the current business allocation and any new aspirational business allocation.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

### Conclusions

The site subject to this assessments is a housing site with an indicative capacity of 50 units. The site is located to the west of Charlesfield Industrial Estate, St Boswells. A larger site at this location was submitted as part of the Housing SG Call for Sites process and was not included within the draft Housing SG as it was considered there were more appropriate sites to meet the housing land shortfall.

Although this smaller site has been resubmitted to address some of the concerns raised as part of the Council's internal consultaion there remain a number of constraints associated with a site at this location. The site is outwith the settlement boundary of St Boswells and falls within the Countryside Around Towns area. There are also issues relating to the current activity within the adjacent

**Site Ref** ACHAR003

**Site name** Charlesfield West

**Proposed usage**

Housing

**SDA**

Central

**HMA**

Central

**Settlement**

St Boswells

**Site area  
(ha)**

3.9

**Indicative  
capacity**

50

**Housing  
SG Status**

**Excluded**

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Industrial Estate.

Overall the site has been assessed as doubtful and the Council still consider there are more appropriate sites to allocate to help meet the housing shortfall. However it should be noted that the site could be considered as part of a future Local Development Plan process.

## Site Ref MCHAR002

Site name Charlesfield West

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

St Boswells

Site area  
(ha)

31.8

Indicative  
capacity

750

Housing  
SG Status

Excluded

## Initial assessment

### Floodrisk

1:200

### SAC

Not applicable

### SPA

Not applicable

### SSSI

Not applicable

### Ramsar

Not applicable

### Adjacent to River Tweed?

### International/national designation constraints

Minor

### Structure Plan policy

The site is located within the Central Strategic Development Area and Central Housing Market Area.

### Initial assessment summary

SEPA: We require an FRA which assesses the risk from the small watercourse on the boundary of the site as well as taking into account the pond on site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Majority of site will likely be developable. There appears to be a large pond and drain within the site. It is not known what purpose these serve however SEPA is aware of surface water from this field causing problems at the foul water pumping station serving the industrial estate. Foul water must be connected to the SW foul sewer network.

SBC FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. As a few drains and a pond are within the proposed site I would expect the applicant to show this risk from surface water would be mitigated.

This site was submitted as part of the Call for Sites process, for the Housing SG. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

### Minerals and coal

Not applicable

### NNR

Not applicable

### Prime Quality Agricultural Land

Not applicable

### Current use/s

Greenfield

### Common Good Land

Not applicable

### MOD safeguarded area

On site

### Aerodrome/Technical Site Safeguarding

Not applicable

### Planning history reference

No relevant planning history on the site.

## Accessibility and sustainability assessment

### Access to public transport

Limited

### Access to employment

Limited

### Access to services

Limited

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

### Waverley line contribution required?

**Site Ref MCHAR002**

**Site name** Charlesfield West

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

St Boswells

**Site area (ha)**

31.8

**Indicative capacity**

750

**Housing SG Status**

Excluded

**Accessibility and sustainability summary**

BIODIVERSITY: Moderate risk: Mature broad-leaved woodland and parkland , improved pasture and pond. Potential drainage connectivity River Tweed SAC/SSSI), N boundary and NW part of site in SEPA 1 in 200year fluvial flood risk area. Noctule bat recorded at this site (pers.comm). Existing built structures and woodlands of high suitability for bats (EPS). Potential to support otter (other Protected species may include e.g. bats badger and breeding birds). Pond was assessed for GCN in previous national survey- unsuitable, check survey results. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Safeguard mature woodland and parkland trees and maintain buffer area to River Tweed SAC/SSSI. This would constrain the number of potential units.

GENERAL COMMENTS: The site has good access to the trunk road A68 and access to some employment at Charlesfield. Other services and wider employment opportunities are available in St Boswells, Newtown St Boswells and Selkirk.

**Local impact and integration assessment**

**Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

On site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

The site is not connected to an existing settlement and is located to the south-west of St Boswells. The business and industrial area at Charlesfield are located adjacent from the proposed site.

**Impact on open space**

Low

**Impact on archaeology**

Medium

**Impact on listed buildings**

Low

**Local impact and integration summary**

ARCHAEOLOGY: Site immediately outside incendiary factory/industrial estate site; a portion of this extends into the area (but possible pillbox and other defences).

HERITAGE & DESIGN: Scale of development would need careful phasing and consideration of infrastructure needs. Rolling nature of the land could be used to break up the site. Not all the site can be developed.

**Landscape assessment**

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Moderate

**General amenity**

Average

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

**Landscape features**

LANDSCAPE COMMENTS: The site is generally flat and slightly undulating. The site is currently in use as arable farm land. Along the short NW boundary is the road which connects the A68 with B6359 near Clarilaw. To the NE is Charlesfield Industrial Estate and to the south and west are agricultural fields. There are existing hedges and field boundary trees along some of the field divisions but the site is predominantly open. The main constraint to this site being considered for residential development

## Site Ref MCHAR002

Site name Charlesfield West

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

St Boswells

### Site area (ha)

31.8

### Indicative capacity

750

### Housing SG Status

Excluded

is the isolation from the towns of St Boswells or Newtown St Boswells and its location alongside Charlesfield Industrial Estate.

**Landscape summary** LANDSCAPE COMMENTS: The hedgerows and boundary trees offer valuable habitat for birds, bats and invertebrates and any additional structure planting and hedges will increase these habitats. SUDS ponds could create wetland habitat. If it was decided this was an appropriate location for a large housing development the site could accommodate a significant number of houses but it would be important to allow for a substantial belt of structure tree planting to act as a buffer between the industrial estate and the residential site

SNH: This site lies outwith the settlement boundary and appears likely to create a new village. If allocated, a planning brief would be required and due recognition of the open landscape context and the potential impacts from the National Scenic Area, integrated into the development approach.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: To support this relatively large mixed use development site, several extensive road improvements will be required on both the local road and Trunk Road network outwith the site

The junction with the A68 which serves Charlesfield Industrial Estate will likely need to be upgraded from a standard T-Junction to a simple right Hand turning lane type layout. Pedestrian connectivity, including street lighting provision, between this junction and St Boswells also requires to be provided. It should be noted that all these improvements will require Transport Scotland's approval. Consideration must be given to public transport provision. The Charlesfield road will require a footway along its entire length, and it should be street lit. The latter part of this road towards the site would need to be widened as required for HGV, mixed use and residential traffic. As well as direct access from the Charlesfield road, good road connectivity with the existing business/industrial site will be required. Internally, a well-connected street layout is required.

A comprehensive Transport Assessment will be required to fully assess transport infrastructure requirements.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

No

### Sewerage

No

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Yes

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: The site is subject to the Countryside Around Towns policy. The site is too remote from St Boswells and access to any significant services, certainly for initial phases of a development. The rear of Charlesfield is not the most immediately pleasant of locations for significant housing development. Given the location between Charlesfield and the protected Waverley railway route, Development Management would rather see this site identified for rail freight/interchange type of development, or for very long term employment development, and even then it is unclear how this would not be contrary to the CAT designation. Only the northern most part of the site would seem to have any potential of accommodating housing due to the noisy, and less attractive mixture of uses present within Charlesfield.

## Site Ref MCHAR002

Site name Charlesfield West

### Proposed usage

Mixed Use

### SDA

Central

### HMA

Central

### Settlement

St Boswells

Site area  
(ha)

31.8

Indicative  
capacity

750

Housing  
SG Status

Excluded

SCOTTISH WATER - WWTW: No capacity. Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: Large scale development in the St Boswells area will require some significant upgrades on the network.

ECONOMIC DEVELOPMENT: We do not support this option. This location for part residential use does not sit comfortably with the mix of existing uses currently at Charlesfield industrial estate for which there is a historic precedent, and suggest housing development would be better located elsewhere.

CONTAMINATED LAND OFFICER: An area of the site appears to have been developed with a mill pond which appears to have been infilled. The site is brownfield land and its use may present development constraints and this should be taken into consideration.

STRATEGIC TRANSPORT: Railway corridor for a potential extension of Borders Rail is located to the west of the site. There is an opportunity to upgrade the existing path network.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

OUTDOOR ACCESS TEAM: To provide connectivity with other local paths - Along the north edge of the site alongside the public road or parallel to it a . Road pavement path should be made up within the site. This new path on the north perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984.

EDUCATION: A new Primary School and an extension to the Primary School would have to be considered.

NEIGHBOURHOOD SERVICES: Consideration for functional open space, i.e. sport & recreation as well as play.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources. For land near or adjacent to commercial/industrial land uses, busy roads or the railway, the design of dwellings may need to take cognisance of nearby existing noise sources (e.g. no openable windows on facades subject to noise exposure).

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

Following the assessment it is not considered appropriate to allocate this site. The site has a number of significant constraints and there are more appropriate sites within the Central SDA to help meet the housing shortfall.

### Conclusions

The proposed site is a large mixed use site outwith a settlement and is remote from nearest settlement St Boswells. The site is located adjacent to the Charlesfield Industrial Estate and the railway corridor for a potential extension of Borders Rail is located to the west of the site. To bring forward the site for development significant investment would be required for road improvements and water/wastewater infrastructure upgrades. The site also falls within the Countryside Around Towns area and Development Management consider only the northern most part of the site as having any potential of accommodating housing due to the noisy, and less attractive mixture of uses present within Charlesfield Industrial Estate.



**Site Ref MCHAR002**

**Site name** Charlesfield West

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

St Boswells

**Site area (ha)**

31.8

**Indicative capacity**

750

**Housing SG Status**

**Excluded**

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The allocation of this site for housing is not supported by Economic Development Team as it is considered residential use does not sit comfortably with the mix of existing uses currently within the industrial estate for which there is a historic precedent, and suggest housing development would be better located elsewhere. Overall the site is assessed as doubtful due to the various constraints associated with the site and is therefore not being taken forward into the Housing Supplementary Guidance as it is considered there are more appropriate sites to meet the housing land shortfall.

Site Ref **MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area (ha)**

33.9

**Indicative capacity**

300

**Housing SG Status**

Included

## Initial assessment

**Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Moderate

**Structure Plan policy**

The site is located within the Central Strategic Development Area and the Central Housing Market Area.

**Initial assessment summary**

SEPA: We require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. The site borders the River Tweed along a large part of its length so care must be taken to protect this sensitive water environment. There also appears to be a pond within the estate which should be protected. Foul water must be connected to the SW foul network, however this site is not currently within the sewered catchment. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm.

SBC FLOOD RISK TEAM: This site is shown to be at flood risk within the SEPA 1 in 200 Year indicative flood map for fluvial and surface water flooding. We would require a flood risk assessment to assess the flood risk from the River Tweed and require the applicant to demonstrate how the risk from surface water flooding would be mitigated.

The site was identified by Scottish Borders Council as having potential to contribute to the housing land supply, as part of the Housing SG process. An initial stage 1 RAG assessment was undertaken and subsequently the site was subject to internal and external consultation.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

On site

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 03/01027/FUL - Alterations to flats (Approved)

Site Ref **MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area (ha)**

33.9

**Indicative capacity**

300

**Housing SG Status**

Included

## Accessibility and sustainability assessment

**Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?**



### Accessibility and sustainability summary

BIODIVERSITY: Moderate risk - mature broad-leaved woodland and parkland , improved pasture and pond. Potential drainage connectivity River Tweed SAC/SSSI), N boundary and NW part of site in SEPA 1 in 200 year fluvial flood risk area. Noctule bat recorded at this site (pers.comm). Existing built structures and woodlands of high suitability for bats (EPS). Potential to support otter (other Protected species may include e.g. bats badger and breeding birds). Pond was assessed for GCN in previous national survey- unsuitable, check survey results. Safeguard trees on boundary. Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Safeguard mature woodland and parkland trees and maintain buffer area to River Tweed SAC/SSSI. This would constrain the number of potential units.

## Local impact and integration assessment

**Conservation area**

Not applicable

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

On site

**Listed buildings**

Not applicable

**Visual relationship/integration with existing settlement**

This site is outwith the Tweedbank settlement boundary however it benefits from close proximity to the station at Tweedbank and business and industrial sites. The northern site boundary runs along the River Tweed SAC. The site is located within an area subject to the Council's Countryside Around Towns policy (EP6) which seeks to protect the high quality living environment. The policy aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. A masterplan for the development of the site would be required.

**Impact on open space**

Low

**Impact on archaeology**

Medium

**Impact on listed buildings**

Low

### Local impact and integration summary

ARCHAEOLOGY: Landscape park across whole area, anticipated road route in area – but uncertain – direction; Location of 'Bridgend' medieval settlement likely, as well as bridge footings and medieval road.

Site Ref **MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area (ha)**

33.9

**Indicative capacity**

300

**Housing SG Status**

Included

HERITAGE & DESIGN: The site needs a masterplan to consider the overall potential of this site to take account of the existing planned landscape and consider appropriate zoning and phasing for redevelopment. Connectivity at the western end of the site will need to be carefully considered as the railway line cuts off the site from the rest of Tweedbank, some careful paths / cycle ways of an appropriate gradient will need to be provided.

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

### Landscape features

Development within the 'Policies and Parkland' character area is severely constrained by the quality and integrity of the designed landscape associated with Lowood, and the secluded quality of the setting of the River Tweed. In addition, the embankments and planting associated with the disused railway create a robust settlement edge, and any development which breaches this will be perceived as detached from the main settlement of Tweedbank.

Lowood Estate forms an attractive backdrop in views from the B6374 Gala to Melrose Road and from the Borders Railway and station, the offices at Tweedside Park and from north Tweedbank generally. The main driveway from Lowood Bridge to the mansion house is a landscape receptor in own right and is set within attractive parkland. In addition, the estate forms the setting for various houses and a nursery each with their own visual issues.

### Landscape summary

LANDSCAPE: Area of land within large meander of the River Tweed, gently to moderately sloping with steep slopes in places with various slope orientations, between river level around 85m AOD at Backbrae Pool up to 105m AOD at Well Park (N of the station). The ground forms a rural estate with a mansion house, driveway with entrance gatehouse, parkland, fields, gardens, steading and various cottages. W, N and E boundaries formed by River Tweed a designated SSSI and SAC. Long southern boundary largely formed by Borders rail line, Tweedbank Station and Lowood access road. Although remarkably lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is a significant tree and woodland structure on the estate much of it of potential TPO quality. The river and riparian strip and pond are also notable features as is the stone boundary wall that defines much of the southern boundary.

The main constraint is access with the river and railway line forming a significant barrier around most of the perimeter and leaving only the section of ground between Tweedbank Station and Lowood Bridge as potential access points (unless substantial and potentially intrusive engineering is to be undertaken.) Future extension of the railway is also a consideration. A further constraint is provided by mature existing woodland which would probably need to be breached to some degree. The river flood zone limits development around the N perimeter. An OH power line crosses the W section of the site.

Despite its central location in central borders, this area is quite isolated and presently undeveloped. There is some scope for development particularly towards the western section but access is problematic. Great care would be required to form any development in the easier to reach eastern (parkland) parts of the site where the amenity values and potential for disruption are greatest. Given the exceptional quality of the parkland area, it is recommended that development be restricted to 'prestige' forms that benefit from such a setting e.g. corporate headquarters or luxury hotel. More mundane development would constitute a wasted opportunity and would likely cause environmental degradation. The site merits a detailed feasibility study including tree survey to BS5837 prior to any revision of status.

SNH: This site lies outwith the settlement boundary. Its northern boundary abuts the River Tweed SAC.

At present the site is characterised by areas of woodland, specimen trees and boundary walls enclosing Lowood. It is a relatively well contained site that would nevertheless benefit from its proximity to Tweedbank Station. If allocated, we recommend that development is designed around these existing features, making use of

Site Ref **MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area (ha)**

33.9

**Indicative capacity**

300

**Housing SG Status**

Included

them to create a high-quality, sustainable development. The quality of the existing site and the proposed extent of development suggest that a site development brief will be required. The proximity to the River Tweed SAC and the need for assessment and mitigation of potential impacts should be clearly highlighted in the planning brief.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: This site has the potential to be a key development site given its location between the expanding east side of Galashiels and Tweedbank, including Tweedbank Railway Station and the proposed Central Borders Business Park. I am able to offer my support for this land being zoned for mixed use in that it offers ample opportunity for good accessibility and for supporting sustainable transport initiatives. The site is well positioned to take advantage of the comprehensive range of services and transport infrastructure in the vicinity. If this land is to be zoned for development then in light of its strategic significance it will have to be carefully master planned, including the undertaking of comprehensive transport appraisal work.

There will have to be at least two key vehicular access points into the site and good internal street connectivity will be expected as well as good external connectivity. Creation of effective pedestrian/cycle connectivity with both Galashiels and Tweedbank is a prerequisite for development of the site.

Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the 'Local Access and Transport

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

No

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

DEVELOPMENT MANAGEMENT: This is a large site. I would expect development here would be best served by a masterplan. Planning applications may also likely require EIA. That said, it has the potential to complement the landscape setting of the village, being naturally bound by the river, so I certainly would consider it a sound prospect as an addition to the village, in broad principle. Woodland/trees are key constraints, as are flooding and proximity to the River Tweed SAC/SSSI. These need not rule out development though. Impact on the local road network will be a key issue. Also, a key design/access issue within the site will be to ensure the development can link to the existing village/railway station so it forms part of it (and not a detached estate on the other side of the railway tracks). The potential for non-residential uses is obvious given proximity to the railway, though I would be concerned about how such uses would complement the area around the railway station and the LDP's aspirations for the industrial estate. Therefore, I think it would be wise that the distribution and siting of uses should account for the existing village allocations and industrial estate, so they form part of a cohesive future plan for the entire village.

TRANSPORT SCOTLAND: Should this site come forward for inclusion then a proportionate Transport Appraisal will be required. This appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7.

STRATEGIC TRANSPORT: Significant opportunities to provide a mixed use development in close proximity to the rail station and also to provide a new bridge

**Site Ref MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area (ha)**

33.9

**Indicative capacity**

300

**Housing SG Status**

Included

across the tweed to replace the existing bottle bridge. There are also significant opportunities to develop the local walking and cycling network in this area and promote sustainable transport. Any proposal will need to be aware of the Council's ambition to extend the Borders Railway Line towards Hawick and to provide improvements to the local road network which will be challenging. The possibility of promoting the existing bottle bridge at Gattonside as shared access should be considered if a new bridge comes to fruition.

NETWORK MANAGER: Potentially significant impact on local road network.

OUTDOOR ACCESS TEAM: As this housing proposal is on a land shared with Core path 01 ( Borders Abbeys way ) along the riverside which is prone to flood damage. A wide strip of land ( guideline 10 metres- ideally more in particular around the North West corner of the site near Oak Pool and should be left to accommodate the path and future possible damage due to bank erosion. This should additionally have a natural buffer of landscaping to allow the continued "countryside path " nature of this route to continue after development. There may also be scope to create a circular route around the perimeter of the site with the south side providing a path away from vehicles. Road pavement path should be made up within the site. This new path on the south perimeter of the site to be brought up to adoptable standard, links made to the development and entered in to the list of public roads per section 1 of the Roads (Scotland) Act 1984. Path linkages to Tweedbank and Galasheils would need to be developed.

CONTAMINATED LAND OFFICER: The site appears to have been developed with an estate including an agricultural and horticultural aspect. Small quarries that appear to have been infilled are also recorded. The site is brownfield land and its use may present development constraints.

EDUCATION: An extension would have to be considered.

SCOTTISH WATER - WWTW: No capacity in network also no gravity solution developer will need to install SPS, Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER - WTW: No significant issues identified. However there may be local network issues which would need to be addressed and funded by the developer to enable a connection. A Drainage Impact Assessment would be required.

ECONOMIC DEVELOPMENT: We fully support the zoning of this site for a mix of uses, but would prefer to ensure that a business park allocation is specified to the eastern part of the site with easy links to the railway station and that there is a clear separation from the housing developments. Therefore instead of a general mixed use we would prefer that specific zonings were identified. This is a sensitive site so we consider that a clear planning brief should be provided to support and guide future development.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

HOUSING STRATEGY TEAM: I am supportive of MTWEE002 as a mixed use development site. We intend to include this as a potential site opportunity for inclusion in the next SHIP submission due in Nov 2016.

ENVIRONMENTAL HEALTH: Developers need to be aware of the need to consult with Environmental Health, in respect of low carbon/carbon neutral technologies. This includes air source heat pumps, solid fuel use, biomass heating and district heating schemes. The design of dwellings may also need to take cognisance of nearby existing noise sources.

**Overall assessment**

Site Ref **MTWEE002**

Site name Lowood

**Proposed usage**

Mixed Use

**SDA**

Central

**HMA**

Central

**Settlement**

Tweedbank

**Site area  
(ha)**

33.9

**Indicative  
capacity**

300

**Housing  
SG Status**

**Included**

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## Overall assessment

### Overall assessment

**Acceptable**

### Summarised conclusion

The site offers a strategic opportunity in terms of housing/mixed use development but is subject to constraints which require full investigation through a masterplan.

### Conclusions

The submission of a Flood Risk Assessment would be required to assess risk from the River Tweed as well as surface water flooding issues. Co-location issues include potential for odour from E Langlee landfill (PPC) and WML exempt composting site at Pavillion Farm. There is moderate risk to biodiversity and mitigation would be required to ensure no significant adverse effects on the integrity of the River Tweed SAC. Archaeological investigation would be required. This site is outwith the Tweedbank settlement boundary however it benefits from its close proximity to the station at Tweedbank and business and industrial sites as well as a range of services in Galashiels. The site is entirely enclosed by the River Tweed to the north and by the existing settlement of Tweedbank to the south. The development of the site would not result in settlement coalescence. It is considered that the site offers a strategic opportunity due to its immediate proximity to the railway terminus and its location within the Central Borders. Internally there are a number of constraints which would require to be sensitively addressed. Although lacking in designations, the estate shows clear indications of being a 'designed landscape' with an attractive meandering driveway leading from the gatehouse through parkland to the main house and associated buildings. There is also a significant tree and woodland structure on the estate as well as a pond which is a notable feature. These issues will require careful consideration through the process of the aforesaid masterplan and a tree survey. A Transport Appraisal will be required, with the need for at least two key vehicular access points into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing. Overall, the site was considered as a preferred option within the Draft Housing SG and it is recommended for inclusion within the Finalised Housing SG.

**Site Ref MCARD008**

Site name Nether Horsburgh

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Cardona

**Site area (ha)**

18.0

**Indicative capacity**

140

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Moderate**Structure Plan policy** The site sits within the Western SDA and within the Northern HMA.**Initial assessment summary** Small areas of flood risk on site (surface and river), though this is not considered to be a constraint on development.

SEPA: There is a watercourse running through the site that should be protected and enhanced as part of any development. There should be no culverting for land gain. There is no sewerage provision in this area however it would be expected that this site would connect to Cardona STW and also take the opportunity to pick up Horsburgh housing which had its own SW septic tank system. This would require an upgrade to Cardona STW due to the scale of development. We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 14/00573/FUL Formation of new access.



**Site Ref MCARD008**

Site name Nether Horsburgh

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Cardrona

**Site area (ha)**

18.0

**Indicative capacity**

140

**Housing SG Status**

Excluded

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?****Accessibility and sustainability summary**

BIODIVERSITY: Biodiversity Risk: Minor  
Improved pasture. Hedgerow on boundary. No significant biodiversity issues.

The site is located adjacent to the A72 and is a short walking distance from Cardrona. The site is a potential mixed use site which would require to provide an element of employment. However, consideration will need to be given to how active travel between the site and the village of Cardrona will be achieved.

**Local impact and integration assessment****Conservation area**

Not applicable

**Scheduled Ancient Monument**

Adjacent to site

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

Adjacent to site

**Listed buildings**

Adjacent to site

**Visual relationship/integration with existing settlement**

The site is separate from the rest of Cardrona with the A72 running between them. Located within the Tweed Valley the site sits within an area of open landscape along the valley floor. There are two scheduled monuments adjacent to the site and whilst it is acknowledged that the setting of these monuments, and particularly the tower situated to the north east which will need to be respected; it is noted that enhanced forest planting is proposed in the area to the north of the site to be undertaken by FES.

**Impact on open space**

Low

**Impact on archaeology**

High

**Impact on listed buildings**

Low

**Local impact and integration summary**

HISTORIC ENVIRONMENT SCOTLAND: Development of this site, particularly at the level of units proposed, has the potential for significant adverse effects on the setting of SM 3118. Whilst we are content that it could be possible to develop this site without significant effects, this will require robust mitigation. Detailed evaluation of potential effects should inform a masterplan or development brief to guide detailed proposals.

HERITAGE & DESIGN: Would be a substantive intrusion into the Tweed Valley. At present the Cardrona development is restricted to the south bank of the Tweed, which is screened behind the former railway embankment, with the exception of the hotel / golf club. Not desirable.

ARCHAEOLOGY: Nothing recorded within area, but close to Medieval towerhouse and presumed village; Setting of Scheduled tower must be taken into account; some potential for medieval archaeology.

## Site Ref MCARD008

Site name Nether Horsburgh

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Cardrona

Site area  
(ha)

18.0

Indicative  
capacity

140

Housing  
SG Status

Excluded

## Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Major

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

The site is a reasonably flat site located on the floor of the Tweed Valley, and primarily forms the open area to the north of the River Tweed. There is minimal landscaping on the site at present. A stone boundary wall runs along the western part of the site and an area of mature trees are located within the extreme northern part of the site.

### Landscape summary

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. Due to its physical separation there is little relationship of this site to Cardrona or to Peebles and it appears likely that development here would essentially involve the creation of another new village. Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation.

LANDSCAPE: There is a significant landscape issue in relation to development at this site as built development would obstruct existing panoramic views currently enjoyed from the main road and adjoining properties including Nether Horsburgh House (listed) looking SW and Cardrona Hotel looking NE. Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Mitigation measures designed to screen out 'lower amenity' buildings would, unfortunately, further restrict existing views. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road.

In addition, the main road and river separate this site physically from Cardrona village and would prevent it becoming an extension of that settlement. It would therefore be isolated and disconnected in a very conspicuous location.

For these reasons, allocation of this site is not supported. Any development options in this area need to be considered more widely including relationships with approved woodland creation to the N, the R Tweed to the S and the built form S of the A72. A local landscape study is therefore recommended.

Located within the Tweed Valley Special Landscape Area.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I am not hugely in favour of this site for mixed use development. The site is on the opposite side of the A72, the main arterial route linking the central Borders with the west, from the existing settlement of Cardrona. The A72 would effectively split the extended village in two. In order to satisfactorily serve the site from a vehicular aspect, this would involve a roundabout at the main access into Cardrona to replace the existing junction arrangement. Whilst there is an engineering solution for vehicular access, dealing with pedestrians and cyclists is more challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical constraints. Any such structure will be convoluted in nature and likely out of place for the setting. Pedestrians crossing the A72 at grade to access mixed uses including housing on either side of the A72, even with a roundabout introduced to slow traffic speeds, would be far from ideal.

If this site is to be zoned for development, a Transport Assessment will be required to inform infrastructure adjustments required and to address sustainable travel requirements. Addressing concerns on the ability to properly integrate the two parts of Cardrona separated by the A72 will be a key consideration for the Transport Assessment to address.

NETWORK MANAGER: Concern over access onto A72. Fast section of road and additional junction will complicate layout and increase potential for accidents.

## Site Ref **MCARD008**

**Site name** Nether Horsburgh

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Cardrona

**Site area  
(ha)**

18.0

**Indicative  
capacity**

140

**Housing  
SG Status**

**Excluded**

STRATEGIC TRANSPORT: Key issues are the junction arrangement onto the A72 and finding a suitable arrangement that provides good safe access for pedestrians, cyclists and horse riders. There are good opportunities to provide links to the popular Tweed Valley Railway Path which is located nearby and also to the local path network and additional facilities at Glentress.

### **Contaminated land**

Not applicable

### **HSE consultation**

Not applicable

### **Water supply**

Limited

### **Sewerage**

No

### **Education provision**

Average

### **Primary school capacity**

Limited

### **Secondary school capacity**

Limited

### **Right of way**

Not applicable

### **TPOs**

Not applicable

### **Marketability**

Good

### **Land use allocations**

Not applicable

### **If yes, what?**

### **Planning and Infrastructure summary**

SCOTTISH WATER WWTW: Will need upgrade to works, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

SCOTTISH WATER WTW: This area is supplied from Innerleithen WTW but is also on the boundary of the Bonnycairn WTW (Peebles) zone. Currently SW are nearing capacity at both WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: As Peebles is a difficult location to find high quality useable business land, then we would support this proposal which has the benefit of creating new flat development sites, even though this location is somewhat remote from the Town. We are not in favour of arbitrary site boundaries being the field fence boundaries; which can restrict development design and should be more related to land form and existing infrastructure or natural features. This is a major allocation and its relationship of housing to business development needs careful consideration, so we welcome feedback on the proposed mix for the site. The Cavalry Park development has been successful and, providing regular transport links can be provided to this location, then this site has the potential to be as successful.

DEVELOPMENT MANAGEMENT: Totally opposed to any development here on natural landscape containment grounds. Urbanisation can be limited to some extent by development staying on the south side of the A72.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – connectivity from this site to the Tweed Valley Railway Path would be essential and path connections into Glentress.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

## **Overall assessment**

### **Overall assessment**

**Unacceptable**

### **Summarised conclusion**

There is a high potential for adverse landscape and visual impacts within the SLA even with mitigation. In addition finding a solution to the access issues that will fit within the environment would be difficult.

**Site Ref MCARD008****Site name** Nether Horsburgh**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Cardrona

**Site area  
(ha)**

18.0

**Indicative  
capacity**

140

**Housing  
SG Status****Excluded****Conclusions**

A mixed use site with potential to deliver employment land. The site has minor flood risk however SEPA state that they would require a FRA, Surface water run off should also be considered. There is the potential for a minor impact on biodiversity. The setting of the Scheduled Monument to be taken into account, potential for archaeology on site.

There is a high potential for adverse landscape and visual impacts within the SLA even with mitigation.

Concern has been expressed to developing at this location by Roads colleagues. In order to satisfactorily serve the site from a vehicular aspect, this would involve a roundabout at the main access into Cardrona to replace the existing junction arrangement. Whilst there is an engineering solution for vehicular access, dealing with pedestrians and cyclists is more challenging, an underpass or an overbridge being the preferred solution, but difficult to achieve due to the lie of the land and physical constraints. In addition, finding a solution that will fit sensitively within environment would be very difficult.

It is noted that strong objections were raised by the Development Management section and by the Council's Landscape Architect who stated that "Development would change the character of this section of the Tweed Valley and could easily impair the qualities of the Special Landscape Area (SLA) by introducing an urban character. Mitigation measures designed to screen out 'lower amenity' buildings would, unfortunately, further restrict existing views. Features such as a new roundabout, street lighting, pedestrian crossing etc. could not be screened from the road".

In addition, Scottish Natural Heritage also stated that "Due to the prominence and location of this site here is a high potential for adverse landscape and visual impacts within the SLA, even with mitigation".

Therefore the site is unacceptable and will not be included with in the SG.

**Site Ref MINNE001**

Site name Caerlee Mill

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Innerleithen

**Site area (ha)**

1.5

**Indicative capacity**

35

**Housing SG Status**  
Included**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy**

The site is located within the Western SDA and within the Northern HMA.

**Initial assessment summary**

Small area of surface flood risk in south eastern corner.

FLOODING TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. The culvert that runs from St Ronan's takes a 90 degree turn towards the Tennis Courts so does not run underneath this site, neither does the Mill Lade. I would be unlikely to object to this development but dependant on the type of development, the applicant may have to show that they are not at risk.

SEPA: Foul drainage must connect to SW foul sewer network for Walkerburn stw. There appear to be 1 or 2 potential watercourses which may be culverted through the site (unnamed tributary and mill lade). Opportunity should be taken to de-culvert where possible.

Should the agreed layout or development type differ from what was previously agreed we would require an updated FRA which considers our previous responses. As this area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. Site will likely be constrained as a result. Consideration should be given to any lade structures through the site and buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the statement that a Flood Risk Assessment (FRA) may be required. As explained in their previous responses, SEPA state that should the agreed layout or development type differ from what was previously agreed in the context of planning application 14/00638/PPP, they would require an updated FRA which considers our previous responses. As this area of Innerleithen is at flood risk, it is essential that any new development will have a neutral impact on flood risk and the FRA will inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials may be incorporated. They also support the requirement to de-culvert.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Brownfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Site Ref MINNE001**

Site name Caerlee Mill

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Innerleithen

**Site area (ha)**

1.5

**Indicative capacity**

35

**Housing SG Status**  
Included**Planning history reference**

11/009777/LBC Demolition of weaving sheds, knitting sheds, mill shop, offices and outbuildings.  
 14/00638/PPP Residential development and associated access, parking and infrastructure works.  
 14/00639/LBC Demolition and internal and external alterations.

**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Moderate

**Site aspect**

Not applicable

**Waverley line contribution required?****Accessibility and sustainability summary**

Building on site - potential for habitat, although it is noted that some of the former mill buildings have already been removed from the site.

ECOLOGY: Existing built structures have potential to support protected species such as bats (EPS) and breeding birds. See Planning applications 14/00638/PPP and 14/00639/LBC.

SCOTTISH NATURAL HERITAGE: No comment.

**Local impact and integration assessment****Conservation area**

On/adjacent to site

**Scheduled Ancient Monument**

Not applicable

**Garden and designed landscape**

Not applicable

**Ancient woodland inventory**

Not applicable

**Open space**

Not applicable

**Archaeology**

On site

**Listed buildings**

On site

**Visual relationship/integration with existing settlement**

Brownfield site with listed building. Site is also located with the Innerleithen Conservation Area.

**Impact on open space**

Low

**Impact on archaeology**

Medium

**Impact on listed buildings**

High

**Local impact and integration summary**

Any new development will require to consider the setting of the Listed Building on site. Furthermore careful consideration is also required in finding new uses for the buildings onsite.

HERITAGE & DESIGN: The principle of this redevelopment at Caerlee is accepted and proposals brought forward for the first phase of housing. The link between the redevelopment and the repair and reuse of the listed category B Brodie's Mill needs to be monitored.

ARCHAEOLOGY: Previous woollen mill site (pre-OS1 onwards); standing historic building and selective demolition; historic building recording carried out previously; Mill lead through the site.

Site Ref **MINNE001**

Site name Caerlee Mill

**Proposed usage**  
Mixed Use

**SDA**  
Western

**HMA**  
Northern

**Settlement**  
Innerleithen

**Site area (ha)**  
1.5

**Indicative capacity**  
35

**Housing SG Status**  
Included

## Landscape assessment

**NSA**

Not applicable

**SLA**

Not applicable

**Landscape designation**

Minor

**General amenity**

Good

**Altitude >200m?**

**Height constraint**

Minor

**Slope >12 degrees?**

**Slope constraint**

Minor

**Constrained in Landscape Capacity Study**

**Landscape features**

Mill Lade running through site.  
Stone Boundary walls would require to be retained and would be part of listing.

**Landscape summary**

LANDSCAPE: If the major issue of the fate of the listed buildings can be resolved, this brownfield site is an obvious opportunity for re-development to residential use. It appears to be suitable for medium to high density development.

## Planning and infrastructure assessment

**Physical access/road capacity**

**Near a trunk road?**

NETWORK MANAGER: Chapel Street very narrow with no parking at all at this location.

STRATEGIC TRANSPORT: Proposal needs to provide good connectivity to the rest of the town and there is an opportunity to upgrade the existing path network in the immediate area and provide enhanced access.

ROADS PLANNING: I have no objections to the redevelopment of this site. A planning brief has already been approved for the site. A pedestrian/cycle link from the site is required to connect in with the existing network to the west of the site. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard. Main access will be via Chapel Street.  
A Transport Statement will be required for the site.

**Contaminated land**

On/adjacent to site

**HSE consultation**

Not applicable

**Water supply**

Limited

**Sewerage**

Limited

**Education provision**

Average

**Primary school capacity**

Yes

**Secondary school capacity**

Yes

**Right of way**

Adjacent to site

**TPOs**

Not applicable

**Marketability**

Good

**Land use allocations**

Not applicable

**If yes, what?**

## Site Ref **MINNE001**

Site name Caerlee Mill

### Proposed usage

Mixed Use

### SDA

Western

### HMA

Northern

### Settlement

Innerleithen

Site area  
(ha)

1.5

Indicative  
capacity

35

Housing  
SG Status  
Included

### Planning and Infrastructure summary

SCOTTISH WATER WWTW: Limited capacity at works.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site would need further assessment as other sites are developed.

ECONOMIC DEVELOPMENT: This site has an existing approved planning brief and we support the adherence to this brief which advocates mixed use and re-use of the protected buildings for future business use. We believe it is important that some business uses are retained on this site.

DEVELOPMENT MANAGEMENT: This site has PPP and LBC for a residential and mixed use development, no follow up applications yet.

ENVIRONMENTAL HEALTH: The site appears to have been developed as a Woollen Mill with associated petroleum storage. The site is brownfield land and its use may present development constraints.

ACCESS: EN – connectivity for pedestrians required to Victoria Park and BT91 (The Strip).

NEIGHBOURHOOD SERVICES: Potential off-site contribution for play.

## Overall assessment

### Overall assessment

**Acceptable**

### Summarised conclusion

The site is an acceptable site as it offers the opportunity to enhance the listed building and the conservation area, as well as making use of a brownfield site within the settlement.

### Conclusions

The site is considered to be an acceptable site. It is proposed for mixed use development and has the benefit of recent planning permission. Planning consent on the site related around the demolition of the lesser important mill buildings, and making-good of historic listed building on site, and for residential development to take place on part of the site. The site not only provides for a brownfield site to be brought back into use, but also for the enhancement of the listed building on site and the conservation area. It is also noted that a Planning Brief in the form of an SPG has been produced on the site. It is noted that SEPA have stated that should the agreed layout for the site differ they would require an updated FRA. Surface Water should also be considered and flood resilient material incorporated into the proposed development. Existing buildings on site have potential to support protected species. The main vehicular access will be required to be taken off Chapel Street. Provision of amenity access within the development for pedestrians and cyclists will be required and links to the footpath network to be created and amenity maintained and enhanced. A Transport Statement is also required to inform the proposed development. Economic Development request that some business use is retained on the site. Potential contamination on the site should be investigated and mitigated.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 35 units.



**Site Ref APEEB046**

Site name Glensax Road

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

0.1

**Indicative capacity**

6

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** Surface water flood risk on site.

FLOODING TEAM: This site is shown to be at risk of flooding at a 1 in 200 year flood event from surface water flooding in a few sections. I would have no objections if the development could show that they are mitigating the risk from surface water. Consider Surface Water Runoff.

SEPA: Foul water should be connected to the SW foul network. We require an FRA which assesses the surface water risk at this location. As LiDAR indicates it is within/ on the edge of a depression and any alterations to ground levels here could increase flood risk elsewhere we require an FRA to assesses this risk.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Combination

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** Formation of parking area.**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

Not applicable

**Waverley line contribution required?**

## Site Ref APEEB046

Site name Glensax Road

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

0.1

Indicative  
capacity

6

Housing  
SG Status  
Excluded

### Accessibility and sustainability summary

ECOLOGY: Garages with corrugated iron roof. Mitigation for breeding birds. Low potential for bats for timber sheds. No significant biodiversity issues.

SCOTTISH NATURAL HERITAGE: No comment.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is a relatively enclosed site, generally surrounded by buildings and is set back from the Glensax Road. Used as garaging, residential at this location would integrate well into the surroundings, however displacement of parking would need to be considered. The site is located adjacent to Victoria Park.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: No comments; seems to replacing existing garages – displacement of parking.

ARCHAEOLOGY: No comments.

## Landscape assessment

### NSA

Not applicable

### SLA

Not applicable

### Landscape designation

Minor

### General amenity

Average

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

Constrained in Landscape Capacity Study

Landscape features Minimal landscaping features on site - potential for enhancement of the area.

Landscape summary LANDSCAPE: Suitable for single or 1.5 storey housing in scale and density with new development to west.

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

## Site Ref **APEEB046**

**Site name** Glensax Road

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

0.1

**Indicative capacity**

6

**Housing SG Status**

Excluded

STRATEGIC TRANSPORT: Connectivity past the site needs to be maintained.

ROADS PLANNING: I am not willing to support any development of this garage court site which will result in vehicles being displaced onto the surrounding road network in an inappropriate manner. The site was extended in the late 1990's to provide additional parking and this would appear to demonstrate that parking is at a premium in the area. The existing public road, which terminates at the entrance to the garage court, can easily be extended to serve this site and opportunities are available for good pedestrian/cycle connectivity with the surrounding street network. Any development of this site though will have to clearly demonstrate existing demand for parking and how this can be incorporated in a revised layout for the site. This requirement will control the number of houses, if any, that the site can accommodate.

### Contaminated land

On site

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Yes

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Average

### Land use allocations

Not applicable

### If yes, what?

### Planning and

### Infrastructure summary

SCOTTISH WATER WWTW: OK

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Looks like sensible infill but will involve car displacement, which may be an issue in this locale.

DEVELOPMENT MANAGEMENT: Lock-up garages site, should be possible to achieve a small development though daylighting regs will need to be assessed. The displacement of parking should be checked with Roads Planning.

ENVIRONMENTAL HEALTH: The site appears to have been developed with a curling pond which was subsequently infilled and used as a 'refuse tip'. The site is brownfield land and its use may present development constraints.

ACCESS: EN – connectivity to Victoria Park exists.

NEIGHBOURHOOD SERVICES: No comments.

## Overall assessment

### Overall assessment

Unacceptable

### Summarised conclusion

Issues around roads, day-lighting and potential contamination as well as flood risk.

### Conclusions

**Site Ref APEEB046**

**Site name** Glensax Road

**Proposed usage**  
Housing

**SDA**  
Western

**HMA**  
Northern

**Settlement**  
Peebles

**Site area (ha)**  
0.1

**Indicative capacity**  
6

**Housing SG Status**  
**Excluded**

---

Whilst the site has many positive aspects, a flood risk assessment would be required. In addition Roads Planning have issues in relation to the displacement of parking. There is also the potential for day-lighting issues and potential for contamination on site. Therefore this site is considered to be Unacceptable and will not be identified within the Draft SG.

## Site Ref **APEEB049**

**Site name** South West of Whitehaugh

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area  
(ha)**

4.0

**Indicative  
capacity**

100

**Housing  
SG Status**

Excluded

## Initial assessment

**Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?**

**International/national designation constraints** Minor

**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.

**Initial assessment  
summary** No initial constraints on site.

SEPA: To reiterate what was stated in our 2014 consultation. We require an FRA which assesses the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There may be a culverted watercourse running through the site however this is not shown or is not clear on the map. If so, the watercourse should preferably be de-culverted.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. However, I would recommend that potential source of surface water flooding be considered.  
Consider Surface Water Runoff

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land** **MOD safeguarded area** **Aerodrome/Technical Site Safeguarding**

Not applicable

Not applicable

Not applicable

**Planning history reference** N/A. The site is identified as a longer term housing site within the LDP.

## Site Ref APEEB049

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

4.0

Indicative  
capacity

100

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Biodiversity Risk: Minor  
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with  
existing settlement

This area contributes to the local setting of the immediate development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: Outwith CA; Whitehaugh is listed B, but its setting has already been changed by the existing developments. Boundary treatment and roofscape important.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

Site adjacent to SBC Haystoun Designed Landscape.  
An extension at this location would integrate well within the enclosed landscaping.

## Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

## Site Ref APEEB049

Site name South West of Whitehaugh

### Proposed usage

Housing

### SDA

Western

### HMA

Northern

### Settlement

Peebles

Site area  
(ha)

4.0

Indicative  
capacity

100

Housing  
SG Status

Excluded

### Constrained in Landscape Capacity Study

**Landscape features** Some tree belts and hedges on/adjacent site but these would require enhancing.

**Landscape summary** The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP as SPEEB003.

Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

LANDSCAPE: Due to the potential for development to damage the amenity and recreational value of the adjacent Drovers Road, I recommend that any buildings should be positioned well back on the site from the Drovers Road (at least 20-30m ) and preferably in the northern half of the plot to maintain some openness of views under the canopy of the mature trees out across the valley.

Tree and hedgerow planting on the boundary of the development would assist in linking it to the surrounding landscape.

If there is a requirement for vehicle access to link with Glen Road I suggest this is done round the back of the existing house in the western corner of the site and through the tree belt in order to retain the integrity of the Cross Borders Drove Road.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING: This land is already identified as a site potentially suitable for longer term housing (Site SPEEB003). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

On/adjacent to site

### TPOs

Not applicable

## Site Ref APEEB049

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

4.0

Indicative  
capacity

100

Housing  
SG Status

Excluded

### Marketability

Good

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

DEVELOPMENT MANAGEMENT: This site is very visible from the A72 approach to Peebles and there is an existing dwellinghouse to respect. I am not keen on this being advanced until the bridge changes the whole visual aspect in this location, then it would be less prominent.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – this site should be connecting to the existing path network on all four sides that allows all people flow through the site; with this in mind there should be a buffer round the whole side to maintain the aesthetic enjoyment of the paths.

## Overall assessment

### Overall assessment

Doubtful

### Summarised conclusion

The site is an acceptable site, however for it to come forward it requires a new bridge, upgrading of Glen Road and a vehicular connection through to Whitehaugh.

### Conclusions

The site takes in almost all of the longer term housing site SPEEB003 identified within the LDP, with exception of the plot of land where a new house has already been constructed.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designed Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.

Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.



**Site Ref APEEB050****Site name** South West of Whitehaugh**Proposed usage**  
Housing**SDA**  
Western**HMA**  
Northern**Settlement**  
Peebles**Site area (ha)**  
4.5**Indicative capacity**  
100**Housing SG Status**  
Excluded**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** No initial constraints on site.

SEPA: We require an FRA which assesses the risk from the Haystoun Burn and small drain which is identified as being flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There may be a culverted watercourse running through the site however this is not shown or is not clear on the map. If so, the watercourse should preferably be de-culverted.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk. However, I would recommend that potential source of surface water flooding be considered. Consider Surface Water Runoff

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land**

Not applicable

**MOD safeguarded area**

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** Application for a single house on site.

## Site Ref APEEB050

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

4.5

Indicative  
capacity

100

Housing  
SG Status

Excluded

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Minor

Site aspect

South

Waverley line  
contribution  
required?

### Accessibility and sustainability summary

The site is just outside Peebles settlement boundary. Peebles has a wide range of services, facilities and employment opportunities.

ECOLOGY: Biodiversity Risk: Minor  
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

## Local impact and integration assessment

Conservation area

Not applicable

Scheduled Ancient Monument

Adjacent to site

Garden and designed landscape

Adjacent to site

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

Adjacent to site

Listed buildings

Not applicable

Visual relationship/integration with  
existing settlement

This area contributes to the local setting of the immediate development, but not significantly to the wider setting of the town.

Impact on open space

Low

Impact on archaeology

Low

Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: Outwith CA; Whitehaugh is listed B, but its setting has already been changed by the existing developments. Boundary treatment and roofscape important.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

Site adjacent to SBC Haystoun Designed Landscape.  
An extension at this location would integrate well within the enclosed landscaping.

## Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

## Site Ref **APEEB050**

**Site name** South West of Whitehaugh

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area  
(ha)**

4.5

**Indicative  
capacity**

100

**Housing  
SG Status**

Excluded

### Constrained in Landscape Capacity Study

**Landscape features** Some tree belts and hedges on/adjacent site but these would require enhancing.

**Landscape summary** The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

**SCOTTISH NATURAL HERITAGE:** This site is included in the LDP as SPEEB003.

Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

**LANDSCAPE:** Due to the potential for development to damage the amenity and recreational value of the adjacent Drovers Road, I recommend that any buildings should be positioned well back on the site from the Drovers Road (at least 20-30m ) and preferably in the northern half of the plot to maintain some openness of views under the canopy of the mature trees out across the valley.

Tree and hedgerow planting on the boundary of the development would assist in linking it to the surrounding landscape.

If there is a requirement for vehicle access to link with Glen Road I suggest this is done round the back of the existing house in the western corner of the site and through the tree belt in order to retain the integrity of the Cross Borders Drove Road.

## Planning and infrastructure assessment

### Physical access/road capacity

**Near a trunk road?**

**ROADS PLANNING:** This land is already identified as a site potentially suitable for longer term housing (Site SPEEB003). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

**STRATEGIC TRANSPORT:** New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

On/adjacent to site

### TPOs

Not applicable

## Site Ref APEEB050

Site name South West of Whitehaugh

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

4.5

Indicative  
capacity

100

Housing  
SG Status

Excluded

### Marketability

Good

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

It should be also be noted that whilst this site takes in the Longer Term Housing Site SPEEB003, part of the site has already been developed with the completion of a single house within the north west corner.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

DEVELOPMENT MANAGEMENT: This site is very visible from the A72 approach to Peebles and there is an existing dwellinghouse to respect. I am not keen on this being advanced until the bridge changes the whole visual aspect in this location, then it would be less prominent.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ACCESS: EN – this site should be connecting to the existing path network on all four sides that allows all people flow through the site; with this in mind there should be a buffer round the whole side to maintain the aesthetic enjoyment of the paths.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

## Overall assessment

### Overall assessment

Doubtful

### Summarised conclusion

Site requires a new bridge, upgrading of Glen Road and a vehicular connection through to Whitehaugh, also part of site has been developed for a house, also part of site has been developed for a house.

### Conclusions

The site takes in the longer term housing site SPEEB003 identified within the LDP.

Whilst the site is an acceptable site for development, SEPA have stated that a flood risk assessment would be required and the Council's flood team have stated that surface water would need to be considered. The site would have a potential minor impact on biodiversity; the site is located on the edge of the settlement and has good access to services and facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designated Landscape and the setting of the the adjacent Scheduled Monument. Additional landscape enhancement would also be required along with buffers to existing and proposed landscaping. Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.

Further assessment on nature conservation interest will also be required and mitigation put in place. Development should not take place in the required buffer area of the Scheduled Monument but rather that area should be left as open space. Enhancement of the footpath would also be required.

Roads Planning also states that development in this location is reliant on a new crossing over the Tweed, vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park as well as the upgrading of Glen Road adjacent to Forest View.

**Site Ref APEEB050**

**Site name** South West of Whitehaugh

**Proposed usage**  
Housing

**SDA**  
Western

**HMA**  
Northern

**Settlement**  
Peebles

**Site area (ha)**  
4.5

**Indicative capacity**  
100

**Housing SG Status**  
**Excluded**

---

It should be also be noted that whilst this site takes in the Longer Term Housing Site SPEEB003, part of the site has already been developed with the completion of a single house within the north west corner.  
Therefore based on all of the above, the site is Doubtful and will therefore not be included within the Draft SG on Housing.

**Site Ref APEEB051**

Site name North West of Hogbridge

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

2.8

**Indicative capacity**

55

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** 1:200 flood risk to south western part of site, majority of site not affected.

SEPA: We require an FRA which assesses the risk from the Haystoun Burn. There is a mill lade/ small watercourse which also flows through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Foul water should be connected to the SW foul network. There is a watercourse running just beyond the southern boundary of the site which should be protected.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would require a Flood Risk Assessment to be undertaken.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area Aerodrome/Technical Site Safeguarding**

Not applicable

Not applicable

Not applicable

**Planning history reference** N/A. Site identified as potential longer term housing within the LDP.**Accessibility and sustainability assessment****Access to public transport**

Good

**Access to employment**

Good

**Access to services**

Good

**Wider biodiversity impacts**

Minor

**Site aspect**

South

**Waverley line contribution required?**

## Site Ref APEEB051

Site name North West of Hogbridge

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.8

Indicative capacity

55

Housing SG Status

Excluded

### Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor  
Improved pasture with mature tree cover around boundary of site (Lowland mixed deciduous woodland). Protected species may include e.g. badger and breeding birds. Safeguard trees on boundary. No significant biodiversity issues.

The site is located adjacent to the Peebles Development Boundary and has good access to services and facilities within the settlement.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Adjacent to site

### Garden and designed landscape

Adjacent to site

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Adjacent to site

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

This area contributes to the local setting of the immediate adjacent development, but not significantly to the wider setting of the town.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

Site adjacent to SBC Haystoun Designed Landscape.

ARCHAEOLOGY: Nothing recorded within area, but general surroundings of Scheduled Monument palisaded enclosure; Setting should be accounted for.

## Landscape assessment

### NSA

Not applicable

### SLA

On/adjacent to site

### Landscape designation

Minor

### General amenity

Good

### Altitude >200m?

### Height constraint

Minor

### Slope >12 degrees?

### Slope constraint

Minor

### Constrained in Landscape Capacity Study

### Landscape features

Trees and hedgrows on site boundary, would require enhancement.

### Landscape summary

The Landscape Capacity Study considered this area to be appropriate for development. It also suggested areas for landscape enhancement within the site.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP as SPEEB003. Given the proximity of this site to SPEEB004, we recommend that the consideration to design of the overall site that is included in site requirements should be undertaken for both sites as part of a site development brief / framework. Both sites lie outwith the existing settlement boundary as shown in the LDP, where there is a recognisable change in character along Glen Road and the paths that continue onwards to Hogbridge and Whitehaugh.

The site benefits from mature woodland and trees along all of its boundaries. We strongly support the existing site requirement that the woodland and landscape buffer is

**Site Ref APEEB051****Site name** North West of Hogbridge**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

2.8

**Indicative capacity**

55

**Housing SG Status****Excluded**

enhanced and suggest that this forms part of the detailed design work on the overall site. Existing path links should be retained and integrated into footpaths and cycle routes in the development site.

LANDSCAPE: If it can be shown that flood prevention can be designed into the development this site should be consider for extension of connection to existing developments to north and west with agreement to access site avoiding mature trees. A buffer of 25m width should run parallel with Glen Road to protect the mature TPO trees.

Recommend low density housing appropriate to urban fringe location. Linked with hedge and tree planting to wider landscape. Maintain some permeability of views through to hills from boundaries and across site.

The area most at risk of flooding could be planted up increasing the tree buffers to the south and further assisting site containment.

Existing perimeter tree structure on all perimeters to be retained -important part of Landscape Character and setting. Careful design of site/ consideration of shading required – adequate separation between existing trees and new buildings to reduce risk of damage or removal and future problems.

## Planning and infrastructure assessment

**Physical access/road capacity****Near a trunk road?** 

ROADS PLANNING: This land is already identified as a site potentially suitable for longer term housing (Site SPEEB004). In general, development in this location is reliant on a new crossing over the Tweed. Development of the site also relies on vehicular linkage between the end of Glen Road and the roundabout at the southern end of Whitehaugh Park. Furthermore the upgrading of Glen Road adjacent to Forest View needs to be considered as part of any submission.

Pedestrian/cycle links to the surrounding network to be incorporated into the development.

A Transport Assessment will be required for this site.

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh will be required. Along with an enhanced walking and cycling facilities. Opportunity to enhance the surrounding path network.

**Contaminated land**

Not applicable

**HSE consultation**

Not applicable

**Water supply**

Limited

**Sewerage**

Limited

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Limited

**Right of way**

Adjacent to site

**TPOs**

On/adjacent to sit

**Marketability**

Good

**Land use allocations**

Not applicable

**If yes, what?****Planning and Infrastructure summary**

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

TPO along north-eastern boundary.



## Site Ref APEEB051

Site name North West of Hogbridge

### Proposed usage

Housing

### SDA

Western

### HMA

Northern

### Settlement

Peebles

Site area  
(ha)

2.8

Indicative  
capacity

55

Housing  
SG Status

Excluded

**ECONOMIC DEVELOPMENT:** Sensible extension and already allocated, so just pulling implementation forward. Appears a large allocation to bring forward all at once, but assume strong demand available.

**DEVELOPMENT MANAGEMENT:** The woodland edge needs to be thickened up here and sufficient separation distances left from the existing trees.

**ENVIRONMENTAL HEALTH:** The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

**ACCESS:** EN – this site should also allow for connectivity to the path network.

**NEIGHBOURHOOD SERVICES:** Potential for on-site play provision.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

The site is Doubtful as it relies on a bridge over the River Tweed, upgrading of the Glen Road and connection through to the Whitehaugh development.

### Conclusions

A flood risk assessment would be required. The site has good access to nearby services and facilities and has the potential to result in a minor biodiversity risk. The setting of the nearby scheduled monument should be taken into consideration. Site identified within the Development & Landscape Capacity study as suitable for development, the site sits within a Special Landscape Area. SNH requests that a development brief is produced that covers the three longer term sites.

Roads Planning and Strategic Transport have stated that development at this location is reliant on a new bridge of the River Tweed, and connection through to the Whitehaugh development. In addition Roads Planning also state that the Glen Road requires upgrading for this site to come forward.

As the site is reliant on the connection through to Whitehaugh via another potential development site, as well as the other Roads requirements, it is not considered appropriate to allocate this site, therefore this site is a Doubtful and will not be included within the SG on Housing.

## Site Ref **MPEEB004**

**Site name** Land South East of Peebles (Part of SPEEB005)

### **Proposed usage**

Mixed Use

### **SDA**

Western

### **HMA**

Northern

### **Settlement**

Peebles

**Site area  
(ha)**

14.0

**Indicative  
capacity**

150

**Housing  
SG Status**

**Excluded**

## Initial assessment

### **Floodrisk**

1:200

### **SAC**

Adjacent to site

### **SPA**

Not applicable

### **SSSI**

Adjacent to site

### **Ramsar**

Not applicable

### **Adjacent to River Tweed?**



### **International/national designation constraints** Moderate

**Structure Plan policy** The site is located within the Western Strategic Development Area and within the Northern HMA.

### **Initial assessment summary**

A large part of the site is affected by 1:200 flood risk. Haystoun Burn runs beyond the south of the site. Therefore likely implications for the SAC and SSSI.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would definitely require a Flood Risk Assessment for the Haystoun Burn to be undertaken for this site. I would note that the Haystoun Burn burst its banks and flooded a few properties in Kittlegairy View over the 2015/16 winter. Scottish Water have also raised concerns about their capacity in the Kittlegairy area. Additional Info: It is noted that the contributor has submitted a planning application (17/00606/PPP) on the site supported by a FRA, in reference to that application the Flood Team have objected (07/06/2017).

SEPA RESPONSE AT SG STAGE: We require an FRA which assesses the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development may be heavily constrained at this site and council may wish to consider removal from the LDP. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Therefore, we would recommend that the council commissions an FRA prior to allocating this site within the LDP.

(EXTRACT ON RECEIPT OF NON-TECHNICAL SUMMARY PROVIDED BY BW): If formally consulted through the planning process on the proposed development we would object on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy based on the information supplied with this consultation.

..... In the first instance we would recommend that an updated FRA is provided which adheres to Scottish Planning Policy and our Technical Flood Risk Guidance and demonstrates that development can take place out with the functional floodplain giving due consideration to all sources of flooding including fluvial and surface water. ... Site bounded by either Glensax burn or R Tweed, classified as Good and Moderate respectively. These watercourses should be protected. Foul water must be connected to the SW foul network.

## Information relating to planning applications

### **Minerals and coal**

Not applicable

### **NNR**

Not applicable

### **Prime Quality Agricultural Land**

Not applicable

### **Current use/s**

Greenfield

**Common Good Land** **MOD safeguarded area** **Aerodrome/Technical Site Safeguarding**

## Site Ref MPEEB004

<b>Site name</b>	Land South East of Peebles (Part of SPEEB005)	<b>Proposed usage</b>	Mixed Use	<b>SDA</b>	Western	<b>HMA</b>	Northern	<b>Settlement</b>	Peebles	<b>Site area (ha)</b>	14.0	<b>Indicative capacity</b>	150	<b>Housing SG Status</b>	Excluded
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Not applicable      Not applicable      Not applicable

**Planning history reference**      Previous application for lowering of ground levels.  
16/00721/PAN Residential development with associated roads, infrastructure, open space and landscaping.

## Accessibility and sustainability assessment

<b>Access to public transport</b>	<b>Access to employment</b>	<b>Access to services</b>	<b>Wider biodiversity impacts</b>	<b>Site aspect</b>	<b>Waverley line contribution required?</b>
Good	Good	Good	Major	South	<input type="checkbox"/>

### Accessibility and sustainability summary

This site is being considered for mixed use however, the LDP states that some employment use could take place in the short term.

The site is outside the development boundary. Peebles has a range of services, facilities and has employment opportunities. Parts of site on flood in of River Tweed SAC/SSSI including Haystoun burn (SAC).

ECOLOGY: Biodiversity Risk: Major - All of the site in flood plain of Haystoun burn (River Tweed SAC) and River Tweed SAC/SSSI, (SEPA 1 in 200year fluvial flood risk). Potential connectivity with River Tweed SAC through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Improved pasture, remnant thorn hedge within site. Mature trees and woodland strip on part of boundary.

## Local impact and integration assessment

<b>Conservation area</b>	<b>Scheduled Ancient Monument</b>	<b>Garden and designed landscape</b>	<b>Ancient woodland inventory</b>
Not applicable	Not applicable	Adjacent to site	Not applicable
<b>Open space</b>	<b>Archaeology</b>	<b>Listed buildings</b>	<b>Visual relationship/integration with existing settlement</b>
Not applicable	Adjacent to site	Adjacent to site	The majority of the site is flat, exposed and open in character. It is at this location where the hard edge of the adjacent development is evident. It is considered that any development to take place within this areas and on the other side of the B7062 should aim to enhance the area and seek to integrate the development into its surroundings.
<b>Impact on open space</b>	<b>Impact on archaeology</b>	<b>Impact on listed buildings</b>	
Low	Medium	Low	

### Local impact and integration summary

ARCHAEOLOGY: Not sites recorded in the area, but previous (negative) evaluation trenching across area.

HERITAGE & DESIGN: Is this the natural edge of the west expansion of Peebles south of the river? Care will be needed to consider the boundaries of the site and how the development could be phased.

Site adjacent to SBC kailze Designed Landscape.

## Site Ref MPEEB004

Site name Land South East of Peebles (Part of SPEEB005)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

14.0

Indicative capacity

150

Housing SG Status

Excluded

## Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

**Landscape features** Mature trees particularly along the northern boundary of the site. Burn running beyond the southern boundary of the site.

**Landscape summary** The Landscape Capacity Study considered this area not to be appropriate for development. However it is considered that this area provides a good opportunity to enhance the settlement edge. This site however is part of an enlarged longer term site - SPEEB005.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as part of a longer-term safeguard (SPEEB005).

If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's proximity to MPEEB006/APEEB050 and APEEB003, SPEEB001 & SPEEB005, MPEEB007/APEEB051, we suggest that requirements for these sites are detailed in a design framework that should include the open space safeguard to the north of the B7062.

LANDSCAPE AT SG STAGE: I recommend that this site is one of the less suitable sites for development as it would perpetuate the outward creep of the town east along the valley floor. However the density of the latest development on the adjacent site and lack of structure planting visually detracts from the amenity of the area.

A sensitive development to the east of this including adequate treebelts, hedgerows and open space could mitigate the 'hard' edge to the town that is currently apparent.

In drawing a conclusion on this site the risk of flooding should be considered.

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Roads Planning have stated in advance of the LDP that they can support some employment use at this location in the short term.

ROADS PLANNING: This land is already identified as part of a site potentially suitable for longer term mixed use development (Site SPEEB005). In general, development in this location is reliant on a new crossing over the Tweed, but some development could be brought forward to meet a need for employment land.

Upgrading of the B7062 Kingsmeadows Road will be required to support vehicular access to the site and the creation of a street frontage onto the B7062 is recommended. Links into the adjacent housing development, both pedestrian/cycle and vehicular are critical.

Flooding is an issue with this area and will need to be considered as part of any development proposal.

A Transport Assessment will be required.

NETWORK MANAGER COMMENTS AT SG STAGE: 30 mph limit would need to be extended.

STRATEGIC TRANSPORT AT SG STAGE: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh, linking to Glen Road is

## Site Ref **MPEEB004**

Site name	Proposed usage	SDA	HMA	Settlement	Site area (ha)	Indicative capacity	Housing SG Status
Land South East of Peebles (Part of SPEEB005)	Mixed Use	Western	Northern	Peebles	14.0	150	Excluded

recommended. To improve connectivity and to reduce pressure on the B7062. Improvements to the B7062 will be required as part of this proposal. There is an opportunity to develop the walking and cycling network in this location. The Council has a long term aspiration to develop an off-road walking and cycling link between the south eastern part of the town and the town centre, potentially on the river corridor.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

Site identified in the Consolidated Local Plan for Longer Term Mixed Use.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ECONOMIC DEVELOPMENT AT SG STATE: It is noted that this site is already allocated, so this just suggests pulling the implementation forward. We are concerned that there is no new general allocation of employment land for Peebles and therefore would welcome a substantial allocation within this mixed use site. As Cavalry Park is generally completed and full, we consider a new development should be encouraged as there is known demand and provision of serviced plots or new development should form part of any agreement and be provided by the developer. We are unclear on what area, and what location, is proposed for mixed use. We suggest progress is needed with a formal Planning Brief to resolve this issue.

ACCESS: EN – this site should connect to the existing path networks through the site to the west and connect to the path network at its southern end.

EDUCATION AT SG STAGE: An extension may have to be considered.

DEVELOPMENT MANAGEMNT: A PAN is currently in for this site, much depending on them persuading Roads Planning that it can go ahead before the bridge. No PPP yet submitted. I fail to see how it could now be acceptable but wasn't when it was put in the original Consultative Draft. Roads and Flooding led.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

## Overall assessment

### Overall assessment

### Summarised conclusion

**Site Ref MPEEB004****Site name** Land South East of Peebles (Part of SPEEB005)**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

14.0

**Indicative capacity**

150

**Housing SG Status****Excluded****Unacceptable**

Site is unacceptable as there are issues in relation to roads and floodrisk, also in terms of placemaking.

**Conclusions**

It is noted that this site is part of site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and roads access/bridge. In addition, in relation to good placemaking, should this site come forward in the future it should be in conjunction with the area of land to the north of the B7062 as identified within the LDP and which is part of site SPEEB005.

Other issues that have been raised in relation to this site are: potential moderate impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

**Site Ref MPEEB006**

Site name Rosetta Road Mixed Use

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

6.4

**Indicative capacity**

30

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western Strategic Development Area and within the Northern HMA.**Initial assessment summary**

SEPA SG STAGE: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. There are 2 unnamed tributaries running through the site which should be protected as part of any development. There should be no culverting for land gain. Foul water must be connected to the SW foul network for Peebles STW.

FLOODING TEAM AT SG STAGE: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement for a Flood Risk Assessment, as well as the statement that there should be no culverting for land gain. In addition SEPA objected to the site in that they would require a modification to the Supplementary Guidance to include an additional requirement for the developer to investigate the possibility of de-culverting, as a result an additional requirement was recommended for inclusion in the Finalised SG.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Other

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference**

96/01158/FUL Extension to caravan park to erect 32 static caravans.  
13/00444/FUL Mixed use development including housing - Pending Consideration.

## Site Ref MPEEB006

Site name Rosetta Road Mixed Use

### Proposed usage

Housing

### SDA

Western

### HMA

Northern

### Settlement

Peebles

Site area  
(ha)

6.4

Indicative  
capacity

30

Housing  
SG Status  
Included

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Good

### Access to services

Good

### Wider biodiversity impacts

Moderate

### Site aspect

Not applicable

### Waverley line contribution required?

### Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate

Site contains built structures with known bat roosts and parkland trees/ designed landscape, potential veteran trees, also featured on OS 1st ed. map. Boundary features include broadleaved trees, hedgerow and riparian woodland along Gill burn, connectivity with Eddleston water (River Tweed SAC). Bat, badger and breeding birds identified re planning application 13/00444/PPP.

Mitigation required to ensure no significant adverse effects on River Tweed SAC Retain mature trees. EPS survey (bats) will be required. Site clearance outside breeding bird season.

SCOTTISH NATURAL HERITAGE: This site is included in the LDP. We understand that this allocation is for redevelopment of the existing caravan site for residential development. As the site is subject to a planning application (13/00444/PPP), we have no further comment to make at this stage. Should that consent not be implemented, we would be happy to advise on natural heritage issues for the required planning brief.

SCOTTISH NATURAL HERITAGE (Further Comments): As part of the public consultation on the Draft Housing SG, SNH provided the following comments: It is understood that this allocation is for the redevelopment of the existing caravan site for residential development. As the site is subject to a planning application, Scottish Natural Heritage have no further comment to make at this stage.

Should that consent not be implemented, Scottish Natural Heritage would be happy to advise on natural heritage issues for the required planning brief.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Not applicable

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

On site

### Listed buildings

On site

### Visual relationship/integration with existing settlement

Grounds of country house currently used as part of a caravan park. Category B Listed Roetta House, and B Listed Stables as well as C listed Walled Garden and Garden Building (part of a B group). Although the site sits within the Development Boundary it sits on the edge of the settlement and rises to the west.

### Impact on open space

Low

### Impact on archaeology

Medium

### Impact on listed buildings

High

### Local impact and integration summary

ARCHAEOLOGY: Historic parkland (OS1) with number of Listed Building portions surviving, but currently camping and caravan site; form of the ROC post mentioned unknown (could be underground 1960s or sandbagged WW2 post) and may be only vaguely located; Roman road potentially running through the site.

HERITAGE & DESIGN: Sensitive scheme needed to respect the listed buildings within the site and ensure that an appropriate use for them is delivered as part of the works; before the last phase new build works is undertaken. Visibility across the valley needs to be considered as well as a design approach to create appropriate



## Site Ref MPEEB006

Site name Rosetta Road Mixed Use

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

6.4

Indicative  
capacity

30

Housing  
SG Status  
Included

sense of place.

There may be potential for some (minor) development to take place however caution would be required as over-development at this location would result in a negative impact not only on the listed buildings and archaeology onsite but would also detract from the attractive approach into the settlement from the north; as well as the impact that such development would have on the tourism facility onsite. Also, as a site that rises to above 200m, the site can be seen from other parts of the town and although currently well screened due to the mature trees on site as well as those on the neighbouring site APEEB044 - loss of that landscaping would have a negative impact.

## Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude  
>200m?



Height  
constraint

Moderate

Slope >12  
degrees?



Slope  
constraint

Moderate

Constrained in Landscape Capacity Study

### Landscape features

Site consists of the upper section of Rosetta House grounds with the N and S drive to the house forming the E site boundary. The W boundary is a field boundary within the estate with the boundary woodland a further field to the W. Strong pattern of landscape structure and mature tree cover consistent with a designed landscape (undesigned and not recorded on recent SBC survey but a designed landscape nevertheless) Taken in conjunction with APEEB044, there is a significant house, a courtyard block, a walled garden, N and S formal driveways with N and S gates, a gatehouse, perimeter policy woodland and plentiful parkland tree planting, particularly in APEEB044. N and S policy woodlands are associated with small streams which have also been retained for ornamental purposes.

### Landscape summary

LANDSCAPE AT SG STAGE: The area on higher ground above the cluster of listed buildings could be sensitively developed for housing subject to suitable access arrangements. Rosetta House, the stable block and the walled garden with garden building require protection with sufficient grounds around them as a setting for these historic buildings. The walled garden and the stable block could be converted for small scale housing or community purposes. On the adjoining area below Rosetta House, the lower slopes could remain as a camping and caravan park. Any development should respect the historic aspect of both the house and its surroundings as well as its location on the rural edge of the town. Because development in this area is likely to be visible from across the valley and from adjacent path systems the density of housing should be low and the tree and screen planting carefully sited to protect the amenity of the area and link with tree bands and planting within and out with the site.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I am not opposed to this land being zoned for mixed use development with an indicative capacity of 50 units. That said this site along with Site APEEB044 forms part of the larger planning application site – 13/00444/PPP. These two sites combined would need to proceed in accordance with the requirements agreed by the council with regards to its consideration of that application. Further to consultation, a Transport Assessment will be required.

**Site Ref MPEEB006****Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

6.4

**Indicative capacity**

30

**Housing SG Status****Included**

NETWORK MANAGER: Potential pressure on existing road network.

STRATEGIC TRANSPORT: Potential pressure on existing road network and existing Tweed Bridge. The adjacent road that links Violet Bank to the A703 is currently single track with passing places and not currently designed for additional increased traffic movements. There is a proposal for a new bridge at Dalatho but if this proposal and potentially others in this area go ahead there will still be increased pressure on this particular road.

Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area. This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

**Contaminated land**

On site

**HSE consultation**

Not applicable

**Water supply**

Limited

**Sewerage**

Limited

**Education provision**

Average

**Primary school capacity**

Limited

**Secondary school capacity**

Limited

**Right of way**

Not applicable

**TPOs**

Not applicable

**Marketability**

Good

**Land use allocations**

On site

**If yes, what?**

PMD3: Land Use Allocations

**Planning and Infrastructure summary**

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ACCESS: EN – this site in itself is a good resource for shorter recreational access, the remnants of the designed landscape including old buildings and mature trees and to the quality of the experience. This should be considered if development is increased here.

ENVIRONMENTAL HEALTH: The site appears to have been developed with agricultural buildings. The site is brownfield land and its use may present development constraint.

ECONOMIC DEVELOPMENT: We understand that the mixed use allocation has been decided by the Scottish Government Reporter. We still however, would wish to ensure that the bulk of the allocation is retained for the Tourism based Caravan and camping site, with minimum support for residential development.

DEVELOPMENT MANAGEMENT: This site is minded to approve for housing and an improved caravan site facility but no idea why the settlement boundary does not expand to the west to reflect the minded to grant position. The Housing capacity is a bit low and doesn't reflect the LDP figure, even though that may be a bit high. Still challenged over developer contributions and the Committee still to make a determination on this matter.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision with scope for further development if further development nearby.

**Overall assessment**

**Site Ref MPEEB006****Site name** Rosetta Road Mixed Use**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

6.4

**Indicative capacity**

30

**Housing SG Status****Included****Overall assessment****Acceptable****Summarised conclusion**

The site is Acceptable as the site is already allocated within the LDP and has been subject to a planning application. There is moderate biodiversity risk. Caution required regarding impact that development could have on heritage and landscape assets onsite and the settlement. Road improvements would be required. Economic Development would wish to the bulk of the site retained for tourism use.

**Conclusions**

This site was recommended for inclusion in the LDP by the LDP Examination Reporter. In line with the Reporter's Recommendations, longer term housing and mixed use sites identified in the plan will be considered first. In addition, it should be noted that the Reporter did not identify an indicative site capacity for this site.

A flood risk assessment will be required to assess the risk from the Gill Burn and other small watercourses which flow along the northern, southern, and western boundaries. Consideration will also need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. It is considered that there will be a moderate impact on the biodiversity, further assessment on biodiversity would be required alongside appropriate mitigation. In addition further assessment on archaeology and appropriate mitigation would also be required. Whilst, there may be potential for some (minor) development to take place, caution would be required as over-development at this location would result in a negative impact on the listed buildings and archaeology onsite as well as detracting from the attractive approach into the settlement from the north. Road improvements would be required. Economic Development would wish to see the bulk of the site retained in tourism use. Investigation and mitigation of potential contamination would also be required.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 30 units.

**Site Ref MPEEB007****Site name** March Street Mill**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

2.3

**Indicative capacity**

70

**Housing SG Status**

Included

**Initial assessment****Floodrisk**

1:200

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located within the Western SDA and within the Northern HMA.**Initial assessment summary** Some areas shown to be at risk through surface water flooding.

SEPA: Although no evidence of a culverted watercourse can be found on historic maps we would highlight the potential risk during site investigations. We would stress that no buildings should be constructed over an existing drain/ lade that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Large pond and drain shown on the map which presumably related to the historic use as a mill. These would need to be investigated further before any development could be started. Foul water must be connected to the SW foul sewer network.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Due to the scale and there is a few drains / springs running through the site, I would expect the applicant to show how surface water would be mitigated. Consider Surface Water Runoff.

SEPA (Further Comments): As part of the public consultation on the Draft Housing SG, SEPA provided the following comments. They support the requirement to consider surface water flooding for any new development.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Buildings

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** 16/00714/PAN Redevelopment of former mill to accommodate a range of uses including residential, retirement, commercial, allotment and other community use.

## Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

70

Housing SG Status

Included

## Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Major

Site aspect

Not applicable

Waverley line contribution required?

### Accessibility and sustainability summary

ECOLOGY: Biodiversity risk: Moderate-Major

Existing built structures (textile mill) have potential to support protected species such as bats (EPS) and breeding birds. Part of site within flood plain of Eddleston water (River Tweed SAC) (SEPA 1 in 200year fluvial flood risk)

SCOTTISH NATURAL HERITAGE: This site is adjacent to key greenspace GSPEEB008. Redevelopment of this site should not obstruct existing or planned footpath and cycle route access to this site and the development itself should be linked to and beyond via this key space.

Allotments on site will require to be retained inline with LDP Policy EP11.

The site is a brownfield site located within the settlement.

## Local impact and integration assessment

Conservation area

On/adjacent to site

Scheduled Ancient Monument

Not applicable

Garden and designed landscape

Not applicable

Ancient woodland inventory

Not applicable

Open space

Not applicable

Archaeology

On site

Listed buildings

Not applicable

Visual relationship/integration with existing settlement

The site is located within the Peebles Conservation area, within the site there are many buildings which relate to the previous use onsite. Whilst it is very likely that not all of the buildings would require to be retained, there are some of good architectural quality and others that relate well to the character of the conservation area. Consideration of retention and reuse of some of the buildings onsite will be required.

Impact on open space

Low

Impact on archaeology

High

Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: A balance is needed to ensure that the street frontage is respected and that the overall scale and height of the scheme respects the conservation area made up of primarily residential properties. Some of the buildings on site, e.g. the boiler and engine house are capable of being reused.

ARCHAEOLOGY: Extensive woollen mill site from OS2; buildings and other features may survive within larger complex. Not listed buildings; recording required.

Following further consideration and a site visit with DM, H&D have requested that the Boiler House and the Lodge House be retained.

## Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area (ha)

2.3

Indicative capacity

70

Housing SG Status

Included

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Good

Altitude >200m?

Height constraint

Minor

Slope >12 degrees?

Slope constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

Some trees on site that would receive protection through the Conservation Area designation. Good opportunity for landscape enhancement to take place.

### Landscape summary

LANDSCAPE: Suitable for 1 to 1.5 storey housing particularly towards southern and western parts of site so as not to dominate existing built form adjacent, unless existing buildings can be redeveloped for residential use.  
Opportunity for higher flatted properties towards rear of site linking with more recent developments (such as Ballantyne Place) particularly on lower parts of site to east. Allow sufficient space for tree planting.  
Retain allotments and include open space. (EP11) Retain open views to east to hills.  
Retain and make use of existing street frontage buildings, gates and gateways to retain character. Reuse stone from sheds for walling or retainment structures.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING: This is a good site for mixed use development given its close proximity to the town centre and the well-connected street network. Access can be achieved via a number of locations which include Dovecot Road, March Street and Ballantyne Place. A pedestrian/cycle link can also be achieved via the access to the allotments on Rosetta Road. Whilst the topography of the site limits the options of internal connectivity, any housing development on the site must adopt the principles of 'Designing Streets' to achieve a well-connected/integrated development which naturally calms traffic and creates a sense of place. A Transport Statement will be required for this site.

STRATEGIC TRANSPORT: Rosetta Road is currently very difficult to access because of the historical nature of the street and the number of vehicles that are currently travelling and parking in this area. This proposal and other significant proposals in this area will exacerbate this situation and careful consideration will be required in terms of any potential access and proposed uses for the site. This proposal in conjunction with other potential proposals in the immediate area will also put more pressure on Tweed Bridge and the local road network. The Council is currently involved in developing proposals to promote a shared access route between Peebles and Eddleston and beyond to Midlothian.

NETWORK MANAGER: Concern if vehicle access is off of Rosetta Road

### Contaminated land

On site

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

## Site Ref MPEEB007

Site name March Street Mill

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

2.3

Indicative  
capacity

70

Housing  
SG Status

Included

### Marketability

Good

### Land use allocations

On site

### If yes, what?

EP11: Protection of Greenspace

### Planning and Infrastructure summary

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

ECONOMIC DEVELOPMENT: We advocate support for retention of some employment uses on this site, as there is currently little available business land in the town. Class 4 uses would fit comfortably in a redeveloped site, with housing, although conversion of some of the existing space into class 5/6 uses would also be supported. Until a new employment site can be developed in Peebles, there are limited opportunities for business space and therefore continuation of business use on this site should be a priority.

DEVELOPMENT MANAGEMENT: Subject of a current PAN and ongoing meetings to discuss the best mix on this site, but an infill opportunity and largely to be residential.

ENVIRONMENTAL HEALTH: The site appears to have been developed as a Woollen Mill with associated petroleum storage. The site is brownfield land and its use may present development constraints.

ACCESS: EN – no comments on access.

NEIGHBOURHOOD SERVICES: Need to protect allotments. Potential for on-site play provision.

## Overall assessment

### Overall assessment

Acceptable

### Summarised conclusion

The site is acceptable as it is a brownfield site within the the settlement and Conservation Area and provides the opportunity for enhancement of the area. Potential for enhanced connectivity and retention of some employment us on the site.

### Conclusions

A brownfield site within the settlement and located within the Peebles Conservation Area. Potential to allow for mixed use to take place and retention of boiler house and lodge house onsite. Archaeological recording of the site would be required prior to the commencement of development. Consideration of surface water flood risk must be taken into account along with any associated mitigation. Potential for moderate/major impact on biodiversity. Allotments on site safeguarded through Polict EP11. The site has potential to improve connectivity to the surrounding area and the site to be accessed from a number of locations. Economic Development seeks retention of some employment use on the site.

Overall, the site was considered as a preferred option within the Draft Housing SG and is recommended for inclusion within the Finalised Housing SG, with an indicative site capacity of 70 units.

## Site Ref **MPEEB008**

**Site name** Peebles East (South of the River)

**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

32.3

**Indicative capacity**

150

**Housing SG Status**

Excluded

## Initial assessment

**Floodrisk**

1:200

**SAC**

Adjacent to site

**SPA**

Not applicable

**SSSI**

Adjacent to site

**Ramsar**

Not applicable

**Adjacent to River Tweed?**



**International/national designation constraints**

Moderate

**Structure Plan policy**

The site is located within the Western SDA and within the Northern HMA.

**Initial assessment summary**

A large part of the site is affected by 1:200 flood risk. Haystoun Burn runs beyond the south of the site and River Tweed to the north and east. Therefore likely implications for the SAC and SSSI.

FLOOD TEAM: This site is shown to be at risk of flooding within the SEPA 1 in 200 Year Indicative Flood Mapping for both fluvial and pluvial flooding. Therefore, I would definitely require a Flood Risk Assessment for the Haystoun Burn to be undertaken for this site. I would note that the Haystoun Burn burst its banks and flooded a few properties in Kittlegairy View over the 2015/16 winter. Scottish Water have also raised concerns about their capacity in the Kittlegairy area.

SEPA RESPONSE AT SG STAGE: We require an FRA which assesses the risk from the Haystoun Burn and the River Tweed, including the interaction between. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development will likely be constrained at this site and council may wish to consider removal from the LDP. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. Therefore, we would recommend that the council commissions an FRA prior to allocating this site within the LDP.

(EXTRACT ON RECIEPT OF NON-TECHNICAL SUMMARY PROVIDED BY BW): If formally consulted through the planning process on the proposed development we would object on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy based on the information supplied with this consultation.

..... In the first instance we would recommend that an updated FRA is provided which adheres to Scottish Planning Policy and our Technical Flood Risk Guidance and demonstrates that development can take place out with the functional floodplain giving due consideration to all sources of flooding including fluvial and surface water. ... Site bounded by either Glensax burn or R Tweed, classified as Good and Moderate respectively. These watercourses should be protected. Foul water must be connected to the SW foul network.

## Information relating to planning applications

**Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable



## Site Ref MPEEB008

Site name Peebles East (South of the River)

### Proposed usage

Mixed Use

### SDA

Western

### HMA

Northern

### Settlement

Peebles

Site area (ha)

32.3

Indicative capacity

150

Housing SG Status

Excluded

### Planning history reference

06/02124/FUL Engineering works to reduce ground levels.  
16/00721/PAN Residential development with associated roads, infrastructure, open space and landscaping on southern part of site.

## Accessibility and sustainability assessment

### Access to public transport

Good

### Access to employment

Good

### Access to services

Good

### Wider biodiversity impacts

Major

### Site aspect

Not applicable

### Waverley line contribution required?

### Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Major - All of the site in flood plain of Haystoun burn (River Tweed SAC) and River Tweed SAC/SSSI, (SEPA 1in 200year fluvial flood risk). Potential connectivity with River Tweed SAC through drainage—Mitigation required to ensure no significant adverse effects on integrity of River Tweed SAC. Improved pasture, remnant thorn hedge within site. Mature trees and woodland strip on part of boundary.

The site is just outside Peebles development boundary and has good access to local employment, services and facilities within the settlement. Development at this location would provide opportunity for increased accessibility through a new bridge. Parts of site on flood plain of River Tweed SAC/SSSI including Haystoun burn (SAC).

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

Adjacent to site

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The majority of the site is flat, exposed and open in character. This is a very large site for the settlement and would have a noticeable impact on its character. However as a mixed use site that is being considered as a potential location for some employment use it is being considered in the context of the longer term site SPEEB005. The site also provides an opportunity to continue the green space element along the riverside which continues through most of the settlement.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

ARCHAEOLOGY: Not sites recorded in the area, but previous (negative) evaluation trenching across area.

The site is adjacent to a number of Scottish Borders Designed Landscapes - Kingsmeadows, Eshiels, Kalzie, and also the Haystoun.

## Site Ref MPEEB008

Site name Peebles East (South of the River)

Proposed usage

Mixed Use

SDA

Western

HMA

Northern

Settlement

Peebles

Site area  
(ha)

32.3

Indicative  
capacity

150

Housing  
SG Status

Excluded

## Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Landscape designation

Minor

General amenity

Good

Altitude  
>200m?

Height  
constraint

Minor

Slope >12  
degrees?

Slope  
constraint

Minor

Constrained in Landscape Capacity Study

**Landscape features** Mature trees particularly along the road edges. Burn running beyond the southern boundary of the site and River Tweed along the north and eastern boundary of the site.

**Landscape summary** The Landscape Capacity Study considered this area not to be appropriate for development. It also suggested areas for landscape enhancement within the site. The site is located within the Tweed Valley Special Landscape Area.

SCOTTISH NATURAL HERITAGE: While this site is outwith the current settlement boundary as shown in the LDP, it is identified as part of a longer-term safeguard (SPEEB005).

If you are minded to support development of this site during the current plan period, further detailed assessment will be required. Given the site's proximity to MPEEB006/APEEB050 and APEEB003, SPEEB001 & SPEEB005 MPEEB007/APEEB051, we suggest that requirements for these sites are detailed in a design framework that should include the open space safeguard to the north of the B7062.

LANDSCAPE AT SG STAGE: I recommend that this site is one of the less suitable sites for development as it would perpetuate the outward creep of the town east along the valley floor. However the density of the latest development on the adjacent site and lack of structure planting visually detracts from the amenity of the area.

A sensitive development to the east of this including adequate treebelts, hedgerows and open space could mitigate the 'hard' edge to the town that is currently apparent.

In drawing a conclusion on this site the risk of flooding should be considered.

## Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

Roads Planning have stated in advance of the LDP that they can support some employment use at this location in the short term.

ROADS PLANNING: This land is already identified as part of a site potentially suitable for longer term mixed use development (Site SPEEB005). In general, development in this location is reliant on a new crossing over the Tweed, but some development could be brought forward to meet a need for employment land.

Upgrading of the B7062 Kingsmeadows Road will be required to support vehicular access to the site and the creation of a street frontage onto the B7062 is recommended. Links into the adjacent housing development, both pedestrian/cycle and vehicular are critical.

Flooding is an issue with this area and will need to be considered as part of any development proposal.

A Transport Assessment will be required.

NETWORK MANAGER: Would need to extend 30 mph limit

Pressure on Tweed Bridge?

STRATEGIC TRANSPORT: New bridge across the River Tweed will be required before development progresses. A new vehicular link through Whitehaugh, linking to Glen Road is recommended. To improve connectivity and to reduce pressure on the B7062. Improvements to the B7062 will be required as part of this proposal.

## Site Ref MPEEB008

Site name Peebles East (South of the River)

### Proposed usage

Mixed Use

### SDA

Western

### HMA

Northern

### Settlement

Peebles

### Site area (ha)

32.3

### Indicative capacity

150

### Housing SG Status

Excluded

There is an opportunity to develop the walking and cycling network in this location. The Council has a long term aspiration to develop an off-road walking and cycling link between the south eastern part of the town and the town centre, potentially on the river corridor.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

Limited

### Education provision

Average

### Primary school capacity

Limited

### Secondary school capacity

Limited

### Right of way

Not applicable

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

On site

### If yes, what?

HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding

### Planning and Infrastructure summary

Peebles is located within the Western Strategic Development Area, and in the Northern Housing Market Area. The site is currently identified as a potential longer term mixed use site within LDP. The LDP also states that there is currently a shortfall of good quality business and industrial land in Peebles and that employment land at this location could come forward early to meet this shortfall.

SCOTTISH WATER WWTW: OK - once Growth project has been delivered in 2018/19.

SCOTTISH WATER WTW: Nearing capacity at WTW and therefore this additional site may require a growth capex (would need to be assessed).

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

ACCESS: EN – this site should connect to the existing path networks through the site to the west and connect to the path network at its southern end.

ECONOMIC DEVELOPMENT: It is noted that this site is already allocated, so this just suggests pulling the implementation forward. We are concerned that there is no new general allocation of employment land for Peebles and therefore would welcome a substantial allocation within this mixed use site. As Cavalry Park is generally completed and full, we consider a new development should be encouraged as there is known demand and provision of serviced plots or new development should form part of any agreement and be provided by the developer. We are unclear on what area, and what location, is proposed for mixed use. We suggest progress is needed with a formal Planning Brief to resolve this issue.

DEVELOPMENT MANAGEMNT: A PAN is currently in for this site, much depending on them persuading Roads Planning that it can go ahead before the bridge. No PPP yet submitted. I fail to see how it could now be acceptable but wasn't when it was put in the original Consultative Draft. Roads and Flooding led.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

## Overall assessment

### Overall assessment

Unacceptable

### Summarised conclusion

**Site Ref MPEEB008****Site name** Peebles East (South of the River)**Proposed usage**

Mixed Use

**SDA**

Western

**HMA**

Northern

**Settlement**

Peebles

**Site area (ha)**

32.3

**Indicative capacity**

150

**Housing SG Status****Excluded****Conclusions**

It is noted that this site is the same area as site SPEEB005 that has been identified as a longer term mixed use site within the LDP and has the potential to bring forward employment land within the short term.

The site is being considered as a mixed use site. Whilst the LDP sets out that part of the Longer Term Mixed Use site SPEEB005 could come forward for employment land during the lifetime of the Plan, it is not considered appropriate to bring forward the site at this stage for mixed use, this is primarily as a result of issues around flood risk and Roads Access/bridge which would require to be resolved. Roads colleagues state that for development to occur at this location a second bridge over the Tweed would be required.

Other issues that have been raised in relation to this site are: potential major impact on biodiversity; the site is adjacent to the River Tweed SAC/SSSI; the site sits within the Tweed Valley SLA and the site was identified as being constrained within the Development and Landscape Capacity Study.

Therefore based on all of the above it is not considered appropriate to include this site within the Draft SG on Housing.

**Site Ref AROMA003**

Site name Halmyre Loan

**Proposed usage**

Housing

**SDA**

Western

**HMA**

Northern

**Settlement**

Romanobridge

**Site area (ha)**

2.6

**Indicative capacity**

25

**Housing SG Status**

Excluded

**Initial assessment****Floodrisk**

Not applicable

**SAC**

Not applicable

**SPA**

Not applicable

**SSSI**

Not applicable

**Ramsar**

Not applicable

**Adjacent to River Tweed?****International/national designation constraints** Minor**Structure Plan policy** The site is located outwith any SDA and within the Northern HMA.**Initial assessment summary** No initial constraints.

SEPA: There is a burn upstream and culverted through Romano Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site. As such we require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. Foul water should be connected to the SW foul network.

FLOOD TEAM: This site is not shown to be at flood risk within the SEPA 1 in 200 Year Indicative Flood Mapping. Therefore, I would have no objection on the grounds of flood risk.

**Information relating to planning applications****Minerals and coal**

Not applicable

**NNR**

Not applicable

**Prime Quality Agricultural Land**

Not applicable

**Current use/s**

Greenfield

**Common Good Land MOD safeguarded area**

Not applicable

Not applicable

**Aerodrome/Technical Site Safeguarding**

Not applicable

**Planning history reference** N/A**Accessibility and sustainability assessment****Access to public transport**

Limited

**Access to employment**

Limited

**Access to services**

Limited

**Wider biodiversity impacts**

Minor

**Site aspect**

South-west

**Waverley line contribution required?**

## Site Ref AROMA003

Site name Halmyre Loan

Proposed usage

Housing

SDA

Western

HMA

Northern

Settlement

Romanobridge

Site area  
(ha)

2.6

Indicative  
capacity

25

Housing  
SG Status

Excluded

### Accessibility and sustainability summary

ECOLOGY: Biodiversity Risk: Minor  
Improved pasture with garden ground on boundary of site-Railway embankment. No significant biodiversity issues.

Whilst the site is located adjacent to a settlement, the settlement is outwith any of the Strategic Development Areas. Residents are required to travel for many services and facilities.

Flood risk is an issue that has been raised by SEPA, they have raised concerns and request further information to ensure there is no increase in flood risk elsewhere and that the development itself is not at risk of flooding.

## Local impact and integration assessment

### Conservation area

Not applicable

### Scheduled Ancient Monument

Not applicable

### Garden and designed landscape

On/adjacent to site

### Ancient woodland inventory

Not applicable

### Open space

Not applicable

### Archaeology

Not applicable

### Listed buildings

Not applicable

### Visual relationship/integration with existing settlement

The site is located adjacent to the Development Boundary, and reasonably recent development is located adjacent to the site. It is noted that SNH state that the eastern part of the site falls within the beginning of the rise from the lower lying area around the River Tweed to the transition around Deans Hill and Drum Maw and recommend that development is kept away from this transitional area.

### Impact on open space

Low

### Impact on archaeology

Low

### Impact on listed buildings

Low

### Local impact and integration summary

HERITAGE & DESIGN: Design context will need to be carefully considered.

ARCHAEOLOGY: No archaeological comments.

Site sits within the SBC Romano Designed Landscape.

## Landscape assessment

NSA

Not applicable

SLA

Not applicable

Landscape designation

Minor

General amenity

Average

Altitude  
>200m?



Height  
constraint

Minor

Slope >12  
degrees?



Slope  
constraint

Minor

Constrained in Landscape Capacity Study

### Landscape features

Stone walls, timber palisade fencing.  
Mature individual Beech tree to eastern side of site.

## Site Ref AROMA003

Site name Halmyre Loan

### Proposed usage

Housing

### SDA

Western

### HMA

Northern

### Settlement

Romanobridge

Site area  
(ha)

2.6

Indicative  
capacity

25

Housing  
SG Status

Excluded

### Landscape summary

SCOTTISH NATURAL HERITAGE: This site lies outwith the current settlement boundary as shown in the LDP.

The eastern part of the site falls within the beginning of the rise from the lower lying area around the River Tweed to the transition around Deans Hill and Drum Maw. If you are minded to allocate this site, we recommend that development is kept away from this transitional area. The resulting buffer area of approximately 60m could then be used to extend the adjacent woodland strip.

The Cross Borders Drove Road runs along the western and southern boundaries of the site. The context of the route through Damside suggests that development at this site would not significantly alter the characteristic of this section.

LANDSCAPE: Low – mid density housing suited to rural location and compatible with existing adjacent. Allowing sufficient space for tree belts, individual trees and hedgerows to link to wider environment both residential and rural.

Adequate consideration needs to be given to Cross Borders Drovers Road and existing mature Beech tree. These are important attributes of the site.

## Planning and infrastructure assessment

### Physical access/road capacity

Near a trunk road?

ROADS PLANNING: I have no objections to housing development on this site. The road serving the site is well designed in terms of traffic calming. Any new road serving this site should follow the 'Designing Streets' theme.

The existing road to the south west of the site serving Romanno House Farm has a sub-standard junction with the A701 in terms of junction visibility and there may be an opportunity here for the road to be re-routed as part of the development of this site. Pedestrian connectivity will be a further consideration.

A Transport Statement will be required for this site.

STRATEGIC TRANSPORT: Opportunity to enhance the local path network and potentially provide enhanced off-road access to the primary school.

### Contaminated land

Not applicable

### HSE consultation

Not applicable

### Water supply

Limited

### Sewerage

No

### Education provision

Average

### Primary school capacity

Yes

### Secondary school capacity

Yes

### Right of way

Adjacent to site

### TPOs

Not applicable

### Marketability

Good

### Land use allocations

Not applicable

### If yes, what?

### Planning and Infrastructure summary

SCOTTISH WATER WWTW: No capacity, small septic tank only a new works will need to be built, developer will need to meet 5 growth criteria, upgrade would be 4 years following application.

ECONOMIC DEVELOPMENT: Looks like sensible infill. Extra cost in developing due to removing overhead electricity cables.

ENVIRONMENTAL HEALTH: The site appears to have remained undeveloped throughout the map extracts reviewed. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

## Site Ref AROMA003

Site name Halmyre Loan

### Proposed usage

Housing

### SDA

Western

### HMA

Northern

### Settlement

Romanobridge

Site area  
(ha)

2.6

Indicative  
capacity

25

Housing  
SG Status

Excluded

ACCESS: EN – this site would need to allow for the retention of core path 168 and the enhancement of it.

NEIGHBOURHOOD SERVICES: Potential for on-site play provision.

DEVELOPMENT MANAGEMENT: There may be road access issues. Landscaping scheme would be required to reduce impact on landscape.

## Overall assessment

### Overall assessment

**Doubtful**

### Summarised conclusion

The site is Doubtful as further detail is required on flood risk to ensure the site will not result in increased risk elsewhere and on the site, there are limited services and facilities, within the settlement and a new WWTW is required.

### Conclusions

SEPA have stated that there is a burn upstream and culverted through Romano Mains. Based on the OS Map contours this could potentially pose a flood risk by directing water through the site, as such they would require additional information to ensure there is no increase in flood risk elsewhere and the development itself is not at risk of flooding.

It is noted that no evidence has been submitted with regards to any potential flood risk which would satisfy SEPA's concerns.

The site has limited access to services and facilities.

SNH have stated that development at this location is acceptable however it should be kept away from the transitional area.

Roads planning can support the development of the site, however SW have stated that a new WWTW would need to be built.

Therefore the site is Doubtful and will not be included within the Draft SG.



Document is Restricted

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